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FOR RESIDENTIAL PURPOSE

Vashi New Bombay

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

AGREEMENT TO LEASE

AN AGREEMENT made at the 6th day of

 One Thousand Nine Hundred and Eighty

BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered office at 'Nirmal', 2nd Floor, Nariman Point, Bombay 400 021 (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part

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AND (1) (Name of Person) _____
of (Address and occupation) _____
_____ (hereinafter referred to as "the Licenses"

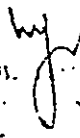
which expression shall, where context so admits, be deemed to include his heirs, executors, administrators, representatives)

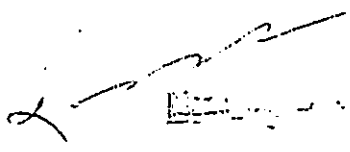
(2) (Name of person) _____
of (Address and Occupation) _____

and (Name of person) _____
of (Address and Occupation) _____

and (2) (Name of Person) _____
of (Address and Occupation) _____

_____ (hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective heirs, executors, administrators and representatives)

Asst. 



(3) and (4) (Name of Person) _____
 of (Address) _____
 and (Name of Person) _____
 of (Address) _____
 all carrying on business in partnership at (address of the firm
 or syndicate) _____
 under the name and style of (Name of the firm or syndicate) _____
 registered under the Indian Partnership Act, 1932 _____

(Hereinafter referred to as "the licensees" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors and administrators)

(5) and (6) (Name of Company) The MAHARASHTRA ST
CO-OPERATIVE MARKETING FEDERATION
 a Co-operative Society Company registered under the Companies Act 1956 (I of 1956) and
 Co-operative Societies Act 1960
 having its registered office at (address) K. S. Road, No. 10, 11 & 12

M. S. Road, No. 10, 11 & 12, Bombay - 400 002

(hereinafter referred to as "the licensee" which expression shall where the context so admits, be deemed to include its successor or successors)

(7) (Name of Society) _____
 a Co-operative Society registered under the _____
 Co-operative Societies Act, _____ under the Certificate
 Registration No. _____ granted by _____
 _____ and having its principal place of business at _____

Marketing License

(hereinafter referred to as "the licensee" which expression shall, where the context so admits, be deemed to include, its successor or successors) of the Other Part.

WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- (b) The State Government is, pursuant to Section 113 (A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dated 2/4/68 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunderwritten and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 5000.00 Sq. Mtrs. or thereabout (hereinafter referred to as "the said land") for the purpose of constructing a building or ^{ware-housing purpose} buildings for residential-users and has permitted the licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licensee has before the execution of this Agreement paid on the _____ to the Managing

And the Officer (S. No. 10)

Managing Director

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6) and

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Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or

special order, a sum of Rs. ^{7,50,000/-} ~~Rs. 50,000/-~~ Rupees ~~being the~~ ^{being the}

Rs. seven lacs fifty thousand only

full premium agreed to be paid by the licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY

AGREED AS FOLLOWS :

Grant of License

1. During the period of three years from the date hereof, the licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of Lease as provided hereinafter, the licensee shall be deemed to be a mere licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.

Not a Demise

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the licensee any legal interest therein until the lease hereby provided shall be executed and registered but the licensee shall only have a License to enter upon the said land for the purpose of performing this agreement.

3. The licensee hereby agrees to observe and perform the stipulations following, that is to say:

Submission of Plans for approval

(a) That he/they/it will within six months of the date hereof submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the licensee to be erected on the said land and the licensee shall at his own cost and as often as he/they/it may be called upon to do so, amend all or any such plans and elevations and if so required will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer and signed by him, the licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the licensee and the Town Planning Officer.

Fencing during construction

(b) That the said land shall be fenced properly by the licensee at his/their/its expenses within a period of two months from the date hereof. The licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the licensee and dispose of any tool, implement, material or

AND
Town Planning Officer (Executive)

Managing Director

thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

No work to begin until plans are approved

(c) That no work shall be commenced or carried on which infringes CIDCO General Development Control Regulations for New Bombay 1975 or any other law for the time being in force as regards construction of a building on the said and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alternations and additions shall have been in like manner approved previously.

Time limits for commencement and completion of construction work

(b) That he/they/it shall within a period of one year from the date hereof commence, and within a period of three years from the date hereof at his/his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control (Regulations and any other law for the time being in force and in strict accordance with the approved plans, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and conformably to the building lines marked on the plan and completely finish fit for occupation a building to be used as residential building with all requisite drains and other proper conveniences thereto.

Rates & Taxes

(e) That he/they/it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

Handwritten note: *Handwritten*

Payment of Service Charges

(ee) That he/they/it will, on the efflux of 3 years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from time to time by the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of January in each year or within 20 days therefrom.

Payment of Land Revenue

(f) That he/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

Indemnity

(g) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

Asst. Secy (Public) of the Corporation
P. O. ...
P. O. ...

Witnessed by

Sanitation

(h) That he/they/it shall observe and conform to the CIDCO General Development Control Regulations for New 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof :

Excavation

(i) That he/they/it will not make any excavation upon any part of the said land or remove any stone, earth, or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Not to affix or display signboards, advertisements etc.

(j) That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements printed or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereon.

Nuisance

(k) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular

Managing Director

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shall not use or permit the said land to be used for what is not granted.

Insurance

(1) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in the his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

Recovery of any sum due to the Corporation

(m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the said Act. Whether any sum is so payable by the Licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

Restriction against appointment of Agent by a Power of Attorney or Otherwise

(n) The Licensee shall not appoint any person as his/their/its agent, by a Power of Attorney or otherwise, for the purposes of this Agreement except his/her spouse, father, mother or a major child and if the Licensee shall be a Company, Society or such a body corporate, its officer or servant.

Managing Director

Power to terminate Agreement

4. Should the Town Planning Officer not approve of the elevations, sections, specifications and details whether or not submitted within the time herein before stipulated, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the Licensee shall come to an end.

Power of Corporation

5. Until the building and works have been completed and certified as completed in accordance with clause 7 hereof the Corporation shall have the following rights and powers :-

(a) The right of the Managing Director and Officers and servants of the Corporation acting under his directions to enter upon the said land at all reasonable times to view the state and progress of the work and for all other reasonable purposes.

To resume land

(b) Power - (i) in case the Licensee (I) shall fail to complete the said building within the time aforesaid and in accordance with the stipulations herein-before contained (the breach in this respect being of the essence of the contract) or (II) if the Licensee shall not proceed with the works with due diligence or shall not observe any of the stipulations on his part herein contained, the Corporation shall be at liberty to re-enter through the Managing Director upon and resume the said land and everything thereon, and thereupon this Agreement shall cease and terminate and all erections and materials, fixtures and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance to the Licensee.

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Licensee for and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporations against the Licensee;

(ii) to continue the said land in Licensee's occupation on payment of such fine as may be decided upon by the Managing Director and

(iii) to direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee.

(iv) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until after the grant of the completion certificate.

Extension of time

6. Notwithstanding any such default as aforesaid, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the

control of the Licensee and if the Licensee shall agree to pay an additional premium at the rate provided by Regulation No. 10 of the New Bombay Disposal of Land Regulations 1975 made by the Government of Maharashtra in pursuance of the provisions of the said Act and the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such period.

Grant of Lease

7. As soon as the Town Planning Officer has certified that the Building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinafter contained, the Licensee will grant and the Licensee will accept a lease (to be executed by the parties in duplicate) of the site on which the building or other works have been erected for a term of 60 years from the date of completion of the building or other works.

Costs and Expenses

8. All costs and expenses shall be prepared in duplicate with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation. All costs charges and expenses of and incidental to the execution of this Agreement and its duplicate as also the cost of the duplicate shall be borne and paid by the Licensee exclusively.

Notice

9. All notices, consents and approvals to be given in pursuance of this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or an officer authorized by him and any notice to be given

Licensee shall be given to the Licensee and shall have been delivered to the Licensee at the office of the Licensee or on the said land or on the said land shall have been affixed to the land temporary or otherwise.

10. The Licensee shall sign the license and accept the conditions as may be specified from time by general order of the Licensee. IN WITNESS whereof the Licensee has hereunto set their hand and seal.

SIGNED AND DELIVERED by the City & Industrial Development Corporation of Maharashtra in the presence of the hand of Shri [Name]

in the presence of
1) [Signature]
2) [Signature]
SIGNED AND DELIVERED by the Licensee in the presence of
1) [Signature]
2) [Signature]

Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

Surrender

10. The Licensee may terminate this Agreement and surrender the license and authority granted hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.

IN WITNESS WHEREOF THE parties hereto have hereunto set their hand and seal the day and year first above written.

First Schedule

SIGNED AND DELIVERED for on behalf of the City & Industrial Development Corporation of Maharashtra Ltd., by the hand of Shri

in the presence of

- 1) _____
- 2) _____

SIGNED AND DELIVERED by the withinnamed Licensee in the presence of

- 1) _____
- 2) _____

Handwritten signatures and stamps:

Handwritten mark:

Handwritten mark:

DESCRIPTION OF LAND

That piece of land known as plot No. 38 on Road No. _____
in Sector No. 45 of VANAJ, containing by admeasurement
2100 sq.mtrs. or thereabouts and bounded as follows that
is to say :

On or towards the North by	Plot No. 39
On or towards the South by	Plot No. 37
On or towards the East by	APM Turbine
On or towards the West by	Open Space

and delineated on the plan annexed hereto and shown thereon by a red
colour boundary line.

74/12

Asst. Law Officer (Estate)
City & Industrial Development Corporation
of Maharashtra Ltd.
YASHL P. O. 10/11/12

Managing Director
THE MARATHI STATE
MARKETING FEDERATION L.D.

POSSESSION RECEIPT

I Shri/Smt. THE MAHARASHTRA STATE CO-OP

have this _____ day of _____ 198 received

possession of a plot No. _____ Road No. _____ admeasuring

the area of 55000 sq. mtrs. out of Sector No. _____

pertaining to Revenue Village Taluka Thana District Thana

ear marked for residential use in terms of CIDCO Ltd. Board Resolution

No. _____ dated _____ as per

demarcation on site and shown on the enclosed plan by red colour.

Handed Over

[Signature]
Asst. Dir. (City & Industrial Development Deptt.)

Taken Over

[Signature]
Managing Director
THE MAHARASHTRA STATE CO-OP
MARKETING FEDERATION LTD

VASHI P. O. 12/10/82. 1st Floor

POSSESSION RECEIPT

[Handwritten signature]

7345

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**GENERAL DEVELOPMENT
CONTROL REGULATIONS**

FOR NEW BOMBAY 1975

Head Office :

2nd Floor,
Point,
400 021.

Site Office :

New Administrative Building,
Vashi, New Bombay 400 703.

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GENERAL DEVELOPMENT CONTROL REGULATIONS

FOR NEW BOMBAY 1975

The General Development Control Regulations for New-Bombay 1975, were approved by the State Government in Urban Development And Public Health Department by its letter No. RPB 1175/635-UD-5 dated 16th September 1976, subject to the following amendment.

- 1) Sub-Rule (4) of Rule 27 has been deleted.

GENERAL DEVELOPMENT CONTROL REGULATIONS FOR NEW BOMBAY, 1975

1. PREAMBLE

In exercise of powers conferred by Section 159 of Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) and all other powers enabling it in this behalf, the City and Industrial Corporation of Maharashtra Limited, being the New Town Development Authority under Sub-section (1) of Section 113 of the said Act, for the area designated as site for New Bombay under Sub-section (1) of Section 113 hereby makes the following regulations the same having been previously approved by the State Government.

2. SHORT TITLE, EXTENT AND COMMENCEMENT

- 2.1 The regulations may be called the General Development Control Regulations for New Bombay.
- 2.2 These regulations shall come into force immediately after the publication in the Maharashtra Government Gazette.
- 2.3 Subject to the provisions of the Maharashtra Regional and Town Planning Act 1966, these Regulations shall apply to all the developments in the area designated as site for New Bombay under Sub-Section (1) of Section 113 of the said Act, Government Notification No. RPB-1171-I-W dated 20th March 1971 and No. RPB-1173 dated 16th March 1971, and any modification or amendment thereof except area covered by any Gaothan in New Bombay and the Action Area.
- 2.4 Repeal and Saving : The New Bombay Building Control Regulations 1972 (Development Permission) and the New Bombay Building Control Regulations 1973 (Vashi Residential Area) are hereby repealed. The effect of the repeal shall be the same as provided by Section 6 of Bombay General Clauses Act.

3. DEFINITIONS

In these regulations, unless the context otherwise requires,

- 3.1 "ACT" means the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXV of 1966).
- 3.2 "ACTION AREA" means an area for which the Corporation intends to prepare a detailed layout plan under the Development Control Regulations.
- 3.3 "ACTION AREA PLAN" means the approved plan and report indicating the detailed layout of the Action Area, which may stipulate the land use permitted on each plot, and the extent to which operations may be undertaken on each plot.
- 3.4 "APPROVED" means approved by the Corporation.
- 3.5 "BALCONY" means a horizontal projection, including a hand rail, or balustrade to serve as a platform or a place.
- 3.6 "BASEMENT OR CELLAR" means the lower storey of a building below or partly below ground level.
- 3.7 "CARPET AREA" means the net floor area of a room excluding the area occupied by walls.
- 3.8 "CHOWK, INNER AND OUTER" Inner chowk means an open space enclosed on all sides by a wall; Outer chowk means an open unoccupied space similar to an inner chowk but where one of its sides is not enclosed by a wall.
- 3.9 "CORPORATION" means Managing Director or any Officer of the City and Industrial Development Corporation of Maharashtra Limited duly authorised by him.
- 3.10 "COVERED AREA" means the area immediately above the plinth level covered by the building, including installing machinery, plant and equipment, but does not include :
 - a) garden, rockery, well and well structures, nursery, waterpool, fountain, benches, platforms or other structures of the like;
 - b) drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and
 - c) compound wall, gate, unstoreyed porch and portico, watchmen's booth and the like.
- 3.11 "FLOOR SPACE INDEX" of a plot is the ratio of the gross floor area of all the storeys including ground floor, mezzanine floors, staircase and lift, of a building on a plot to the total area of the plot. The gross floor area of a building shall be calculated as above, excepting that the following shall not be counted towards computing the floor space index.
 - a) A basement or cellar and area under a building, constructed on stilts used as a parking space or for other purposes provided where there are no side walls on three or more sides of such a space.

L REGULA

bin or sub-stations, Watchmen's Booth, Pump House.
 room and/or lift rooms above the top most storey, architectural features, chimneys and elevated tanks of
 permissible under these regulations.

LAN OR VILLAGE SITE" means Gaathan or Village site within the meaning of Maharashtra Land
 1966.

LAND COVERAGE RATIO (GCR)" means the ratio of covered area to the total plot area.

HEIGHT OF BUILDING" means the vertical distances measured from the average level of the ground around and
 the building up to the top of the finished level of the topmost floor slab, in case of flat roofs and up to the
 height of the sloping roof. The height of the sloping roof shall be measured from the point at which the
 edge of the outer wall intersects with the finished surface of the sloping roof.
 features serving no other purpose except that of decoration shall be excluded for the purpose of calculation
 of building.

HEIGHT OF ROOM" means the vertical distance measured from the finished floor surface to the finished ceiling
 if a finished ceiling is not provided the soffit of the beams, joists or tie beams shall determine the upper
 measurement.

ADVERTISING SIGN" means any surface or structure erected on ground or any portion of a roof of a building or on or
 paper, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever
 for purpose of advertising or to give information regarding or to attract the public to any place, person,
 place, article or merchandise whatsoever.

PRINCIPAL USE" means the principal use of land for which a plot of land or building thereon is used or intended to
 the purpose of classification of a plot of land according to the land uses, a land use shall be deemed to
 include agricultural, dairy land uses which are contingent upon it.

REGISTERED ARCHITECT" includes a Licensed Surveyor and means an Architect to whom a license has been
 granted by the Corporation under these regulations.

LOFT" means a shelf like projection supported in any manner whatsoever, except by means of vertical supports
 in itself. The width of a loft shall not be more than 1 M. provided that if the clear height between the top
 of the ceiling directly above it is not more than 1.5 M. lofts wider than 1 M may be permitted.

INTERMEDIATE FLOOR" means an intermediate floor between two floors.

FRONT OPEN SPACE" means an area forming an integral part of the plot, left permanently open to sky. Front open
 space adjacent to the street from which an access to the plot has been permitted by the Corporation.
 open spaces shall have corresponding meaning with reference to the front open space.

LOT" means a portion of land held in one ownership.

ROW OF HOUSES" means group of houses on adjacent plots with common walls and having only the front and the
 side open space for each building.

DETACHED BUILDINGS" means buildings on two adjacent plots with a common wall and having front
 side open space for each building.

VOLUME OF BUILDING" means total volume of building. The volume of building with flat roofs shall be
 multiplying the covered area of the building by the height of the building. Where the height of the building
 building shall be divided into blocks of uniform heights and the volume of the building will be the sum of the
 blocks. In case of buildings with basement the depth of the basement below the average surrounding
 shall be added to the height of buildings for the computation of volume. The volume of the building with
 shall be computed similarly, but for the building with sloping roofs the height of building for the purpose of
 of volume only, shall be measured from the average level of ground around and contiguous to the building
 at which the external surface of the outer wall intersects with the finished surface of the sloping roof.
 of building under the sloping roof contained above the height of the building as defined above, shall not be
 the total volume of the building. Provided that, such volume shall not exceed the product of the length of
 span of the roof and 1/8 of the span of the roof. If such volume exceeds the product of the length of the
 span of the roof and 1/8 of the span of the roof, such additional volume under the sloping roof shall be included
 in the total volume of the building.

VOLUME TO PLOT AREA RATIO (VPR)" means the ratio of volume of building measured in cubic meters to
 plot measured in square metres, and therefore shall be expressed in metres.
 other terms shall carry the same meaning as assigned to them in the Act.

4. PROCEDURE FOR SECURING DEVELOPMENT PERMISSION

- 4.1 Subject to the provision of Section 43 of the Act, no person shall institute or change the use of any development of land without the permission in writing of the Corporation.
- 4.2 Subject to the provision of Section 44 of the Act, any person intending to carry out any development shall make an application in writing to the Corporation in prescribed Form No. 1 enclosed in the application.
- 4.3 The following particulars and documents shall be submitted alongwith the application viz. :
- (a) A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500 showing details wherever applicable :
 - (i) The boundaries of the plot.
 - (ii) The position of plot in relation to neighbouring street.
 - (iii) The name of the streets in which the plot is situated.
 - (iv) All the existing buildings and other development standing on over or under the site.
 - (v) The position of building and of all other buildings which the applicant intends to erect.
 - (vi) The means of access from the street to the building or the site and all other buildings which the applicant intends to erect.
 - (vii) Open space to be left around the buildings to secure free circulation of air, admission of light and ventilation for living purposes.
 - (viii) The width of the street (if any) in front and of the street at the side or rear of the building.
 - (ix) The direction of north point relative to the plan of the buildings.
 - (x) Any physical features such as trees, wells, drains, etc.
 - (b) A detailed Plan (in quadruplicate) shawing the plans, sections, and elevations of the proposed development to a scale of 1:100 showing the following details wherever applicable :
 - (i) Floor plans of all the floors together with the covered area, clearly indicating the size and shape of the members and sizes of rooms and the position of staircases ramps and liftwells.
 - (ii) The use of all parts of the building.
 - (iii) Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs. The sections shall indicate the height of building and height of rooms and also the height of the parapet and slope of the roof. At least one section should be taken through the staircase.
 - (iv) the building elevations from all the streets.
 - (v) details of service privy if any.
 - (vi) terrace plan indicating the drainage and slope of the roof.
 - (vii) the north point relative to the plans.
 - (viii) all structural calculations with necessary drawings.
 - (ix) all plumbing services with necessary details.
 - (c) In the case of a layout of land or plot
 - (i) a site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and land included in the layout.
 - (ii) a plan (in quadruplicate) drawn to a scale of 1:500 showing :
 - x) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-plots according to prescribed regulations;
 - y) width of the proposed streets and
 - z) dimensions and areas of open spaces provided in the layout for the purposes of garden and recreation purposes.
 - (d) An extract of the record of rights or property register card or any other document showing the land proposed for development.
 - (e) Specifications : Specifications, both general and detail, giving type and grade of materials to be used.
 - (f) Certificate of Supervision : Certificate in the prescribed form (Form 2 in the appendix) by the person undertaking the supervision.

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PERMISSION

Plans referred to in 4.3 above shall be on drawing sheets of any of the sizes mentioned in table below :

Designation	Trimmed Sizes (mm)
A0	840 x 1190
A1	895 x 840
A2	420 x 590
A3	300 x 420
A4	210 x 300
A5	140 x 210

Following notations shall be used for plans referred to in 4.3 above.

	Site Plan	Bldg. Plan
Thick Black	Thick Black	Thick Black
Green	Green	—
Green dotted	Green dotted	—
Thick dotted	Thick dotted	—
No colour	No colour	No colour
Blue	Blue	Blue
Yellow hatched	Yellow hatched	Yellow hatched
Red	Red	Red
Red dotted	Red dotted	Red dotted
Black dotted thin	Black dotted thin	Black dotted thin

Applicable schedules of rooms, apertures and floor areas shall be submitted along with the drawings in the forms enclosed in Appendix-I

PLANS AND SPECIFICATIONS TO BE PREPARED BY LICENSED ARCHITECT

Plans and specifications referred to in 4.3 above shall be prepared and duly signed by the Licensed Architect.

Structural details shall be prepared and duly signed by the Registered Structural Engineer.

Plumbing arrangements shall be prepared and duly signed by the Registered Plumber.

Codes for Registration of Architects, Structural Engineers and Plumbers shall be as laid down in

6. DECISION OF THE CORPORATION

On the application for development permission, the Corporation shall communicate its decision whether to grant permission to the applicant as per the provisions of Section 45 of the Act.

The Certificate, granting the permission with or without conditions shall be in Form 2 enclosed in

7. DEVIATIONS DURING CONSTRUCTION

On the carrying out of development, any departure of a substantial nature from the approved plan is prohibited. The revised plan showing the deviations shall be submitted and the procedure laid down for the same shall apply mutatis mutandis.

8. DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT

On the application for development permission, the Officer-in-Charge of any Government Department or Office shall forward in writing to the Corporation of the intention to carry out development of any land for its purposes the following documents and plans :

(a) A quadruplicate of the area proposed to be developed to a scale of 1:500.

Detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development of 1:100.

- a) the case of a layout of land or plot :
- a) a site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing land included in the layout.
- A plan (in quadruplicate) drawn in scale of 1:500 showing :
 - (1) Sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions according to prescribed regulations;
 - (2) Width of the proposed streets and
 - (3) Dimensions and areas of open space provided in the layout for the purpose of garden or recreation or

9. RESPONSIBILITIES OF THE APPLICANT

Neither the grant of Commencement Certificate nor the approval of the drawings and specifications nor the approval by the Corporation during the carrying out of development shall in any way relieve the applicant of his liability for carrying out the development in accordance with the requirements of these regulations.

- a) The applicant shall :
 - (1) Permit authorised officers of the Corporation to enter the plot for which the Commencement Certificate is issued for carrying out development, at any reasonable time for the purposes of enforcing these regulations.
 - (2) Obtain, where applicable, from the Corporation permission relating to building, zoning, grades, sewerage, plumbing, signs, blasting, street occupancy, electricity, highways, and all other permits required for carrying out the development.
 - (3) Give at least 7 days' notice to the Corporation of the intention to commence the carrying out of development.
 - (4) In the case of building operations, give notice to the Corporation on completion upto plinth level and 7 days' notice of commencement of further work.
 - (5) Give written notice to the Corporation regarding completion of the development in Form No. 4 enclosed in the Commencement Certificate, duly signed by the Licensed Architect.
 - (6) Obtain occupancy certificate from the Corporation prior to any occupancy or use of the development so as to be available for inspection, during the carrying out of development and for such a period thereafter as may be required by the Corporation the records of the tests which are made of any materials to ensure conformity with the requirements of these regulations.
 - (7) Keep pasted in a conspicuous place on the property in respect of which the permission to develop is issued a copy of the Commencement Certificate.
 - (8) Keep during carrying out of development a copy of the approved plans on the premises where the development is to be carried out.

10. INSPECTION

Generally all development work for which a permission is required shall be subject to inspection by the Corporation. In certain types of development involving unusual hazards or requiring constant inspection shall have to be inspected by special inspectors appointed by the Corporation.

Inspection where required shall be made within 7 days following the receipt of notice, after which the applicant shall be free to continue the development according to the approved plans. In case of building operations the Corporation shall, at the first inspection, determine to the best of its ability that the building has been constructed in accordance with the approved plans. The final inspection of the completion of the work shall be made within 7 days of the date of receipt of the Completion Certificate.

11. OCCUPANCY CERTIFICATE

The Corporation shall within 30 days from the receipt of the Completion Certificate required under these regulations communicate its decision after the necessary inspection about grant of Occupancy Certificate in accordance with sub-section 9.2 (f).

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REGISTRATION OF LICENSED ARCHITECTS, STRUCTURAL ENGINEERS & PLUMBERS

Corporation shall license Architects, Structural Engineers and Plumbers. Application for registration as Architect, Licensed Structural Engineer and Licensed Plumbers shall be in form enclosed in the Appendix.

Application for Registration

Minimum qualification shall be necessary for obtaining the license from the Corporation for practising in

Minimum qualifications for registration as Licensed Architect shall be those prescribed under the Practising Act, 1972.

Minimum qualifications for registration of Licensed Structural Engineer shall be a Graduate in Civil Engineering with two years experience in Structural Design, or Diploma in Civil Engineering with five years experience in Structural Design.

Minimum qualification for registration as Licensed Plumber shall be a Graduate in Civil Engineering or Diploma in Civil Engineering or a certificate from the Bombay Municipal Corporation enabling the person to practice as a licentiate plumber in the Bombay Municipal Corporation Area, or any other certificate in Sanitary Engineering or Plumbing for any recognised institute.

Annual license fee for registration as Licensed Architects/Structural Engineers/Plumbers shall be Rs. 250/- per annum or part thereof. The Fee shall be payable in-advance and shall be non-refundable.

13. UNSAFE BUILDING

Buildings shall be considered to constitute danger to public safety and shall be restored by repairs or otherwise as directed by the Corporation.

Inspection of Unsafe Buildings : The Corporation shall examine or cause to be examined every building reported to be damaged, and shall make a written record of such examination.

Notice to Owners Occupier : Whenever the Corporation finds any building or portion thereof to be unsafe, it shall, in accordance with the established procedure for Legal notice, given to the owner and occupier of such building written notices to be served on the owner or occupier thereof. This notice shall require the owner or the occupier within a stated time either to complete the repairs or improvements or to demolish and remove the building or portion thereof.

Emergency : The Corporation may direct in writing that the building which in its opinion is dangerous, or has no provision for fire escapes, or which catches fire, shall be vacated immediately or within the period specified for the purpose, provided that the Corporation shall keep a record of the reasons for such action.

Notice of Demolition : In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or otherwise, the Corporation shall cause the danger to be removed whether by demolition of the building, or portion thereof or otherwise.

Emergency : In case of emergency, which in the opinion of the Corporation involves imminent danger to health, the Corporation shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the Corporation may at once enter such structure or building which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The Corporation may also get the adjacent structure vacated and protect the public by an appropriate fence or other means as may be necessary. The decision of the Corporation shall be final.

Costs : The costs incurred under 13.5 and 13.6 shall be charged to the owner of the premises involved. Such costs shall be payable by the owner of the premises in respect of which or for the benefit of which the same have been incurred and shall be treated as arrears of Land Revenue.

14. ZONING AND USE PROVISIONS :

(a) Development Plan of New Bombay, has divided New Bombay into following zones :

1. Residential 2. Predominantly Commercial 3. Industrial 4. Warehousing 5. Regional Parks.

For the purpose of these regulations the land uses have been classified into following groups :

1. Quarrying 2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile 8. Storage.

In these regulations, unless the context otherwise requires :

“Mining and Quarrying” means extraction of stone earth, murum or any other mineral including open cast mining;
 “Residential Land Use” includes any land on which sleeping accommodation is provided for non-commercial purposes, with or without cooking or dining or both facilities, except any activity classified under Group 5;
 “Educational Land Use” includes any land use for school, college or day-care purposes for more than 10 persons involving assembly for instruction, education or recreation and which is not covered by Group 5.
 “Institutional Land Use” includes any land, which is used for purposes such as medical or other treatment of persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or persons in penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings shall provide sleeping accommodation for the occupants.

“Assembly Land Use” includes any land, where groups of people congregate or gather for amusement, social, religious, patriotic, civil, travel and similar purpose, for example, theatres, motion picture houses, auditoria, exhibition halls, museums, skating rings, gymnasia, restaurants, places of worship, dance halls, passenger stations and terminals of air, surface and marine public transportation services, recreation grounds.

“Business Land Use” includes any land, which is used for the transaction of business (other than that covered by Group 7); for the keeping of accounts and records and similar purposes, doctors’ and dentists’ consulting rooms, service facilities such as news stands, lunch counters, refreshment stalls, barbers, persons, barber shops and beauty parlours. City halls, town halls, court houses and libraries shall be included in so far as the principal function of these is transaction of public business and the keeping of records. Minor offices, incidental to operations in another type of land use shall be considered as part of that land use and shall be classified under the relevant group for the main land use.

“Mercantile Land Use” includes any land, which is used for shops, stores, markets, for display of goods and merchandise, either wholesale or retail.

Office, storage and service facilities incidental to the sale of merchandise and located on the same premises shall be included under this group.

Minor merchandising operations on land primarily used for other land uses shall be covered by the group in which the predominant land use is classified.

“Industrial Land Use” includes any land on which products or materials of all kinds and properties are manufactured or assembled or processed, for example, assembly plants, laboratories, dry cleaning plants, power plants, machine shops, smoke houses, laundries, gas plants, refineries, dairies and saw-mills.

“Storage Land Use” includes any land, uses primarily for the storage or sheltering (including service facilities and repairs incidental to storage) of goods, wares, or merchandise, vehicles, for example warehouses, cold storage sheds, transit sheds, store houses, truck and marine terminals, garages, hangers (other than aircraft hangars) and elevators.

The decision of the Corporation about the land use group of any function shall be final and conclusive. The land uses that shall generally be permitted with due considerations to amenity in the zones are as follows:

Zones	Land Use
Predominantly Residential	2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile
Predominantly Commercial	2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile

In case of Action Areas located in predominantly residential zone essential service industries shall be permitted in such areas which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor, may be permitted in such areas in addition to the landuses stipulated above.

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case of Action Areas located in predominantly commercial zone, essential service industries and warehouses, or create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in the land uses stipulated above.

8. Industries with residences for essential staff.
9. Storage with residences for essential staff.
9. Storage with residence for essential staff.
1. Mining and Quarrying
5. Assembly in areas to be specially designated by the Corporation along with residences for essential staff and Residential for hotels, holiday resorts and the like.

without prejudice to the meaning assigned to "development" in the Act, "development" shall be classified as:

- a) Building Operations
- b) Layout and sub-division
- c) Erection of Hoarding
- d) Mining and Quarrying
- e) Any other type of development

16. BUILDING OPERATIONS

Buildings for the various land uses classified in 14.2 shall be governed by the Following regulations :

Application Fee

Applying for a permission for carrying out building operations on any land shall with his application pay to the Corporation Scrutiny Fees at the following rates :

Rs. two per square metre of the floor area of the intended development or part thereof subject to a minimum of Rs. 100/- and a maximum of Rs. 1000/- for all land uses except for development for hospital, dispensary school

or Rs. 100/- if the intended development seeks no additional floor area or if the application is for the revalidation of a Commencement Certificate.

Rs. 50/- if the intended development is for the development for a hospital, dispensary, school or college or for any other use which the Corporation may specify by a general or special order.

Security Deposit

The applicant shall deposit and keep deposited an amount as a Security for the due performance of the conditions attached to the permission granted under the Commencement Certificate. The amount shall be deposited with the Corporation at the time of the application, and shall be calculated at the following rates :

Rs. 10/- p. sq. m. of the total floor area proposed to be constructed for all the land uses except in case of development for hospital, dispensary, school or college;

Rs. 5/- p. sq. m. of the total floor area of the development for hospital, dispensary, school or college or for any other use which the Corporation may specify by general or special order. The total amount to be deposited in such cases shall not exceed Rs. 1000/-.

The above rates are liable to be revised after every 5 years from the date on which these rules come into force.

The Security Deposit shall carry a simple interest of 6% per annum accruing from month to month, the period of less than one month being disregarded. The Security Deposit shall be refunded with accrued interest after the grant of the Commencement Certificate.

The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for non-compliance with any of the provisions of these regulations and conditions attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Corporation.

Permissible Height of Buildings :

For (Ground Coverage Ratio), FSI (Floor Space Index), VPR (Volume to Plot Area Ratio) :-

For the following land uses shall not exceed 1.00; unless otherwise specified in Special Development Regulations

1. Residential
2. Educational
3. Institutional
4. Institutional
5. Assembly
6. Business
7. Mercantile
8. Industrial

) The GCR for the following land uses shall not exceed 0.5; unless otherwise Specified in special Control Regulations.

8. Industrial 9. Storage

The VPR for the following land use shall not exceed 4 unless otherwise specified in Special Development Regulations.

9. Storage.

10.2 Room Sizes :

10.2.1 For the Residential Land Use the sizes of rooms shall not be less than those stipulated below :

One Room Dwelling Units :

The carpet area of a one room dwelling unit shall not be less than 9.5 sq. m. A nahan admeasuring 0.30 sq. m. shall be provided in addition to the minimum carpet area.

If the one room dwelling unit includes a WC or bathroom their sizes shall be as per regulation 16.3.2.

If WCs and bathrooms are to be provided in common, they shall be governed by the following provisions.

WC and Bathroom shall be provided for every four dwelling units or part thereof.

General washing place of area not less than 2.25 sq. m. shall be provided for every four dwelling units.

These facilities shall be available on the same floor on which the dwelling units are located.

Dwelling units with two or more rooms

The total carpet area of a two room dwelling unit shall not be less than 20 Sq. m.

The total carpet area shall be apportioned as living room and kitchen in such a way that the carpet area of the living room shall not be less than 10.5 sq. m. and the carpet area of the kitchen shall not be less than 4.5 Sq. m.

The dimension of the living room shall not be less than 2.4 M. and that of the kitchen shall not be less than 2.4 M.

The carpet area of any other room, provided in addition to the living room and kitchen shall not be less than 2.4 sq. m., and the dimension of such room shall not be less than 2.4 M.

10.3.2.2 The carpet area of room in buildings for all the other land uses shall not be less than 7.5 Sq. m. and the dimension of such room shall not be less than 2.4 M.

10.3.2.3 The minimum sizes of bathrooms and W. C.'s shall be as follows, for buildings of all land uses.

Bath Room : The internal dimensions of a bathroom shall not be less than 1.20 M x 1.20 M.

Water Closet (WC) : The internal dimensions of WC shall not be less than 0.90 M x 1.20 M.

Combined Toilet : The internal dimensions of a combined bathroom and WC shall not be less than 1.20 M x 1.20 M.

10.3.3 Height of Room

The height of rooms in buildings of all land uses shall not be less than 2.6 M.

The height of Bathrooms, WCs and Store Rooms in buildings of all land uses shall not be less than 2.6 M.

10.3.4 Lofts & Mezzanines

The following regulations shall apply to building of all the land uses :

A loft shall be permitted only on one of the walls of the room. The minimum height below the loft shall be 2.0 M.

A mezzanine floor shall be permitted within a room provided that the carpet area of such room is not less than 10.5 sq. m. and the area of the mezzanine floor does not exceed 30% of the carpet area of the room in which it is located. The height above and below the mezzanine floor shall not be less than 2.4 M and 2.6 M respectively.

10.3.5 Balconies

The minimum clear width of balconies in buildings of all land uses shall be 1 M.

The total floor area of balconies shall not be more than 15% of the total floor area of the building. The area of balconies over and above the permissible area shall be included in the floor area for the computation of floor area ratio.

10.3.6 Apertures for Light & Ventilation

The following regulations shall apply to all rooms in buildings of all land uses :

10.3.6.1 All rooms shall be provided with one or more apertures such as windows, fanlights, skylights, louvers or like, opening directly on to the external air or on to a covered unenclosed balcony not more than 2.0 M above the floor level.

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in buildings in which any portion of a room is more than 7.5 M away from the aperture or where artificial lighting is resorted to through air conditioning system, the illumination levels due to artificial lighting shall be as prescribed in the National Building Code Part VIII Clauses 4.1.2 and 4.1.2.2 or any modifications thereof. In all such cases a plan showing proposed illumination arrangement shall be submitted for approval.

on additional premises the provisions as prescribed in Part VIII Section 3 of National Building Code or any modifications thereof shall apply.

Refuse chutes

The following provisions shall apply in case of refuse chutes, if provided :

1. Refuse shall be collected in an enclosed chamber located at the bottom of the chute.

2. Each chute shall be provided with sufficiently large refuse receptacle. The bottom opening of the refuse chutes shall be provided with lid which can be closed when the receptacle is being removed from the chamber. The bottom opening shall be provided with necessary draining arrangements so that water does not accumulate inside the chamber.

3. The floor surface of the refuse chutes and the bottom chamber shall be non-absorbant and cleanable.

4. The bottom opening on a refuse chute shall be greater in area than 60% of the cross sectional area of the chute and the door shall be fixed with approved fire resistant metal closures designed to close automatically on release.

5. The top of the refuse chute shall extend not less than 1 M above the roof and shall be covered with a sky light or shutter which shall be half of the area of the chute.

6. Each refuse chute shall be equipped at the top with spray equipment for washing down purpose and with an automatic fire extinguisher for fire protection.

Inner and Outer Chowk

The following regulations shall apply to buildings of all the land uses :

1. Inner chowks shall be allowed only in buildings, constructed on stilts. The Chowk shall be kept accessible at the time of use. However, Inner Chowks shall be permitted in row houses, built on the ground but which are used only for residential use.

2. The minimum width of an inner chowk on which doors or windows abut shall be less than 3 M.

3. The minimum width of chowks on which doors and windows abut shall have area at all levels of the chowk, of not less than the area of the highest wall abutting the chowk.

4. The minimum area of a room excluding a stair-case, bath room and WC shall be exclusively dependent for its light and ventilation upon such chowk. If any room abutting an inner or outer chowk is exclusively dependent upon such chowk for its light and ventilation the dimensions of the Chowk shall be in accordance with regulation 17. Provided that when only one room abuts a chowk, the chowk shall have a minimum dimension of 2.5 M and any area for such room shall be not less than 2.00 M.

5. The minimum width (as distinguished from its depth) of an outer chowk shall be less than 2.00 M.

Staircases

The following regulations shall apply to all the staircases in buildings of all land uses without prejudice to the provisions of Regulation 23.

1. The minimum width of the staircase shall not be less than 1.0 M.

2. The minimum depth of tread without nosing shall not be less than 25 Cms.

3. The maximum height of riser shall not exceed 19.5 Cms. and they shall be limited to 12 per flight.

The following regulation shall apply to lifts in buildings of all land uses without prejudice to the provisions of Regulation 23.

1. In buildings the height of building exceeds 16 M. at least one lift shall be provided in the building.

2. In buildings the height of building exceeds 22 M. at least two lifts shall be provided in the building.

17. OPEN SPACES AROUND BUILDINGS

- 17.1 The following regulations shall apply to buildings of all land uses except those of Industrial Land Use:
- (a) The front, side and rear open spaces shall not be less than 3 M. in width where the height exceed 10 M.
 - (b) For height of building above 10 M. and upto 25 M. in addition to the minimum width of the open space for the height of 10 M. there shall be an increase in the width of the minimum open spaces at the rate of 3 M. or fraction thereof, for heights above 10 M.
 - (c) For heights of building above 25 M. and upto 30 M. the minimum width of the open spaces shall be 3 M.
 - (d) For heights of buildings above 30 M. in addition to the minimum width of the open space required for the height of 30 M. there shall be an increase in the width of the open space at the rate of 1 M. per every 5 M. or fraction thereof, for heights above 30 M, the width of the open space need not exceed 16 M.
- 17.2 The open spaces mentioned above shall apply to the individual wings of the buildings, by treating each wing as a building for the purposes of this section.
- 17.3 For buildings of residential land use following special provisions shall apply :
- (a) For semi-detached buildings having not more than two storeys, the width of the front, rear and side open spaces shall not be less than 3 M.
 - (b) For row-houses, having not more than two storeys the width of the front and rear open spaces shall not be less than 3 M.
- 17.4 Following regulations shall govern the open spaces around buildings of industrial land use :
- (a) For plots of area less than 800 Sq. m. minimum width of the front open space shall be 5 M. and minimum width of side and rear open spaces shall be 3 M.
 - (b) For plots of area between 800 Sq. m. and 1200 Sq. m. the minimum width of front open space shall be 5 M. and minimum width of side and rear open spaces shall be 4 M.
 - (c) For plots of area having an area of more than 1200 Sq. m. the minimum width of the front open space shall be 5 M. and minimum width of side and rear open spaces shall be 5 M.
- 17.5 Projection in the the open spaces

Balconies, Chhajjas, Weather Sheds and such other features shall be permitted to project in the open spaces to an extent of 1.5 M. But the clear width of the open space shall in no case be less than 3 M.

18. CAR PARKING, LOADING AND UNLOADING

- 18.1 One 'Car Space' for parking shall be 2.50 M. x 4.75 M.
- 18.2 Car parking spaces shall be clearly shown on the site plan along with the manouvering space to be provided to the Corporation.
- 18.3 Number of car spaces to be provided for various land-uses shall be governed by the following table:

Land Use	Car Spaces
Residential	
Houses and Apartments	<ul style="list-style-type: none"> a) 1 for every dwelling unit of carpet area more than 120 Sq. m. b) 1 for every two dwelling units of carpet area between 100 sq. m. and 120 sq. m. c) 1 for every three dwelling units of carpet area between 80 sq. m. and 100 sq. m. d) 1 for every six dwelling units of cerpet area between 50 sq. m. and 80 sq. m.
Hotels and Lodging Houses	1 for 100 sq. m. floor area or part thereof.
Edncational Institution	1 for 120 sq. m. of floor area or part thereof.
Institutional	1 for 250 sq. m. of floor area or part thereof.
Assembly	1 for 60 sq. m. of floor area or part thereof.
Business	1 for 100 sq. m. of floor area or part thereof.
Mercantile	1 for 100 sq. m. of floor area upto 500 sq. m. and 1 for 200 sq. m. there above.
Industrial	1 for 250 sq. m. of floor area upto 500 sq. m. and 1 for 500 sq. m. there above.
Storage	1 for 250 sq. m. of floor area upto 500 sq. m. and 1 for 500 sq. m. there above.

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the above, loading and unloading spaces shall be provided for Mercantile, Industrial and Storage land use as detailed in the table below. The loading unloading space shall be 4 M. x 6 M.

	Loading	Unloading space
	1 for every 250 sq. m. of floor area or part thereof upto 500 sq. M. and 1 for every 500 sq. m. or part thereof thereafter.	

Standards for parking and loading-unloading may be modified in Special Development Control Regulations with due consideration to the common parking facilities provided in the layout of the Action Area. Residential land use 25% of the open space around building may be used for parking. In case of other land use the open space around buildings may be used for parking and loading unloading. A minimum distance of 3 M. around the building shall be kept free from any parking and loading

19. MEANS OF ACCESS

Access to buildings
 For residential land use, the width of the approach from the street to building shall not be less than :
 (a) If the length is not more than 3 M. and/or the floor area of the building served does not exceed 150 sq. m.
 (b) If the length is more than 3 M. but does not exceed 9 M. and/or the floor area of the building served is more than 150 sq. m. but does not exceed 800 Sq. m.
 (c) If the length is more than 9 M. and/or the area of the building served exceeds 800 Sq. m.
 In a layout of sub-division scheme or the streets that serve more than one building in a plot of land shall be governed by following regulations :
 For residential land use the width of the internal street shall not be less than 6 M, the minimum paved width shall not be less than 6 M and the length of the street does not exceed 85 M and/or the area of the plot served is not more than 1000 sq. m.
 For all other uses other than residential the width of the street shall not be less than 11 M.
 The Corporation shall have the right to specify the location of the access either for the approaches to the building from public streets from a public road.
 Approaches to buildings and internal streets shall be paved drained and lighted to the satisfaction of the Corporation.
 Approaches to buildings shall be free from any obstruction. No portion of any building or structure shall project into the approach below a height of 2.25 M from the approach.

20. GATES & BOUNDARY WALLS

Drawings of gates and boundary walls shall be submitted alongwith the application for development. The height of boundary wall measured from the surrounding ground level or the adjoining kerb level shall not be more than 1.8 M. At the junction of streets, no fence or boundary wall together with the grill facing the streets shall be less than 0.8 M from the kerb for a length of 9 M from the junction of the streets. For development for public utilities and public purposes, a solid boundary wall may be permitted to a height of 2.25 M above the surrounding ground level or the adjoining kerb level, with prior approval of the Corporation.

21. DISTANCE FROM WATER COURSE

Development whatsoever whether by filling or otherwise shall be carried out within 15 M on either side of the water course. Provided that where a water course passes through a low lying land without any well defined bank, the Corporation may be permitted by the Corporation to restrict or direct the water courses to an alignment and the same shall be determined by the Corporation.

22. CONTROL OF AIR & WATER POLLUTION

- 22.1 No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger public health.
- 22.2 Without prejudice to the generality of the above provision the Corporation may after the scrutiny of the application and information furnished in Form No. 1 and any other information, stipulate certain measures to control the air and liquid effluents from the factories. These measures shall be stipulated as conditions of the Commencement Certificate.

23. OTHER ASPECTS OF DEVELOPMENT

The following aspects of development shall be governed by the provisions of the National Building Code of India, 1970-Indian Standard Institution or any modifications thereof.

- 1) Fire protection
- 2) Building Materials
- 3) Structural Designs
- 4) Constructional Practice and Safety
- 5) Building Services.
 - a) Electrical Services
 - b) Air Conditioning and Heating
 - c) Installation of lifts and escalators.
- 6) Plumbing Services
 - a) Water Supply
 - b) Drainage and Sanitation
- 7) Lightning Protection.

24. LAYOUTS OR SUB-DIVISION OF LAND

Development of land in the form of sub-division or layout shall be governed by the following regulations:

- 24.1 When the land under development admeasures 3000 Sq. m. or more, the applicant shall submit a plan of sub-division of the entire area of land.
- 24.2 In such layouts or sub-divisions, 15% of the total area shall be reserved for recreational use. The recreational use shall be at one place as far as practicable.
 - No such area shall admeasure less than 450 Sq. m.
 - In case of Special Development Control Regulations for Action Area, the above standard may be modified due considerations to the common recreational area provided in the Action Area.
 - Such recreational area shall have an independent access.
- 24.3 The internal streets of a layout or sub-division of land shall be as per provisions of regulation 19.
- 24.4 The parking, loading and unloading spaces required under these regulations shall be indicated along with the application for development.
- 24.5 For the purpose of computation of the FSI the net area of the plot shall only be considered.

25. CONTROL OF ERECTION OF HOARDINGS

- 25.1 Every Hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per regulation 23.
- 25.2 Sizes of Hoardings : Sizes of Hoarding along with various roads shall be governed by the following:

Road width range in Metres	Height of Hoarding (width)	Maximum length
) National Highways and Roads more than 50 M in width	3 M	10.00 M
	3 M	7.5 M
	2 M	5.00 M
	1 M	2.5 M

No variation in the height of Hoarding shall be permitted however, variation in length shall be in multiples of 2.5 M.

POLLUTION

nuisance and endanger public health and safety. The Corporation may after the scrutiny of the measures to control the air quality under the conditions of the Commencement Certificate.

DEVELOPMENT

provisions of the National Building Code of India, 1973.

Height of hoardings on ground : No hoarding shall be erected to a height exceeding 9 M. above the ground level. Light reflectors may however extend beyond the top of the hoarding. The lower base or the bottom of the hoarding shall be at a height of not less than 2.25 M from surface of ground below.

Distance from Road : A minimum distance of 3 M shall be maintained between the edge of the existing or proposed road and the hoarding as regulated by the Corporation.

Distance from the junction of a road : The Hoardings along roads shall not be permitted within a distance of 100 M from the junction or the intersection of a road. This distance being measured between hoarding and the centre line of the road.

Hoarding which in the opinion of the Corporation is likely to be confused with an authorised traffic sign or symbol shall not be permitted.

Hoarding containing the word 'stop', 'look', 'danger' or other similar word that might mislead or confuse the driver shall not be permitted.

Hoarding on roof

Size of hoardings on roof shall be 1 m. x 2.5 m. or in exact multiples thereof subject to maximum of 3 m. x 2.5 m.

Hoarding on roof shall project beyond the existing building line of the building on which it is erected or shall project beyond the roof in any direction.

Charges and Fees

Fees for erection and maintenance of the hoarding shall be charged as given below :

Scale of fees per annum p. sq. m. of hoarding area.	
Area upto 5.00 sq. m.	Rs. 100.00
Additional 1.00 sq. m.	Rs. 25.00

Fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

LAND

governed by the following provisions. The applicant shall submit a plan of the land for recreational use. The area shall be in accordance with the above standard map area.

provisions of regulation 19. The conditions shall be indicated on the plan. Only the above standard map area shall be considered.

HOARDINGS

mechanic and other loads as per the provisions of regulation 19. The conditions shall be indicated on the plan. Only the above standard map area shall be considered.

Maximum length	Minimum length
10.00 M	7.50 M
7.50 M	5.00 M
5.00 M	2.50 M

variation in length shall be as per the above table.

26. MINING AND QUARRYING

The following regulations shall govern the mining and quarrying operations. The applicant shall deposit and keep deposited an amount as a Security Deposit for the due performance of the provisions of these Regulations and conditions attached to the permission covered by the Commencement Certificate. The amount shall be deposited at the time of application, and shall be calculated at the following rates.

50/- per 1000 sq. m. of plot area or part thereof to be used for mining, quarrying or operating brick kiln.

The Security Deposit shall be refunded without interest after the expiry of the period mentioned in 26.4 below.

The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of the provisions of these Regulations and conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

Mining and quarrying operations where no blasting is involved shall be permitted within a distance of 50 M. from any public road, railway, canal or any other building. No mining and quarrying operations which involve blasting shall be permitted within a distance of 200 M. from any public road, railway, canal or any other building.

Mining operation shall be permitted on the plot on which mining and quarrying has been permitted without the approval of the Corporation.

Mining and quarrying operations shall be permitted for a stipulated period not exceeding three years from the date of the Commencement Certificate at a time, and shall be so prescribed in the Commencement Certificate.

The following shall govern the mining and quarrying operation and shall form conditions of the Commencement Certificate.

Mining and quarrying operations shall not cause any nuisance to the people in the vicinity.

Mining and quarrying operation shall not cause depression below the average ground level, if the operation involves extraction of stone, earth or murum.

27. DEVELOPMENT OF LAND NOTIFIED FOR ACQUISITION

Land notified for acquisition under the Land Acquisition Act 1894, and where the land has not been acquired by the Corporation may in its absolute discretion grant permission for temporary development.

Provided that the period of such temporary development shall not exceed 1 year and provided that the applicant shall undertake to remove the development so executed on or before the date specified by the Corporation.

All the foregoing provisions shall apply mutatis mutandis to such development.

The permission may be renewed from time to time at the discretion of the Corporation.

The owner-applicant shall obtain a NO OBJECTION CERTIFICATE from the concerned Land Revenue Officer carrying out the intended development. The NO OBJECTION CERTIFICATE shall be a condition for development.

Security Deposit

The applicant shall deposit and keep deposited an amount as Security Deposit at the rate of Rs. per square meter area of the proposed development for the due performance of the conditions of the permission Commencement Certificate.

The amount shall be refunded, without interest; after the removal of the development with due compliance with the conditions of the Commencement Certificate.

The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation in each of any of the provisions of these regulations and conditions attached to the permission Commencement Certificate.

The development permission may be granted at the discretion of the Corporation with following conditions for the Commencement Certificate.

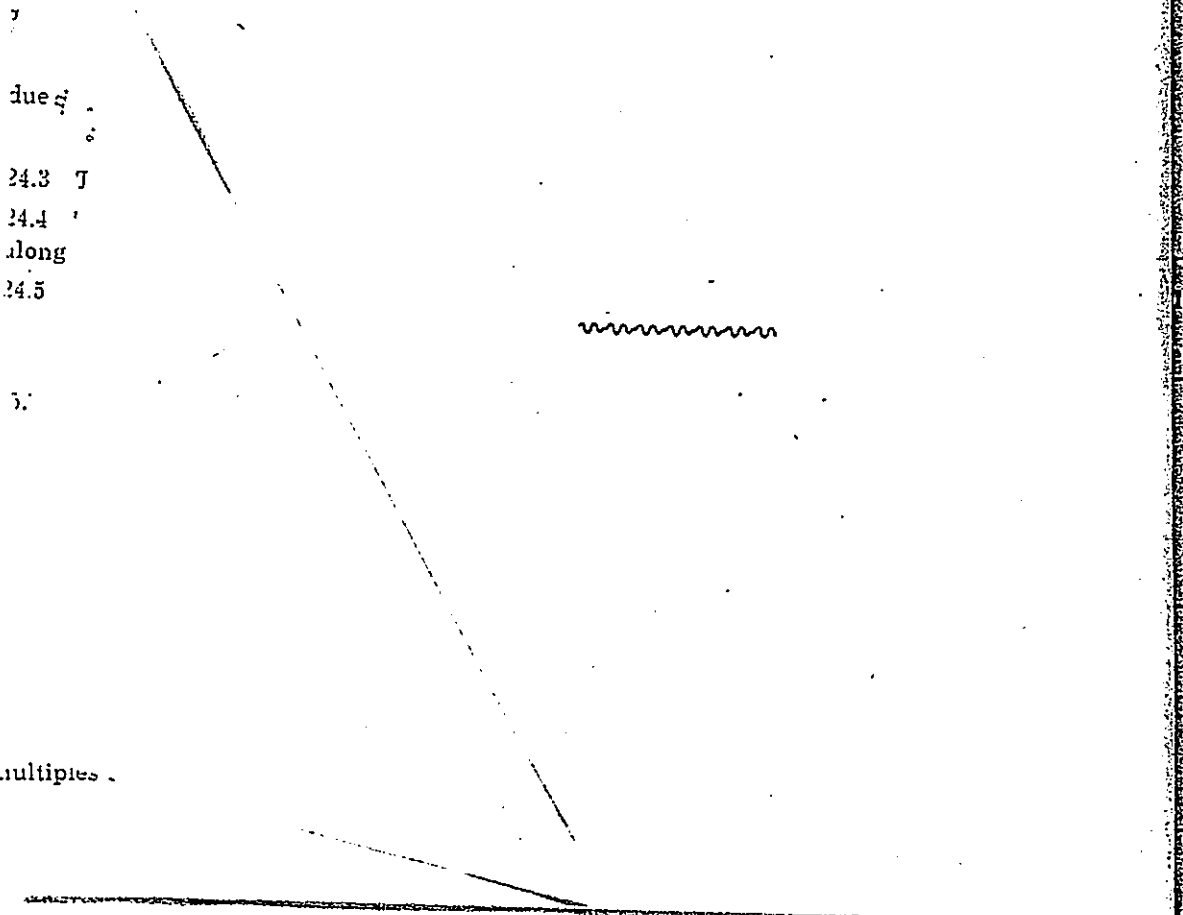
The applicant shall remove all the development on land when directed by the Corporation.

The applicant shall neither be entitled for any compensation for the removal of the development on alternative land.

The applicant, if he desires may apply in writing for renewal of the permission.

28. DISCRETIONARY POWERS

In specific cases where a clearly demonstrable hardship is caused the Corporation may relax the provisions of these regulations at its absolute discretion. Provided that, the Managing Director, shall have power consult a Committee constituted of Chief Architect, Chief Engineer and the Town Planning Officer.



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APPENDIX - I

ing schedules should be indicated on the drawings or shall be separately submitted alongwith the Applica-

f doors, windows and other apertures

le of doors, windows and other apertures should be in the from shown below :

Size of Aperture	Area inclusive of frames	Area of fixed glazing if any

of Rooms

ooms on each floor should be distinctly numbered and a schedule of room sizes and apertures should be in the form shown below

Dimensions of room	Carpet area of room	Apertures per room Type No.	Area	Total area of apertures per room

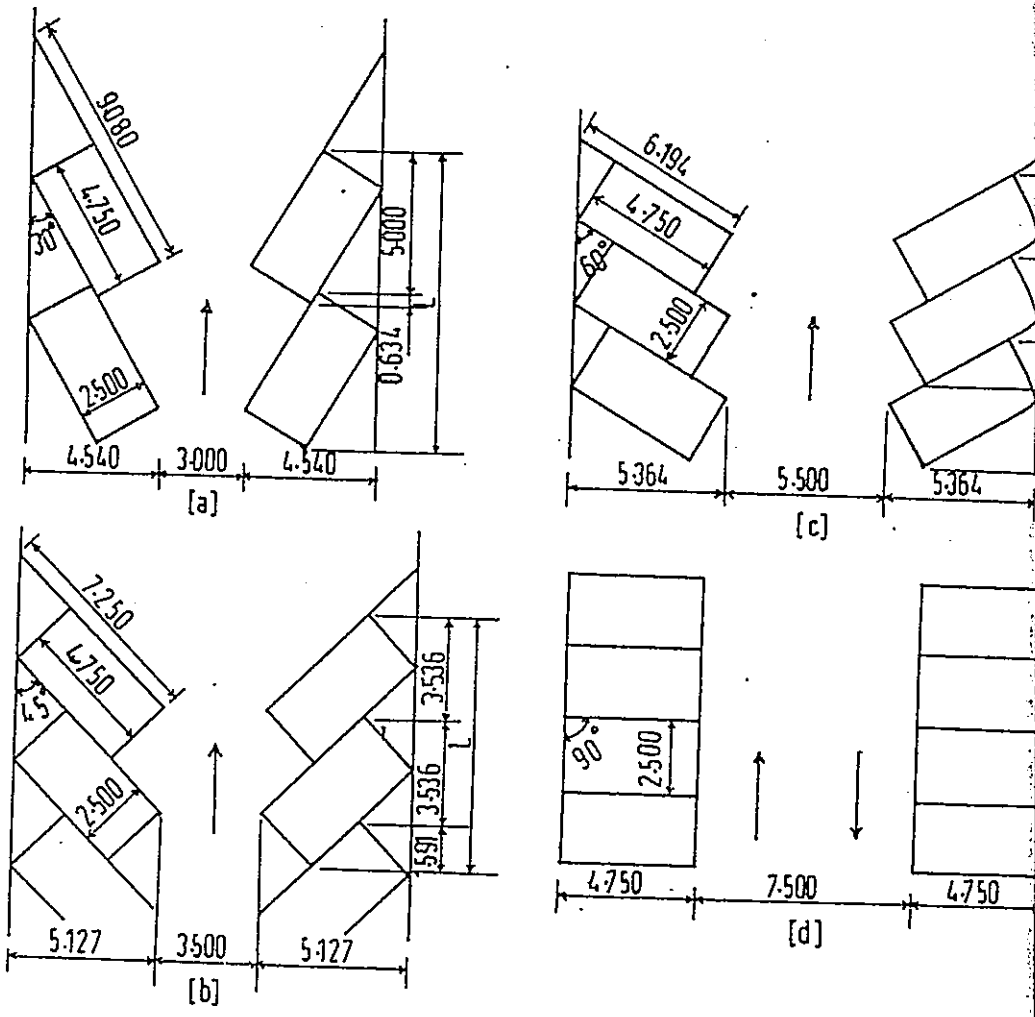
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chedule of floor areas should be in the form shown below :

Storey	Floor area on each storey

GUIDE LINES FOR CIRCULATION SPACE AROUND PARKING SPACES

With reference to regulation No.18
the parking arrangements shown in the
following diagrams shall be considered
satisfactory.



[all dimensions are in m]

I intend to carry out the development in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966.
 Street No. _____ Sector _____ Township/Village _____
 (State particulars of proposed development)
 Signature of the Licensed Architect _____
 (d) Information prescribed forms duly filled in as required by the Corporation may be approved and that permission may be accorded to carry out the development.

FORM FOR SUPERVISION

Form

I hereby certify that the proposed development to be carried for.....
(Name of the owner-applicant)
No..... StreetWard/Sector.....in New Bombay sh
out under my supervision and I certify that all the materials (type and grade) and the workmanship of the
generally in accordance with the general and detailed specifications submitted along with, and that the d
shall be carried out accordieg to the approved plans.

Signature of Licensed Architect

Name of the Architect.....
Registration Number.....
.....
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Form

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional and Town Planning Act
Maharashtra XXXVII of 1966) :-

To*.....
to**.....

subject to the following conditions, viz

This certificate shall remain valid for a period of one year commencing on the date of its issue.

CIDCO

* Name of person
** Description of work of development.

Form

FORM OF COMPLETION CERTIFICATE

I hereby certify that the carrying out of development for.....
(give a brief description of the nature of developo

Plot No/S. No.....Street.....Ward/Sector/Village.....
New Bombay, has been supervised by me and has been completed on.....
(date)

According to the permission granted vide Commencement Certificate dated.....and plans approved
provisions of the Development Control Regulations and conditions prescribed in the Commencement Certificate have
been observed during the carrying out of development. The Development so carried out is fit for which it has
been carried out.

(Signature of the Licensed Architect

Name of the Licensed Architect.....
(IN BLOCK LETTERS)

Registration No.....
Address.....

FORM OF OCCUPANCY CERTIFICATE

I certify that the development.....
 (Brief description of the nature of development)
 Survey No.Street.....Ward/Sector/Village.....in New Bombay,
 under the supervision of.....has been
 (Name of the Licensed Architect)
and I declare that the development has been carried out in accordance with the General
 Control Regulations and the conditions stipulated in the Commencement Certificate dated.....
 The development is fit for the use for which it has been carried out.

.....
 City and Industrial Development
 Corporation of Maharashtra Ltd.

APPLICATION FORM FOR REGISTRATION OF
 ARCHITECTS/STRUCTURAL ENGINEERS/PLUMBERS

To the
 Director,
 City and Industrial Development Corporation of Maharashtra Limited.,
 2nd floor, Nariman point,
 400 021.

I wish to register myself as Licensed Architect Structural Engineer , Plumber
 of this organisation.

Particulars of my educational qualification and experience are given in the enclosed form.

Yours faithfully
 (Signature of the applicant)

Please tick mark the appropriate square.

FOR
OFF
USE
ONLY

Name of the applicant (In block letters)

.....

(Permanent)

.....

.....

to register as :

1. Architect 2. Structural Engineer 3. Plumber

(Enter appropriate number in the square)

For registration as Licensed Architects, attach a certificate of registration issued under the Practitioners Act 1972.

Professional Qualification :

Examination Year of passing

.....

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.....

Have you registered with a Municipal Corporation ? Yes /No If yes, give registration No.

Have you registered with 'A' Class Municipality ? Yes /No. If yes, give registration No.

Have you been working with a professional registered Municipal Corporation of 'A' Class Municipality ?

Yes No

If yes, give following particulars :

Name of the professional with whom worked :

.....

Registration No. of the professional :

.....

Period for which worked with the professional in years :

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Signature of the Applicant

UNDERTAKING TO BE GIVEN BY THE APPLICANT AT THE TIME OF REGISTRATION

I undertake to perform my professional duties in accordance with the Development Control Regulations and any other rules and regulations which will be prescribed from time to time.

.....
Signature of the Applicant

OFFICE USE ONLY :

1) The applicant shall be registered as a Architect/Structural Engineer/Plumber.

2) The applicant shall not be registered.

1
2
3

.....
(Signatures of the members of the scrutinising Committee).

"COPMARKET"

Telephone : 322294/98

HARASHTRA STATE CO-OPERATIVE MARKETING FEDERATION LTD.

Kanmoor House, Narsi Natha Street, P. B. No. 5080 BOMBAY-400 009.

May 3, 1980

A U T H O R I T Y

Shri R.M.Jain, Junior Engineer of Maharashtra State Cooperative Marketing Federation Limited is here by authorised to take over plot No.38 of Turbhe on behalf of Maharashtra State Cooperative Marketing Federation Ltd, Bombay from CIDCO Bombay. His signature is appended below:

R.M. Jain
R.M. Jain.
Junior Engineer.

Managing Director.

n/-

फेडरेशनच्या दि. १६-१-७९ रोजी भरलेल्या संचालक मंडळाच्या सभेत मंजूर झालेल्या ठराव नं. ५ ची सत्यप्रत.

विषय :- ५ : फेडरेशनच्या पोटनियम रु. ५० प्रमाणे कार्यकारी संचालक यांना अधिकार देणे.

ठराव :- ५ : फेडरेशनच्या पोटनियम रु. ५० प्रमाणे कार्यकारी संचालक यांना अधिकार देण्यात आले.

सूचक : म. श्री. शि. चं. केसूर

अनुमोदक : म. श्री. छे. य. पवार

ठराव सचिनीमते मंजूर.

येथे प्रमाणे ठरावाची अस्तित् नकल आहे.

42+8=45

