

**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS - 2015**  
**FOR PUNE MUNICIPAL CORPORATION**  
**LIST OF APENDICES**

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**APPENDIX A-1**

**FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING**

**Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949.**

From \_\_\_\_\_  
(Name of the owner)

To,  
The Municipal Commissioner,  
Municipal Corporation, Pune

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Mauje .....situated at Road / Street ..... Society .....in accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949.

I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters) .....and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i)** Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii)** Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii)** A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv)** Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v)** Copy of sanctioned layout plan if any;
- vi)** An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created;
- vii)** Receipt of payment of scrutiny fees;

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

Signature of the Licensed /  
Surveyor/Architect  
Name  
License No.  
Contact No.  
Dated

Signature of Owner  
Name of Owner  
Address of Owner  
Contact No.  
Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT**  
**(Item iv of Appendix A-1)**

<b>1.</b>	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Contact / Mobile No.	-----
	(b) (i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(ii) No. and date of issue of License	-----
<b>2.</b>	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?	
	(b) Please state Sanction Number and Date of Sub-division / Layout	
	(c) Whether the land is situated in Congested Area or Outside Congested Area?	
<b>3.</b>	(a) What is the total area of the plot according to the ownership document and measurement plan?	-----
	(b) Does it tally with the Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	-----
	(d) Is there any deduction in the original area of the plot on account of D.P.roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	-----
	(e) What is the area remained for development after above deduction(s)?	-----
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.2 hector) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.14.4 is left? Please mention the area.	

	(h) What is the net plot area as per Regulation no.14.8 ?	
4.	Are all plans as required under Regulation no.6.2 enclosed?	
5.	(a) In what zone does the plot fall?	-----
6.	(b) For what purpose the building is proposed? Is it permissible according to the land use classification?	
	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(d) What is the height of the building above the average ground level of the plot?	
	(e) Is road of required width available for above height ?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, archaeology, etc.? Please state the details, if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
9.	(a) Please state the total built up area, (existing + proposed )	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the fungible FSI proposed to be consumed?	
	(e) What is the area of TDR proposed to be	

	consumed?						
	(f) What is the additional FSI proposed to be consumed?						
	(g) Please state the overall F.S.I. utilised in the proposal?						
	(h) Is built-up area of each flat / unit mentioned on the plan?						
<b>10.</b>	Whether area for inclusive housing is required as per Regulation no.14.6? Please state the details.						
<b>11.</b>	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?						
<b>12.</b>	(a) What is :	Permissible	Proposed				
	(i) the side marginal distance (s)?						
	(ii) the rear marginal distance (s)?						
	(iii) the distance between buildings?						
<b>13.</b>	(a) What are the dimensions of the inner or outer chowk?						
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?						
<b>14.</b>	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?						
	(b) Whether use of every room / part mentioned on the plan?						
	(c) Whether every room derives light and ventilation required under the regulations?						
<b>15.</b>	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?						
	(a) If so, give details of lift.	<table border="1"> <thead> <tr> <th>Passenger Capacity</th> <th>No. of Lifts</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Passenger Capacity	No. of Lifts			
Passenger Capacity	No. of Lifts						
	(b) Details of Fire Lift.	<table border="1"> <thead> <tr> <th>Passenger Capacity</th> <th>No. of Lifts</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Passenger Capacity	No. of Lifts			
Passenger Capacity	No. of Lifts						
<b>16.</b>	(a) Does the building fall under purview of Regulation no.6.2.6.1?						
	(b) If so, is fire escape staircase provided in addition to regular staircase?						
	(c) Whether the ramps to the basement are						

	provided leaving 6 m marginal distance for movement of fire fighting vehicle?			
	(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?			
<b>17.</b>	(a) What are the requirements of parking spaces under the Regulation no.21? How many are proposed?		Required	Proposed
		Car		
		Scooter		
		Cycle		
	(b) (i) Are loading-unloading spaces necessary?			
	(ii) If so, what is the requirement?			
	(iii) How many are proposed?			
<b>18.</b>	Is the sanitary arrangement provided as per the regulation?			
<b>19.</b>	Details of the source of water to be used in the construction			
<b>20.</b>	Distance from the sewer.			
<b>21.</b>	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.			

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.

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<b>FORM OF STATEMENT 1</b>				
<b>(to be printed on plan)</b>				
<b>[Sr. No. 8 (a) (iii)]</b>				
<b>Existing Building to be retained</b>				
<b>Existing Building No.</b>	<b>Floor No.</b>	<b>Plinth Area</b>	<b>Total Floor Area of Existing Building</b>	<b>Use / Occupancy of Floors.</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>

+++++

<b>FORM OF STATEMENT 2</b>			
<b>(to be printed on plan)</b>			
<b>[Sr. No. 11 (h) ]</b>			
<b>Area details of Flat / unit</b>			
<b>Building No.</b>	<b>Floor No.</b>	<b>Flat / unit No.</b>	<b>Built up area of flat / unit along with Share of Common areas like staircase / passages</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Note :</b>			
1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.			
2) Above statements may vary, wherever required.			

<b>PROFORMA - I</b>	
(At Right Hand top Corner of Plans)	
<b>PROPOSED ----- COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE/ MAUJE -----</b>	<b>Drawing Sheet No. X/Y</b>
<b>Stamps of Approval of Plans:</b>	
<b>A</b>	<b>AREA STATEMENTS</b>
	1. Area of plot (Minimum area of <b>a, b, c</b> to be considered)
	a) As per ownership document (7/12, CTS extract)
	b) as per measurement sheet
	c) as per site
	2. Deductions for
	(a) Proposed D.P./ D.P. Road widening Area
	(b) Any D.P. Reservation area
	(Total a+b)
	3. Gross Area of Plot (1-2)
	4. Recreational Open space
	(a) Required
	(b) Proposed
	5. Amenity Space -
	(a) Required -
	(b) Proposed -
	6. Service road and Highway widening
	7. Internal Road area
	8. Net Area of Plot = [3 – 5(b)] [For Basic F.S.I. = 1.00]
	9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.0 or 1.1 or 1.2)
	10. Addition of area for F.S.I.
	(a) In-situ area against D.P. road [2.5 or 3.0 x sr. no. 2 (a)],if any
	(b) In-situ area against Amenity Space [2.5 x sr. no. 5 (b)],
	(c) TDR area
	(d) Premium FSI area (subject to maximum of 60% of sr. 9 + 10 (a) + 10(b) + 10(c))
	(e) Fungible FSI area (subject to maximum of 0.3)
	(f) Higher FSI area under Part VIII
	(Total of a+b+c+d+e+f)
	11. Total area available (9+10)
	12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 16.4 )
	13. Total Built-up Area in proposal.(excluding area at Sr.No.15.b)
	a) Existing Built-up Area.
	b) Proposed Built-up Area
	Total (a+b)
	(should not be more than serial no.12 above.)
	14. Area for Inclusive Housing, if any
	a) Required (20% of sr.no.9)
	b) Proposed



**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 Department/City Survey records.

**Signature**

(Name of Architect/Licensed Engineer/Supervisor.)

**Owner's declaration –**

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

**Owner (s) name and signature**

**Architect/ Licensed Engineer/ Supervisor name and signature**

<b>Job No.</b>	<b>Drawing No.</b>	<b>Scale</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Registration / License no. of Arch./ Lic.Eng./ Supervisor</b>

**APPENDIX A-2**

**FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949.

From .....  
(Name of the owner)

To,  
The Municipal Commissioner,  
Municipal Corporation, Pune.

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. .... City Survey No....., Mouje ....., situated at Road/ Street ..... in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) ..... and the Architect / Licensed Engineer / Structural Engineer / Supervisor (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);(to be shown on first copy of the set of plans)
- (2) Site Plan showing the surrounding land and existing access to the land included in the layout;(to be shown on first copy of the set of plans)
- (3) A layout plan showing,
  - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
  - (ii) width of the proposed streets; and
  - (iii) dimensions and area of recreational open spaces provided in the layout.
  - (iv) dimensions and area of amenity space provided in the layout.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Particulars of development in Form enclosed.
- (6) Payment of scrutiny fees.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of the Licensed /  
Surveyor/Architect

Signature of Owner

Name

Name of Owner

License No.

Address of Owner

Contact No.

Contact No.

Dated

Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT  
(PART OF APPENDIX 1.....ITEM 5)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/ licensed Engineer employed.	
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Congested Area or Outside Congested Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P.roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.2 hecter) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.14.4 is left? Please mention the area.	
	(h) What is the net plot area as per Regulation no.14.8?	
5.	Are all plans as required under Regulation no.6.2 enclosed?	
6.	(a) In what zone does the plot fall?	
	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
7.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
8.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, archaeology, etc? Please state the details, if any.	
9.	Whether the internal roads proposed in the layout conform to the Regulation no.13.0.	
10	Whether roads in the layout are co-ordinated with the	

	roads in the surrounding layout?	
11	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 14.6 ? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/  
Structural Engineer/ Supervisor employed.

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<b>PROFORMA - I</b> (At Right Hand top Corner of Plans)					
<b>PROPOSED ----- LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE/ MAUJE -----</b>					<b>Drawing Sheet No.</b>  <b>X/Y</b>
<b>Stamps of Approval of Plans:</b>					
<b>A</b>	<b>AREA STATEMENTS</b>				
	<b>1. Area of land</b> (Minimum area of <b>a, b, c</b> to be considered)				
	a) As per ownership document (7/12, CTS extract)				
	b) as per measurement sheet				
	c) as per site				
	<b>2. Deductions for</b>				
	(a) Proposed D.P./ D.P. Road widening Area				
	(b) Any D.P. Reservation area				
	(Total a+b)				
	<b>3. Gross Area of Plot (1-2)</b>				
	<b>4. Recreational Open space</b>				
	(a) Required -				
	(b) Proposed -				
	<b>5. Amenity Space</b>				
	(a) Required -				
	(b) Proposed -				
	6. Service road and Highway widening				
	7. Internal Road area				
	8. Area under layout plots				
	9. Net area of plots for FSI Calculations = (3-5b)				
	10. Permissible FSI factor for layout plots = (9/8)				
	<b>11. Area for inclusive housing</b>				
	(a) Required -				
	(b) Proposed -				
<b>Certificate of Area:</b>					
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 Department/City Survey records.					
<b>Signature</b>					
(Name of Architect/LicensedEngineer/Supervisor.)					
<b>Owner (s) name and signature</b>					
<b>Architect/ Licensed Engineer/ Supervisor name and signature</b>					
<b>Job No.</b>	<b>Drawing No.</b>	<b>Scale</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Registration / License no. of Arch./ Lic. Eng./ Supervisor</b>

Statement of distribution of FSI on each plot (to be printed at suitable place on plan)							
Plot no.	Plot area (sq.m.)	Rounding area of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)

**APPENDIX 'B'**

**FORM OF SUPERVISION**

To,  
 The Municipal Commissioner,  
 Municipal Corporation, Pune.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No \_\_\_\_\_ on / in Plot No. \_\_\_\_\_ in Block No. \_\_\_\_\_ situated at Road / street \_\_\_\_\_ City Survey No. \_\_\_\_\_ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed \_\_\_\_\_  
 Engineer/Structural Engineer/ Supervisor

License No. \_\_\_\_\_

Date :

**APPENDIX 'C'**

**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION**

<b>C-1</b>	<b>General</b>
<b>C-1.1</b>	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation no. C-2 to C-6. The procedure for licensing the technical personnel is given in Regulation no.C-6.
<b>C-2</b>	<b>ARCHITECT</b>
<b>C-2.1</b>	<b>Qualifications-</b> The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the Corporation. However, he shall submit the registration certificate to the Corporation.
<b>*C-2.2</b>	<b>Competence of Architect:</b> To carry out work related to development permission as given below and shall be entitled to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all buildings.
<b>C-3</b>	<b>A )ENGINEER</b>
<b>C-3.1</b>	<b>Qualifications-</b> 1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering or equivalent; 2) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.
<b>*C-3.2</b>	<b>Competence-</b> To carry out work related to development permission as given below and shall be entitled to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq.m. and upto 5storeys or 16 m. height, and (c) Certificate of supervision and completion for all building.
<b>C-4</b>	<b>STRUCTURAL ENGINEER</b>
<b>C-4.1</b>	<b>Qualifications-</b> Qualifications for Licensing of structural engineers shall be as given below, with minimum 3 years experience of structural engineering practice in designing and field work;

	<p>(a) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and</p> <p>(b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits.</p> <p>The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.</p>
* C-4.2	<b>Competence</b> —he shall be entitled to submit the structural details and calculations for all buildings and supervision.
*C-4.2.1.	Complicated buildings and sophisticated structures, as decided by the Municipal Commissioner, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b), C-5.2 (a)(i) & C-5.2 (b)(i) shall be designed only by Structural Engineer.
<b>C-5</b>	<b>SUPERVISOR:</b>
<b>C-5.1</b>	<p><b>Qualification</b></p> <p>(a) <b>For Supervisor 1 :-</b></p> <p>(i) Three years architectural assistantship or intermediate in architecture with two years' experience, <b>or</b></p> <p>(ii) Diploma in Civil engineering or equivalent qualifications with two years' experience.</p> <p>(iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years' experience out of which five year shall be under Architect/Engineer.</p> <p>(b) <b>For Supervisor - 2:-</b></p> <p>(i) Draftsman in Civil Engineering from ITI or equivalent qualifications with five years' experience under Architect / Engineer.</p>
<b>C-5.2</b>	<p><b>Competence</b></p> <p>(a) For Supervisor-1: he shall be entitled to submit -</p> <p>(i) All plans and related information connected with development permission on plot upto 500sq. m.; and</p> <p>(ii) Certificate of supervision of buildings on plot upto 500 sq. m. and completion thereof.</p> <p>(b) For Supervisor-2 : he shall be entitled to submit -</p> <p>(i) All Plans and related information upto 200 sq. m. built up area and</p> <p>(ii) Certificate of supervision for limits at (i) above and completion thereof.</p>
<b>C-6.</b>	<b>LICENSING-</b>
* C-6.1	<p>Technical Personnel to be licensed:-</p> <p>The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31<sup>st</sup> December after which it shall be renewed annually or every three years.</p>



<p>* C-6.2</p>	<p><b>Fees for Licensing-</b> The annual licensing fees shall be as follows:-</p> <table border="1" data-bbox="327 235 1316 421"> <tr> <td data-bbox="327 235 893 297">For Engineer and structural Engineer</td> <td data-bbox="893 235 1316 297">1000 p.a.</td> </tr> <tr> <td data-bbox="327 297 893 360">For supervisor (1)</td> <td data-bbox="893 297 1316 360">500 p. a.</td> </tr> <tr> <td data-bbox="327 360 893 421">For supervisor (2)</td> <td data-bbox="893 360 1316 421">300 p. a</td> </tr> </table>	For Engineer and structural Engineer	1000 p.a.	For supervisor (1)	500 p. a.	For supervisor (2)	300 p. a
For Engineer and structural Engineer	1000 p.a.						
For supervisor (1)	500 p. a.						
For supervisor (2)	300 p. a						
	<p>The Municipal Commissioner may revise above fees from time to time, if necessary.</p>						
<p>* C-6.3</p>	<p><b>Duties and Responsibilities of Architects / Licensed Technical Personnel:</b></p> <p>The duties and responsibilities of architects / licensed technical personnel shall be as follows:-</p> <p>(1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner and other Officers in carrying out and enforcing the provisions of Maharashtra Regional &amp; Town Planning Act, 1966 and of any regulations for the time being in force under the same.</p> <p>(2) Every architect / licensed technical personnel shall be responsible for due compliance with the provisions of Maharashtra Regional &amp; Town Planning Act, 1966 and the MMC Act, 1949 and of any regulations for the time being in force under the said Act. It shall 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.</p> <p>(3) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.</p> <p>(4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.</p> <p>(5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.</p> <p>(6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the Municipal Commissioner.</p>						

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**APPENDIX 'D-1'**

**FORM FOR SANCTION OF BUILDING PERMISSION AND  
COMMENCEMENT CERTIFICATE**

To,

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Sir,

With reference to your application No \_\_\_\_\_, dated \_\_\_\_\_ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949 to carry out development work / Building on Plot No \_\_\_\_\_ Revenue Survey No \_\_\_\_\_, City Survey No \_\_\_\_\_, mauja \_\_\_\_\_ situated at Road /Street \_\_\_\_\_, Society \_\_\_\_\_ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, 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. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (wherever applicable)
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.(wherever applicable)
5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----
9. -----

Office No.

Office Stamp

Date :

Yours faithfully,  
Municipal Commissioner, Pune  
or an officer appointed by him

**APPENDIX 'D-2'**

**FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT**

To,

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Sir,

With reference to your application No \_\_\_\_\_, dated \_\_\_\_\_ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No \_\_\_\_\_, City Survey No \_\_\_\_\_, mauje \_\_\_\_\_ situated at Road /Street \_\_\_\_\_, Society \_\_\_\_\_, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
3. If you wish that the Municipal Corporation has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
4. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.14.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----

Office No.

Office Stamp

Yours faithfully,

Municipal Commissioner, Pune  
 or an officer appointed by him

**APPENDIX 'D-3'**

**FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT**

To,

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Sir,

With reference to your application No. \_\_\_\_\_, dated \_\_\_\_\_ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the MMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No \_\_\_\_\_, City Survey No \_\_\_\_\_, mauje \_\_\_\_\_ situated at Road /Street \_\_\_\_\_, Society \_\_\_\_\_, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
2.	If you wish that the Municipal Corporation should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.14.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
	Since you have handed over the amenity space to the Corporation, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. -----Office Stamp

-----Date : -----

Yours faithfully,  
Municipal Commissioner, Pune  
or an officer appointed by him

**APPENDIX 'E-1'**

**FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE**

To,

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Sir,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No. \_\_\_\_\_, Revenue Survey No.\_\_\_\_\_, City Survey No.\_\_\_\_\_, mauje\_\_\_\_\_, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

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

Office Stamp

Yours faithfully,

Municipal Commissioner, Pune  
or an officer appointed by him

**APPENDIX 'E-2'**

**FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT**

To,

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Sir,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for the grant of sanction for the development work bearing Revenue Survey No.\_\_\_\_, City Survey No.\_\_\_\_\_, mauje\_\_\_\_\_, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

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

Office Stamp

Yours faithfully,  
Municipal Commissioner, Pune  
or an officer appointed by him

**APPENDIX 'F'**

**FORM FOR COMPLETION CERTIFICATE**

To,

The Municipal Commissioner,  
Pune Municipal Corporation

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No \_\_\_\_\_ Plot No \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, City Survey No. \_\_\_\_\_, mauje \_\_\_\_\_, has been supervised by me and has been completed on \_\_\_\_\_ according to the plans sanctioned, vide office communication No \_\_\_\_\_ dated \_\_\_\_\_. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. 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 & grant permission for the occupation of the building.

Yours faithfully

Signature and name of Architect /Licensed Engineer/  
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)

**APPENDIX 'G'**

**FORM FOR OCCUPANCY CERTIFICATE**

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No \_\_\_\_\_ Plot No \_\_\_\_\_, Revenue Survey No.\_\_\_\_\_, City Survey No.\_\_\_\_\_, mauje\_\_\_\_\_, completed under the supervision of \_\_\_\_\_ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No\_\_\_\_\_ may be occupied on the following conditions-

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

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner, Pune  
or an officer appointed by him



**APPENDIX 'H'**

**FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE**

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No \_\_\_\_\_ Plot No \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, City Survey No. \_\_\_\_\_, mauje \_\_\_\_\_, completed under the supervision of \_\_\_\_\_ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No \_\_\_\_\_ is not allowed to be occupied because of the following reasons -

1. The construction carried out by you does not conform to the sanctioned plans.
2. -----
3. -----

A set of completion plan is retained with the Municipal Corporationl and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner, Pune  
or an officer appointed by him

**APPENDIX 'I'**

**FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE**

**(On Stamp Paper)**

(Of such value as decided by the Municipal Commissioner.)

To,

Municipal Commissioner,

Pune Municipal Corporation.

**Subject:-**

**Sir,**

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No \_\_\_\_\_, dated \_\_\_\_\_ I hereby indemnify the Municipal Corporation against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

**Yours faithfully,**

Signature and name of Owner

Witness:

Address:

Date:

<b>Appendix - J</b>					
<b>SCHEDULE FOR SERVICE INDUSTRIES</b>					
<b>Sr. No.</b>	<b>Category of Industry</b>	<b>Service Industry Class -A (Permitted in R2 and C)</b>			
		<b>Criteria for Classification and special conditions</b>			
		<b>Maximum Permissible</b>			
		<b>Power requirement (in H.P.)</b>	<b>Employment (in persons)</b>	<b>Floor area (in sq. m.)</b>	<b>Special Conditions if any</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>	<b>(6)</b>
<b>I. Food Product</b>					
1.	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	Not permissible
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4.	(a) Rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings. (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5.	Manufacture of bakery products with no Floor above	10	9	75	(i) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (ii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	Not permissible
7.	Coffee, curing roasting and grinding	2	9	50	-
8.	Cashew nut processing like drying, shelling, roasting, salting etc.	-	-	-	Not permissible
9.	Manufacture of Ice	45	20	250	-

10.	Sugarcane crushing & Fruit Juice	2	9	25	-
<b>II. BEVERAGES &amp; TOBACCO</b>					
11.	Manufacture of soft drinks and carbonated water	-	-	-	Not permissible
12.	Manufacture of bidi	No Power to be used	as permitted	250	May also be permitted in R-1 zone
<b>III. TEXTILE &amp; TEXTILEPRODUCTS</b>					
13.	Handloom / power-loom of yarn for a maximum of 4 looms.	5	9	50	May also be permitted in R-1 zone in areas designated by the Municipal Commissioner.
14.	Printing dyeing & bleaching cotton, woollen & silk textiles	-	-	-	Not permissible
15.	Embroidery & making of crape laces & 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 net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	-
<b>IV. WOOD PRODUCTS AND FURNITURE</b>					
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	Not permissible
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	Not permissible
20.	Manufacture of wooden furniture and fixtures	1	9	50	i) Shall not be permitted adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	
22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	Not permissible
<b>V. PAPER PRODUCTS AND PRINTING PUBLISHING</b>					

23.	Manufacture of cartons and boxes from papers and paper board, paper pulp,	5	9	50	Manufacture with paper pulp not permissible.
24.	Printing & Publishing newspaper.	5	9	50	-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. ii) 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 sq. m. and if special permission of the Municipal Commissioner is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	-
<b>VI.</b>	<b>LEATHER PRODUCTS</b>				
28.	Manufacture of leather footwear	-	-	-	Not permissible
29.	Manufacture of wearing apparel like coats, gloves etc.	-	-	-	Not permissible
30.	Manufacture of leather consumers goods such as upholstery suitcases, pocket books, cigarette and key cases, purses etc.	-	-	-	Not permissible
31.	Repair of footwear and other leather	5	9	50	
<b>VII.</b>	<b>RUBBER AND PLASTIC :</b>				
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
<b>VIII</b>	<b>NON-METALLIC MINERAL PRODUCTS</b>				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing	-	-	-	Not permissible
35.	Manufacture of earthen & plaster states and images, toys and art wares.	-	-	-	Not permissible

36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.	-	-	-	Not permissible
<b>IX.</b>	<b>METAL PRODUCTS :</b>				
37.	Manufacture of furniture and fixtures primarily of metal.	-	-	-	Not permissible
38.	Plating & Polishing and buffing of metal products	-	-	-	Not permissible
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
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 permissible
41.	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
<b>X</b>	<b>ELECTRICAL GOODS :</b>				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.
<b>XI</b>	<b>TRANSPORT EQUIPMENT</b>				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a) Servicing and repairing of bicycle, rickshaws, motor cycle and motor vehicles (b) Battery charging and repairs.	10 5	9 6	50 25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. No spray painting permitted
<b>XII.</b>	<b>OTHER MANUFACATURING AND REPAIR INDUSTRIES AND SERVICES</b>				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00

					hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48.	Manufacture of sports and athletic goods	-	-	-	Not permissible
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50.	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	Not permissible
51.	(a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	3 3	9 9	50 50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
52.	Petrol filling stations/ CNG stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size - without service bay Plot size - with service bay
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138 <sup>0</sup> 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 Municipal Commissioner
56.	Bio-technology Unit	--	--	--	As per Regulation no.23.8
57.	Information Technology Unit	--	--	--	As per Regulation no.23.9

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**Appendix – K****SPECIAL REGULATIONS FOR KOREGAON PARK AREA.**

Koregaon Park Area is bounded as below:-

- i) The Koregaon Park North Road on the north ;
- ii) The Ghorpadi village boundary on the east ;
- iii) The Southern Railway line on the south ; and
- iv) The Circuit House - Fitzgerald Bridge Road on the west.

Special Building Rules framed by the Collector of Pune for this area shall be applicable which are as given below.

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, 40feet or more in width and 15 feet from the other roads as shown in the layout.
6. No building shall be constructed within 10 feet of the side boundaries of the plot.
7. The distance between the main building and the rear boundary of the plot shall be; not less than 20 feet. Provided that , subsidiary buildings such as outhouse, a garage, stable, privy and the like may be permitted at the rear of the main building subject to the condition that such building shall be at a distance of not less than 10 feet from either any building in the compound or boundary of the plot.
8. The open space to be kept around every building shall be open to sky and free from any erection except projection of roof, chajja or weather sheds, steps or hounds or fountains with parapet walls not more than 4 feet high. Provided that balcony or gallery may be allowed to project over such open space if the distance between the outer edge of such a projection and the boundary of the plot is not less than 10 feet.
9. Not more than one-third of the total area of any building plot shall be built upon. In calculating the area covered by buildings the plinth area of the ;buildings and other structures excepting compound walls, steps, open ottas and open hounds or wells with parapet walls not more than 4 feet high or Chajja and weather sheds shall be taken into account. Area covered by a staircase and projections of any kind shall be considered as built over. Provided a balcony or gallery which
  - a) is open on three sides;
  - b) has no structure underneath on ground floor;
  - c) projects not more than 4 feet from the walls; and
  - d) length of which measured in a straight line does not exceed  $\frac{2}{3}$  rd the length of the wall to which it is



- attached; shall not be counted in calculating the built over area.
10. No building shall contain more than two storeys including the ground floor.
  11. If flats are constructed there shall be not more than two self contained flats on each floor, each flat being occupied by one family only.
  12. The minimum standard of accommodation to be provided exclusively for one family shall consist of one living room and one bed room together admeasuring not less than 250 sq.ft. one kitchen. one verandah not less than 6 ft. in width in front and rear, a bathroom and a water- closet or latrine.
  13. In no circumstances shall one roomed tenements be allowed to be constructed or used as residence. No chawls or temporary sheds shall be allowed to be constructed.
  14. Every building shall have a plinth of at least 2 feet above the general level of the ground.
  15. No building shall exceed 100 feet in length in any direction.
  16. All subsidiary buildings such as an outhouse providing auxiliary accommodation such as a garage, servant's quarter, stable, storeroom, privy etc. appurtenant to the main building but detached thereon shall be ground floor structures only and shall be constructed at the rear of the plot at a distance of not less than 10 feet from one another or from the main building or from the boundary of the plot.
  17. Owner of the adjoining plots may be permitted with their mutual consent to group the subsidiary ground floor buildings, such as outhouses, stables, privies etc. along the common boundary in the rear of their plots provided that such building shall be at a distance of not less than 10 feet from any other building in the compound.
  18. The minimum floor area of any room intended for human habitation shall be not less than 120 square feet.
  19. No sides of a room for residential purposes shall be less than 10 feet long at least one side of every such room shall be an external wall abutting on the surrounding open space through its length or on an interior open yard (chowk) not less than 300 sq.ft in area and 15 feet in any direction or on an open verandah.
  20. The height of every room inside the building shall be not less than 10 feet from the floor to ceiling and in the case of a sloping roof the height of the lowest point thereof shall be not less than 7 feet and 6 inches from the floor.
  21. Every room shall be provided with windows or other apertures other than doors opening out into the internal air for the admission of light and air and the aggregate area of such openings shall not be less than 1/7th of the floor area of the room in which they are provided.
  23. Privies shall be at the rear of the main building and not less than 10 feet from it. They shall be innocuous to the neighbors. They shall not be within 30 feet of a well and shall be screened from public view.
  24. No cesspools shall be allowed to be constructed unless there exists an agency for clearing them regularly and properly.
  25. No cesspool shall be used or made within 100 feet of any well.
  26. No Khalkuwa Khalketi shall be used for reception of night soil.
  27. No cattle shall be kept in any part of the residential buildings. No. stable or cattle shed shall be constructed within 10 feet of a residential building.
  28. Shops may be allowed on the ground floor of the building in the plots reserved for shops only. The upper floor of the building may be used for residence. Provided all regulations applicable to residential building are adopted.
  29. The Collector may within his discretion sanction or license the erection of any building other than a dwelling house if he is satisfied after necessary inquiry in the locality that the erection and user of such building will not adversely affect the amenities of the adjoining lands or buildings.
  30. All buildings shall be of pucca construction and no easily combustible materials shall be used in their

construction.

31. No boundary or compound wall or fence shall be erected on the boundary not to any street of a greater height than 4 feet measured from the centre of the road in front.
32. No addition to or alterations in a building shall be carried out without the previous written permission of the Collector.
33. In the case of land or building situate within the limits of a Municipal Corporation or any other local authority, the rules and bylaws of the Municipal Corporation or local Authority in that behalf shall apply in addition to regulations prescribed above.
34. The permission shall be liable to be revoked on breach of any of the conditions.
35. All the roads within lay-out will be constructed and got ready within six months from the date of sanctioning the layout.
36. Central arrangements for the delivery of water to the individual plot holder will be made and got ready within six months from the date of sanctioning the layout.
37. No building shall be used for other than the residential purposes.

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**Appendix – L**

**REGULATIONS FOR DEVELOPMENT/ RE-DEVELOPMENT OF HOUSING SCHEMES OF MHADA**

- 1 For redevelopment of any existing housing scheme of MHADA, undertaken by the MHADA departmentally or jointly with societies /occupiers of buildings or housing societies/ occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under.-
  - a) Total permissible FSI shall be maximum 4.00 on gross plot area.
  - b) The incentive FSI admissible against the FSI required for rehab shall be as under:-
    - i) In congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 50 percent.
    - ii) In congested area, for the area above 4000 sq.m., the incentive FSI admissible will be 60 percent.
    - iii) In outside congested area, for the area upto 4000 sq.m., the incentive FSI admissible will be 60 percent.
    - iv) In outside congested area, for the area above 4000 sq.m., the incentive FSI will be 75 percent.
  - c) Difference between 4.00 FSI and the FSI required for “rehab + incentive” shall be shared between MHADA and Occupiers Society/ developer in the ratio of 2:1
  - d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Development Control and Promotion Regulations
- 2 In case of grant of NOC with additional permissible built-up area outside congested area over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.
- 3 For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.
- 4 For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 5 For the offsite infrastructure, MHADA shall pay to the Municipal Corporation 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes
- 6 In any Redevelopment Scheme where the Co-operative Housing Society / Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70 percent of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/ members to

participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-cooperative members

- 7 A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with societies for its maintenance.

## 8 SCHEDULE

The following provisions shall be applicable only for Low Cost Housing Schemes i.e. Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

### 8.1. Minimum Plot Size:-

- (a) In the case of a growing house for EWS and LIG category a plot of 25 sq. m., a room of minimum size of 5.57 sq.m. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.
- (b) **Multi-purpose rooms:-** A multi-purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.
- (c) **Cooking space (alcove):-** Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2m.
- (d) **Combined toilet:-** A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.
- (e) **Height:-** The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.
- (f) **Plinth:-** The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

8.2. **External walls:-** 115 mm, thick external brick wall without plaster shall be permitted

8.3. **Staircases:-** Single flight staircases without landing between the two floors shall be permitted.

8.4. **Front marginal distance:-** The front marginal distance from roads having width of 9.14 m. and below shall be a minimum of 1.5 m for buildings with height of upto 10 m.

8.5. **Marginal Distance (side and rear):-** The distance between two ground floor structures shall be of a minimum of 4.5 m for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

### 8.6. Pathways:-

The widths of pathways shall be as follows :-

- (i) 1.5 m. width of pathways upto 20 m. in length;

- (ii) 2.0 m. width for pathways upto 30 m. in length;
- (iii) 2.5 m. width for pathways upto 40 m. in length;
- (iv) 3.0 m. width for pathways upto 50 m. in length

- 8.7. Flushing cistern:-** In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted
- 8.8. Water closet pan size:-** The water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.
- 8.9. Septic tank and leaching pits (soak pits):-**A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.
- 8.10 Convenience shopping:-** Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5m and a minimum plot area of 25.2 sq.m is available and is provided.
- 8.11. Recreation Ground:-** In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations
- 8.12. Ancillary structures:-** Ancillary structures such as underground tank, overhead tank, substations etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 percent of such space shall be utilised for such purposes.
- 8.13.** Other provisions of these regulations shall continue to be applicable for such schemes.

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**Appendix M-1**

**Sanitation Requirements - Office Buildings**

Sr. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	<b>Executive Rooms and Conference Halls in Office Buildings</b> Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	<b>Main Office Toilets for Staff and Visitors</b>				
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
		Add @ 3% for Add @ 2.5 %	101-200 Over 200	101-200 Over 200	
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

**Appendix M-2**

**Sanitation Requirements – Factories**

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor	1 per every 100 or part thereof with minimum one on each floor	1 per every 100 or part thereof with minimum one on each floor	1 per every 100 or part thereof with minimum one on each floor
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	
<p><b>NOTE</b>– For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.</p>					

**Appendix M-3**

**Sanitation Requirements - Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres**

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15 2 for 16 - 35	1 for up to 12 2 for 13 - 25
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			

- NOTES -**
- 1) Some WC's may be European style if desired
  - 2) Male population may be assumed as two-third and female population as one-third.



**Appendix M-4**

**Sanitation Requirements - Art Galleries, Libraries and Museums**

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 200 up to 400  Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200  Over 200 add at 1 per 150 or part thereof	1 for up to 15  2 for 16-35	1 for up to 12  2 for 13-25
ii)	Ablution tap	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 in the vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			
<b>NOTES -</b>					
1) Some WC's may be European style if desired.					
2) Male population may be assumed as two-third and female population as one-third.					

**Appendix M-5**

**Sanitation Requirements - Hospitals with Indoor Patient Wards**

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients		For individual doctor's / officer's rooms	
<b>For General Wards, Hospital Staff and Visitors</b>					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward		-	
viii)	Bed pan sink	1 per ward		-	
ix)	Kitchen sink	1 per ward		-	

**NOTES -**

- 1) Some WC's may be European style if desired.
- 2) Male population may be assumed as two-third and female population as one-third.
- 3) Provision for additional and special hospital fittings where required shall be made.

**Appendix M-6**

**Sanitation Requirements - Hospitals - Outdoor Patient Department**

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1per 100 persons or part thereof	2per 100 persons or part thereof	1 for up to 15 2 for16-35	1 for up to 12 2 for13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

notes - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

**Appendix M-7**

**Sanitation Requirements - Hospitals' Administrative Buildings**

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
(1)	(2)	(3)	(4)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1per 25 persons or part thereof	1per 15 persons or part thereof
iii)	Ablution tap	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 in the vicinity of water-closets and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1per 25 persons or part thereof	1per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

note - Some WC's may be European style if desired.

**Appendix M-8**

**Sanitation Requirements -Hospitals' Staff Quarters and Nurses Homes**

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 4 persons or part thereof	1per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	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 in the vicinity of water-closets and urinals			
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

- NOTES -**
- 1) Some WC's may be European style if desired.
  - 2) For independent housing units fixtures shall be provided as for residences.

**Appendix M-9**

**Sanitation Requirements -Hotels**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
<b>Guest Rooms with Common Facilities</b>					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-

v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
<b>NOTES</b>	1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				

**Appendix M-10**

**Sanitation Requirements –Restaurants**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	<b>Water-closets</b>	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	<b>Ablution tap</b>	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
iii)	<b>Urinals</b>	1 per 50 persons or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
iv)	<b>Washbasins</b>	1 per WC	1 per WC	1 per WC	1 per WC
v)	<b>Cleaner's sink</b>	1 per restaurant			
vi)	<b>Kitchen sink /Dish washer</b>	1 per kitchen			

- NOTES:** 1) Some WC's may be European style if desired.  
 2) Male population may be assumed as two-third and female population as one-third.  
 3) Provision for additional and special fittings where required shall be made.



**Appendix M-11**

**Sanitation Requirements –Schools and Educational Institutions**

Sr. No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	<b>Water-closets</b>	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	<b>Ablution tap</b>	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
iii)	<b>Urinals</b>	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	<b>Washbasins</b>	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	<b>Bath/Showers</b>	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	<b>Drinking water fountain or taps</b>	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof
vi)	<b>Cleaner’s Sink</b>	1 per floor				

**NOTES:**

1) Some WC’s may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

**Appendix M-12**

**Sanitation Requirements –Hostels**

Sr. No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	<b>Water-closet</b>	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	<b>Ablution tap</b>	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	<b>Urinals</b>	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	<b>Washbasins</b>	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	<b>Bath/Showers</b>	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	<b>Cleaner's Sink</b>	1 per floor					

NOTE:Some WC's may be European style if desired.

## Appendix M-13

## Sanitation Requirements – Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit &amp; Vegetable Markets

Sr. No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	<b>Water-closets</b>	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	<b>Ablution tap</b>	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	<b>Urinals</b>	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	<b>Washbasins</b>	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	<b>Bath / Showers</b>	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	1 per 50 persons	1 per 50 persons

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

**Appendix M-14**

**Sanitation Requirements – Airports and Railway Stations**

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	<b>Water-closet</b>	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 for 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	<b>Ablution tap</b>	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	<b>Urinals</b>	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	<b>Washbasins</b>	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	<b>Bath/Showers</b>	2 per 1000		3 per 1000		4 per 1000	
vi)	<b>Drinking water fountain or taps (in common lobby)</b>	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	

	for male/ female)						
vii)	<b>Cleaner's sink</b>	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	<b>Toilet for Disabled</b>	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)

**NOTES:**

1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.

## Appendix - N

### PROVISIONS FOR BARRIER FREE ACCESS

Provisions for Barrier Free access in buildings for differently abled persons shall be as given below

#### 1 Definitions

**1.1 Non-ambulatory Disabilities:** – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

**1.2 Semi - ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

**1.3 Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

**1.4 Sight Disabilities:** - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

**1.5 Wheel Chair:** - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

**2 Scope:-**These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.m. It does not apply to private and public residences.

**3 Site development:-**Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

**3.1 Access Path / Walk Way:** - Access path from plot entry and surface parking to building entrance shall be minimum 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material”). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

**3.2 Parking:** For parking of vehicles of differently abled people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance, with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

#### 4 Building requirements

The specified facilities for the buildings for differently abled persons shall be as follows:

- i) Approach to plinth level
- ii) Corridor connecting the entrance/exit for the differently abled.
- iii) Stair-ways
- iv) Lift
- v) Toilet
- vi) Drinking Water

**4.1 Approach to plinth level** - Every building should have at least one entrance accessible to the differently abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

**4.1.1 Ramped Approach** – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

**4.1.2 Stepped Approach:-** For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

**4.1.3 Exit/Entrance Door:-** Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

**4.1.4 Entrance Landing:-** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as “guiding floor material”). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

**4.2 Corridor connecting the entrance / exit for the differently abled:** The corridor connecting the entrance / exit for differently abled, leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) ‘Guiding floor materials’ shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

**4.3 Stair-ways** - One of the stair-ways near the entrance / exit for the differently abled shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

**4.4 Lifts** -Wherever lift is required as per regulations, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

**4.5 Toilets** - One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for them.

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500mm from the floor.

**4.6 Drinking Water**:-Suitable provision of drinking water shall be made for the differently abled near the special toilet provided for them.

**4.7 Designing for Children** - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

**Explanatory notes:**

**Guiding / Warning Floor Material:**

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:



- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, staircases and toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

**Proper signage:**

Appropriate identification of specific facilities within a building for the differently abled persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

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**Appendix - O**  
**Heritage List**  
**Grade I**

Sr.No.	Name of Property	Location Description
1	Agakhan Palace Complex	Nagar Road, Yerawada
2	Ahilyabai Holkar Ghat and Temple	Near Sangam Bridge, approach from RTO end, RB Motilal Road
3	Amruteshwar- Siddheshwar Temple Complex	Plot R.No. A /804, OPP. Tilak bridge,Shaniwar peth
4	Baloba Munja Mandir	Kasba Peth
5	Belbaug Temple Complex and Garden	177/178 Budhwar Peth, Belbaug Chowk near City post, Laxmi road
6	Bhandarkar Oriental Research Inst Complex	812, Shivaji Nagar, Law College Road
7	Bharat Itihaas Samshodhan Mandal	1321, Sadashiv peth, next to the Bharatnatya Mandir.
8	Bhavani Mandir	Bhavani Peth
9	Botanical Survey of India	7, Koregaon Park
10	Central Building Complex	Finance Road (BJ Road), Near Sassoon Hospital
11	Central Post and Telegraph Office	3, Connaught road
12	Chaturshringi Temple and Hill	Senapati Bapat Road, Near Pune University
13	City Post	852, Budhwar peth, Laxmi Road
14	College of Agriculture Complex	Shivajinagar, Ganeshkhind Road
15	College of Engineering Pune Complex	RB Motilal Kennedy Road, Shivaji Nagar
16	Council Hall	Bund Garden Road, Cantonment Area
17	Deccan College and campus	Deccan college road, Yerawada
18	Dhakta Sheikh Salla Dargah	Sheikh Salla Dargah road, 1278 Kasaba peth
19	District and Sessions Court	Shivajinagar, beyond the Mutha river between the Sangam railway bridge and the Shivaji Bridge
20	Don Bosco Youth Centre	4, Koregaon Park Road
21	Fergusson College Complex	On the main F.C. Road
22	Gokhale Hall	570 Sadashiv Peth, Laxmi Road
23	Gokhale Institute, Residence and Campus	B.M.C.C. road, Deccan Gymkhana
24	Hari Mandir (Prarthana Samaj)	441 Budhwar peth ,Located near Pasodya-Vithoba Mandir
25	Harihareshwar Mandir	Shaniwar Peth
26	Hirabaug Town Hall	989/1 Shukrawar Peth,Tilak Road
27	Jangli Maharaj Samadhi Complex	On Jangli Maharaj Road, Shivaji Nagar
28	Jaykar Bungalow	National Film Archive Of India, P.O.Box No.810, Law College Rd
29	Jehangir Bungalow (Garden Reach)	Old Bombay- Pune Road, Wakadewadi
30	Kala Ram Mandir Complex	59 Somwarpeth, Next to Nageshwar Mandir
31	Karve Kutir	M.K.S.S , Hingne
32	Kasba Ganpati Mandir	Shri Sadashiv Nerugavkar Chowk House No.1,Kasaba Peth

33	Katraj Dams and lakes (upper and lower)+Uchhwas+Aquaduct	Katraj
34	Kesari (Tilak) Wada	568, Narayan Peth, N C Kelkar Rd
35	Khunya Murlidhar Temple Complex	1236, Sadashiv Peth
36	Kumbharves Dharan (Dam)	Kasba Peth
37	Lal Mahal (site)	Ganesh Path, next to Shaniwar Peth
38	Laxmaneshwar Mandir	Inside Lane Opp. Apollo theatre, Rastapeth
39	Mahatma Phule Mandai Complex	92, Shukrawar Peth
40	Mahatma Phule Wada	Ganj Peth
41	Modi Ganpati Mandir	527, Narayan peth
42	Nagarkar Wada	Tapkir galli, Budhwar peth
43	Nageshwar Temple Complex	260, Somwar Peth
44	Nana Wada	597 Budhwar peth, Shivaji Road
45	Ohel David Synagogue and Memorial	1/10 , Moledina Rd., Camp
46	Omkareshwar Temple Complex and Ghats	C.s.t. no. 233 Shaniwar peth
47	Panch Haud Mission Complex	4, 5 and 265/1 Guruwar peth
48	Parsi Agyari	613B Nana Peth
49	Parvati hill and Shiva Temple Complex (incl Kartikeya and Vishnu Temples Complexes)	Sahakar nagar
50	Pataleshwar Caves	Jangli Maharaj Road, opp. Pashankar auto. Shivaji Nagar
51	Poonawala Bungalow (Hoshang Dalal)	87, Koregaon Park
52	Prasannyeshwar Temple	Opp Shahu udyan, opp. K.E.M hospital, Somwar peth
53	Pune Archives (Peshwe Daftar)	12, Bund Garden Road, Opposite Council Hall
54	Pune Nagar Wachan Mandir	181, Budhwar peth
55	Pune Railway Station	Prince Aga Khan road
56	Pune University Complex and Campus	Ganeshkhind road
57	Pushtimarg Mandir	Near Daruwala pul,61 Raviwar peth
58	Railway Technical Institute	Prince Aga Khan road, Opp Metro Hotel
59	Raj Bhavan Complex	Aundh / Baner Road, near Pune University
60	Rameshwar Mandir Complex	10, 11 Shukrawar Peth, near Mahatma Phule Mandai
61	Raste Wada Complex	501- A3 , Rasta Peth, Near Apollo Theatre opp. Rupee co-op. Bank
62	Sarasbaug Temple, Dharan & Bridge	Swargate
63	Sasoon Hospital	Sassoon road
64	Shaniwarwada	Near Kasaba Peth
65	Shinde Chatri and Complex	Jagtap Nagar, wanowarie, on the way to Hadapsar
66	Simla Office	Shivaji Nagar, in front of Akashwani
67	SNDT College Complex and Karve Jhopdi	S.N.D.T. College Law college road
68	Someshwar Mandir	Raviwar Peth
69	St Crispin's Church	10/12Karve Road, Erandwana, Nal Stop
70	St. Mathew's Church	19, Ambedkar Road, camp
71	St. Paul's Church 2,	Church road near G.P.O. behind Old market, camp

72	Tambdi Jogeshwari Temple and Deepmaal	Shri Tambdi Jogeshwari / Yogeshwari Trust, 7233(A) Budhwar Peth
73	Thorla Sheikh Salla Dargah and Campus	Shaniwar Peth, Near Shivaji Bridge
74	Trishund Ganpati Mandir	On the banks of Nagzari , somwar peth
75	Tulshibaug Mandir Complex	177/178, Budhwar Peth
76	Vishrambaugwada	Thorale Bajirao road Opp. Tulshibaug, Sadashiv peth
77	Vitthalwadi Temple Complex and Ghat	Near Vitthalwadi bus stop, Sinhagad road

Grade II		
Sr.No.	Name of Property	Location Description
1	Agharkar Institute	4, Balchitravani- BMCC ROAD , near BMCC college
2	AkraMaruti and Ram Mandir Complex	5, ShukrawarPeth
3	AryabhushanBhavan	Fergusson college road
4	Ashley House	42 Sasoon Road , OPP. Wadia college
5	Ashtabhuj Temple	624, shaniwarpeth, AshtabhujDurgadeviMandir Path
6	Aundh Shiv Mandir	Off University- Aundh road, Near Vitthalmandir, Aundh
7	AundhVitthalMandir	Near Aundh Rajiv Gandhi bridge, Aundh
8	B J Medical College and Hostels	Sasoon Rd., Near BabasahebAmbedkarChowk
9	BMCC	845, Shivajinagar, BetnBhandarkar Rd and FC rd
10	Bund Garden(Fritzgerald) Bridge	Bund Garden Road
11	ChandraprabhuMaharaj Jain Mandir	110, A, GuruwarPeth
12	Commonwealth Building	Branch no. 152,600 Sadashivpeth , Laxmi rd.
13	Deshpande Church	Near Pawlechowk, Kasbapeth
14	DulyaMaruti	Ganesh Peth
15	Ganesh Temple, Ganeshkhind	Ganeshkhind
16	GanpateshwarMandir	245, ShukrawarPeth
17	GaokosMaruti Temple	KasbaPeth
18	GhorpadeGhat& Old Trimbakeshwar Temple	Shivajinagar
19	GundachaGanapati	Kasbapeth
20	Harris Bridge	Bridge going towards Deccan college, Dapodi
21	HHCP Huzurpaga School Complex	Near cosmos bank, sadashivpeth
22	Holkar Bridge	Khadki
23	HolkarChatri	Khadki, Near Holkar Bridge
24	KedareshwarMandir -	near KasbaGanpatiMandir, Kasbapeth,
25	LakdiPulVitthalMandir	BaburaoPhuley path, Lokmanyagar, SadashivPeth
26	LakhereMarutiMandir	Rasta Peth

27	LaxmibaiRasteMandir	Rastewada, Rasta Peth
28	MahadeoMandir (nxt to Natuwada complex)	Plot R.No. A /804, OPP. Tilak bridge, Shaniwarpeth
29	Mobo's Hotel	21, Bund Garden road
30	Mrutyunjayeshwar Temple	Karvenagar 4B/Pune 29,Kothrud, On Karve Rd.
31	Mujumdar Wada	Kasbapeth
32	NagnathPaar	SadashivPeth
33	Naik Wada	878/879 Shukrawarpeth, near Naik hospital.
34	Narpatgir Vishnu Mandir	320 Somwar. PethoppShahuUdyan
35	NarsimhaLaxmiMandir	1429, SadashivPeth
36	Natu Wada and Temples	418, Shaniwarpeth
37	Navin Marathi School Complex	342, Shaniwarpeth ,near rajaram bridge
38	New English School	Tilak Road, Opp. SahityaParishad
39	NMV School	21, BudhwarPeth, Bajirao Rd.
40	Office of Controller of Defence Accounts	Gultekdi Path, near GolibarMaidan, Camp
41	Paar& Temple oppMunjobaBol	Narayan Peth
42	Paar and Maruti Temple	Tambat Ali Road - Kasbapeth
43	Paar- Bhandi Ali	RaviwarPeth, Near Police Chowky
44	PanchamukhiMarutiMandir	ShukrawarPeth
45	Parnakuti Bungalow and hill	Yerawade Hill
46	PasodyaMarutiMandir	RaviwarPeth
47	PasodyaVithobaMandir	440, BudhwarPeth
48	PavanMaruti Temple	SadashivPeth
49	PhadakeGanpati Temple	Sinhagad road, front of sharada math
50	Photo Zinco Graphic Press	5 photo zinco press road, Near GPO
51	Police Motor Vehicle Transport Office	Bremen Chowk, Aundh
52	Poona Club	6, Bund Garden Rd.
53	Prabhat Studio Complex (Film Institute)	Law College Road
54	Ranade Institute	Fergusson College road
55	RokdobaMandir Complex (incl Ram Mandir)	558, ShivajinagarGaothan
56	S P College Complex	Lokmanya Nagar, SadashivPeth
57	Sambhaji Bridge (LakdiPul)	Tilak Road
58	Sangam Bridge	Wellesley Road or Bombay Poona road, near RTO
59	Sangam Bungalow	Near Sangam Bridge
60	Shani Temple and Paar	- SadashivPeth
61	ShindePaar -	Narayan Peth
62	ShitaladeviPaar	near Jogeshwari Temple, BudhwarPeth
63	Shivaji Bridge (Llyods Bridge)	Near Shaniwarwada
64	Shri Ram Mandir	behind TilakSmarak, SadashivPeth, Off Tilak Rd, Behind TilakSmarak

65	SNDT College and KarveJhopdi	Off Karve Rd., near Law College Rd.
66	SNDT Kanyashala	591, Narayan Peth
67	Someshwar Temple and Ghats	Someshwarwadi, Baner- Pashan link rd
68	Spicer Memorial College Complex	Aundh road, Ganeshkhind
69	SSPMS Highschool Complex & Shivaji Statue	Shivajinagar , near District Court and PMC main building
70	St Hellena's School Complex	8, Susie Sorabji Road, Opp Central Building Complex, Near GPO
71	St. Mira's Educational Complex & Sadhu Vasvani Mission	10, Sadhu VasvaniMarg, Near GPO
72	St. Ornella's School and Church Complex	Quarter Gate, 433 Nana Peth
73	SuccathShaloma Synagogue	93, Rasta Peth
74	Tata Bungalow in TMTC	42 Mangaldas Road , OPP. Wadia college
75	Theosophical Lodge	918, Ganeshwadi, Deccan Gymkhana
76	UmajiNaik Samadhi and Jail	Khadakmal Ali, ShahuChowk, Shukrawarpeth
77	UntadyaMaruti	Rasta Peth
78	Veer Maruti and Paar	ShaniwarPeth
79	Vetal Temple	GuruwarPeth
80	Vridheshwar Temple and Ghats	563, Shivaji Nagar, Bhamburda
81	Wadia College Complex	19, V.K. Joag Path
82	WaradGupchupGanpatiMandir	106 ShaniwarPeth
83	Yerawda Jail	Samrat Ashok Path, Phulenagar, Yerwada

**Grade III**

Sr.No.	Name of Property	Sr.No.	Name of Property
1	All Indial Radio	2	Anand Ashram
3	Bank of Maharashtra	4	BhangyaMaruti
5	BharatishwarMahadeoMandir	6	BhikardasMarutiMandir
7	Biniwale Wada	8	Cecilla Building
9	ChaphekarSmarak	10	Christ PremSevaSangh
11	Church of Holy Angels	12	DagdiNagoba Temple
13	DagdushethDuttaMandir	14	DashnamGosaviSamstha Math and Temple
15	Daulat House	16	Deccan Gymkhana Police Station
17	Deccan Gymkhana Post Office	18	DeojibabaMathand Samadhi
19	Diwan House	20	European Tombs
21	Florence Bungalow	22	Ganpati - Phadkewada
23	Golden Rock House	24	GosavipuraChatri- RamjiGosaviMandir
25	Government Polytechnic Old Building	26	Hotel Blue Nile
27	Hotel Homeland	28	Hotel Milan
29	Hotel National	30	Hotel Ritz
31	Jageshwar temple	32	Jhanshichi Rani Kanyashala

33	JohariMahadeo	34	Joshi shriramMandir, Kasba
35	Kadbe Ali talim, Shaniwarpeth	36	Kaka kuwa mansion
37	Kali Jogeshwari	38	Laxminarayan temple, raviwarpeth
39	LIC Building	40	LimbrajMaharaj temple
41	Maharashtra Mandal team	42	MES Boys Highschool
43	Modern Highschool	44	Murlidharmandir
45	N.M. Wadia Hospital Old Building	46	Nana Haud
47	Nanasahebpeshwe Samadhi	48	Navloba Complex
49	NivdungyaVithoba	50	PanchaleshwarMandir
51	Pandav caves	52	PatryaMaruti Temple
53	Perugate Police Chowkey	54	Pune District Central Co-op Bank Ltd
55	Pune VidyarthiGriha and Ram Mandir	56	Ram Bhuvan
57	Ram mandir in NarsimhaBhavan	58	RuiiaBanglow
59	SadashivPethHaud+ NagobaGumthi+Vishweshweshwar Temple	60	Samadhi+ temples at OmkareshwarGhat
61	SapindyaMahadeoMandir	62	Saraswat Colony Ganpatimandir
63	SardarMudliar House	64	SavarkarSmarak
65	Shiv Mandir in S V Union	66	Shivajinagar Railway Station Old Building
67	ShriRamMandir, Near PanchmukhiMaruti	68	SiddheshwarMandir, Magalwar
69	SiddhivinayakGanapatiMandir, Ganesh Peth	70	South Court no 12, KoregaonPaqrk
71	St. Emmanuel's Church	72	St.Felix High School Old Building
73	State CID Branch Office	74	Steps of Old KonkanDarwaza of Pandharichakot
75	Talim /DharmashalaKasba	76	Tata Bunglow, Opp Residency Club
77	Temple of Maruti and ChinchechiTalim	78	Temple of Maruti in SugandhiChowk
79	Tilak Maharashtra Vidyapeeth Old Building	80	TrimbakeshwarMandir, Kasba
81	TwashtaKasar Kali Temple	82	VimlabaiGarware High School Old Building
83	Vinchurkar Wada	84	Villa Maria
85	War Memorial		

**Appendix - P**  
**REGULATIONS FOR ERECTION OF MOBILE TOWERS**

**1.0 ERECTION OF MOBILE TOWERS:**

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in Pune Municipal Corporation area.

**1.1 Applicability:**

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in Pune Municipal Corporation area.

**1.2 Control Over Development**

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the Municipal Commissioner. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the Municipal Commissioner does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

**1.3 Procedure for Obtaining Development Permission**

- A** All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station (TCS/BS) or erection of a part thereof, shall be made to the Municipal Commissioner by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Municipal Commissioner.
- B** The application to the Municipal Commissioner for obtaining the aforesaid development permission shall be accompanied by the following documents-
- (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
  - (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Municipal Commissioner or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
  - (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease -hold property.
  - (d) Copy of agreement between the TSP/IP and the Owner of premises.
  - (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted



to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).

- (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said Location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/ rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.
- (g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the format as prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating.
- (h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRT), Roorkee/ IIT/ NIT or any other Agency, authorized by the Municipal Commissioner.

Provided that such NOC shall not be required for the single pole antennae or cellular signal boosters.

- (i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.
- (j) Notarised undertaking from the Applicant/Owner of premises :-
  - (i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
  - (ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.
- (k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.
- (l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.
- (m) No objection certificate of the Chief Fire Officer of the Municipal Corporation only in case of High Rise buildings having height of 15 mtr. or more measured from ground level.
- (n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.
- (o) Data Sheet containing the information regarding –
  - (a) Name of Telecom Service Provider/ Infrastructure Provider,
  - (b) Location,
  - (c) Tower Reference-
    - (i) Height and Weight of Tower,
    - (ii) Ground Based Tower/Roof Top Tower,

- (iii) Number of Antennae planned on Tower,
  - (iv) Permissible maximum EMF Radiation Level,
  - (v) Proposed maximum EMF Radiation Level.
- (p) Requisite fees, charges, as applicable.
- C** In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Municipal Commissioner, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.
- D** The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the Municipal Commissioner and report of erection shall be made to the Municipal Commissioner.

#### **1.4 Leviable charges**

The Municipal Commissioner, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:-

- (a) Development Charge.-Development charge shall be levied and collected by the Municipal Commissioner as per the provisions under section L24-B of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category, calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.
- (b) Administrative Fee.-Over and above the development charge as stipulated in clause 4 (a) above, TSP/IP shall pay to the Municipal Corporation, a onetime non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

#### **1.5 Planning Norms For Erection of TCS /BS**

- (a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on
  - (i) all land uses as earmarked in development plan,
  - (ii) all lands which are designated for non-buildable reservations in development plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq.m., whichever is less, and shall be located in one corner of the reserved site.
  - (iii) all lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq.m, whichever is less, and the same shall be located in one corner of such area.
  - (iv) all buildable reservations in development plan, except for buildings of uses mentioned in Regulation no.36.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.
  - (v) all open lands in slum areas belonging to the Government/public Authority planning

Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Regulation no.36.5(a)(vi) herein below.

- (vi) public buildings in slum areas, like public toilets, community centres etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the Municipal Commissioner.
- (b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.
- (c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 mtr. for locations falling in Congested area as earmarked on DP and 9 mtr., for locations falling outside such Congested area. However, in exceptional circumstances, the Municipal Commissioner may relax such road width suitably, but in no case, shall it be less than 5 mtr.
- (d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the **Table No.32** below:-

**Table No.32**

Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building/ Structure Safe Distance from the Antenna(e) at the Same Height (in mtr.)
(1)	(2)	(3)
1	1	20
2	2	35
3	4	45
4	6	55

Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation.-The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

- (e) In case of Wall Mounted/Pole Mounted Antenna(e) :-
  - (i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be at least 5 mtr., above ground level/road level. Provided that such installations shall have to comply with the prescribed radiation limits.
  - (ii) As far as safe distance of buildings from antenna(e) is concerned, guidelines as in Regulation no.36.5 (d) above shall apply.
- (f) Installation of Base Station antenna(e) shall not be permissible within the premises of schools,

colleges, and hospitals as well as on the adjoining land /building within 3 mtr., from the boundary of premises of schools, colleges and hospitals. Also antenna(e) shall not be directed/ positioned towards any school/college/ hospital building.

- (g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation no.36.7 (d).
- (h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.
- (i) The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
- (j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq. mt. for each TSP/IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.
- (k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Municipal Commissioner shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the Municipal Commissioner, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90 days, after which the Municipal Commissioner shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the Municipal Commissioner to this effect, while seeking permission for installation of TCS/BS.
- (l) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Municipal Commissioner. The Municipal Commissioner, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation no.36.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal alongwith all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (m) In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.
- (n) While granting permission for TCS/BS, the Municipal Commissioner shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or

DoT from time to time.

### **1.6 Electro-Magnetic Field (EMF) Radiation Norms**

- (a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication (DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.
- (b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial /residential / recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/ IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based./Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/ BS, in case the violation persists.

### **1.7 Miscellaneous Provisions**

- (a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Municipal Commissioner which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Municipal Commissioner, within such period as may be prescribed by the Municipal Commissioner.
- (b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned Municipal Commissioner for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Municipal Commissioner under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.
- (c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Municipal Commissioner within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/ Development charge, not less than the amount prescribed under Regulation no.36.4 (b)above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.
- (d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed

within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Municipal Commissioner following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Municipal Commissioner to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.

- (e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
- (f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.
- (g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.
  - i. Name of TSP/IP :-
  - ii. Location :-
  - iii. Tower Reference :-
    - (a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.
  - iv. Due date for next renewal.
  - v. Contact Person's name, address and Telephone Number
  - vi. Address of Complaint Redressing Authority with Telephone Numbers
  - vii. Police Control Room- 100
  - viii. Fire Control Room – 101
  - ix. Ambulance – 102
  - x. Other important information, if any.
 

Provided that in case of Telecommunication Cell Site/Base station on roof-top, the aforesaid information shall be displayed on the ground floor of the building.
- (h) The Municipal Commissioner shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.
- (i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone, earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo motu or on being directed by the Municipal Commissioner. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Municipal Commissioner.
- (j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.
- (k) The Municipal Commissioner shall make efforts to provide Single Window clearance to TSP/ IP for disposal of their applications in a time bound manner.

**1.8** Notwithstanding anything contained hereinabove, all the Regulations/Bye-Laws/ Memorandum /Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department

of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on the Municipal Corporation, in which case, this Regulation shall stand modified to that extent.

**1.9 Powers of Interpretation and Removal of Doubt.-**

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.

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