

## The Development Control Rules for Greater Bombay

The development control Rules with certain modifications were sanctioned by the State Government and published in the extra ordinary Government Gazette on 7<sup>th</sup> January 1967. These Rules have come into force with effect from 9<sup>th</sup> February 1967 for the purpose of all parts of the Development Plan of Greater Bombay has amended up-to-date.

### Part-I PERMISSION AND ZONES

- (1) *Written permission for Development Work* – No. person shall carry out any development work as defined in section 12 of the Bombay Town Planning Act, 1954, within the meaning as extended by section 14 of the Act, without the written permission of the Commissioner.
- (2) *Manner of obtained permission* – (a) For the purpose of obtaining permission, the applicant shall submit the following plans in duplicate –
  - (i) A block plan of such building site which shall be drawn to the scale of the largest revenue survey map at the time in existence for the locality and shall show the position and appurtenances of the properties, if any, immediately adjoining streets, if any and the means of access to the building;
  - (ii) A ground plan on 8 ft. scale showing the appurtenant open spaces with projections in dotted lines, distances from any buildings existing on the plot in figured dimensions;
  - (iii) The details floor plans for each floor on 8ft. scale with projections if any, showing the use of every room of portion of the buildings;
  - (iv) A plan on 16 ft. scale indicating the parking and loading unloading spaces ;
  - (v) At least one section through the building, showing the height of the plinth above the centre of street and the surrounding ground level, and of each floor and of the roof over the staircase and lift bays ;
  - (b) He shall also submit the form prescribed by the Corporation in this behalf duly filled in, giving particulars of the development work and such other information required therein along with two copies of the plans mentioned above; and if the development work falls within the purview of either Section 337 of 342 of the Bombay Municipal Corporation Act, a notice under that section shall accompany the form and the plans.
  - (c) If the development work is on as Ex-Trust Estate two more copies of the plans shall be submitted.
  - (d) If the development work relates to an industrial or factory building it shall be accompanied by a “No Objection Certificate” of the Industries Department of Government of Maharashtra.
  - (e) If the plans and the information given under rule 2(a) and 2(b) do not give all the particulars and necessary to deal satisfactorily with the case, the commissioner may, within 30 days from the date of receipt of the plans and other particulars, require the production of such further particulars and details as he deems necessary.
  - (f) The written permission shall be issued by the Commissioner or any officer designated by him in this behalf.
  - (g) No written permission shall be issued for the construction of any structure of building of any part thereof unless such construction is set back as required under these rules from the lines of the street whether in existence, prescribed under the Bombay Municipal Corporation Act or indicated on the Development plan.
  - (h) If the commissioner does not communicate his decision to the applicant within sixty days from the date of receipt of application for permission or of the date of

receipt of receipt of further particulars and details called for under sub-rule 2 (e) above as the case may be, the applicant may, at any time, within one year from the respective date proceed with the development work in accordance with his intention as described in the application or in any documents aforesaid, but not so as to contravene any of the provisions of the Bombay Town Planning Act, 1954 or of any of these rules.

3. *Development work to be in conformity with these Rules : - (a)*
- (i) All Development work shall conform to the respective provisions made under these Rules. If there is a conflict between the requirement of these rules and the requirements of bye-laws in force the requirements of these rules shall prevail;  
Provided however that in respect areas included in a finally sanctioned Town Planning Scheme, the scheme regulations shall prevail of there is a conflict between the requirements of these Rules and of the Scheme regulations.
  - (ii) The Development work when completed shall not be sued for any purpose except for the sanctioned use or such use as can be permitted under these rules.
- (b) *Change of use* – No building or premises shall be changed or converted to a use not in conformity with the provisions of these rules.
4. *Use as specifically designated on Development Plan – (a)*. Where the use of a site is specifically designated on the Development Plan, it shall be used only for the purpose so designated.
- (j) Where a site is designated for one special public purpose on the Development Plan, the Commissioner with the approval of the Corporation may use the structure existing or to be built thereon or permit the use of the structure in combination with other purposes provided the same is in conformity with these rules and the zone in which the site falls ;
  - (ii) In the case of specific designation in the Development Plan for schools and their Play-grounds or markets and service industries the Commissioner may interchange their uses provided the designations are on adjoining or nearby building or premises ;
  - (iii) Where the use of premises is especially designated for open markets, the Commissioner may, with the approval of the Corporation, in particular cases, permit development work on upper floors which shall be in conformity with the zone in which the premises falls and these rules :
  - (iv) Construction of multistoreyed garages only may be permitted on parking lots.
- (b) *Use to be in conformity with Zone* – Where the use of buildings or premises is not specifically designated on the Development Plan it shall be in conformity with the Zone in which they fall.  
Provided that and subject to the provisions of the Bombay Town Planning Act and the Bombay Municipal Corporation Act., any lawful use of premises, existing prior to the date of the publication of the intention to prepare the Development Plan i.e. 18<sup>th</sup> September 1958, shall continue;  
Provided further that a non-confirming use shall not be extended or enlarged except as provided in rule 43,43A and 43B that when a building containing nonconforming use is pulled down or has fallen down the user of the new building shall be in conformity with these rules.
- (c) *Widths of Roads in the Development Plan* – Notwithstanding anything contained in the Development Plan or in these rules the Commissioner may for time to time prescribe under Section 297 of the Bombay Municipal Corporation

Act regular lines of streets of widths different from those shown in the Development Plan.

5. *Zones or Districts* – For the purpose of the Development Plan and these rules Greater Bombay has been divided in to the following classes or zones :-
- (1) (a) Residential, (b) Residential with shop lines along streets;
  - (2) Commercial;
  - (3) Industrial : (a) General; (b) Special and
  - (4) Green or No Development zones.
6. *Boundaries of Zone* – The zones are located and bounded as shown on the Development Plan. In the Development Plan for Suburban and Extended Suburban area, the Commercial Industrial and the Green Zones are clearly bounded and marked and the remaining areas shall be deemed to be in the Residential Zones.

## **Part II RESIDENTIAL ZONES**

7. *Use provision in Residential Zones* – In residential zones building or premises shall be used only for the following purposes and their accessory uses :-
- (i) Any residences ;
  - (ii) Customary home occupations
  - (iii) Medical and dental practitioners, clinics and dispensaries and group Medical Centres
  - (iv) Professional offices and studies of a resident of the premises and incidental to such residential use, not occupying a floor area exceeding 200 sq.ft.
  - (v) Residential hotels or lodging houses in independent buildings or parts of buildings or on separate floors thereof with the special written permission of the Commissioner, who will take into consideration suitability of the site, size and shape of the plot, means of access, water and sanitary arrangements etc., before granting the permission.
  - (vi) Education Buildings including hostels, religious Buildings, community halls and welfare centres and gymnasiums, except trade Schools :

Provided that, the Municipal Commissioner may by order in writing direct that montessory schools, Kindrgarden Classes or Bal Mandirs in a part of any residential building may be conducted preferably on the ground floor, if the area thereof is not less than 37.16 sq.mt. (400 Square feet); and on condition that no nuisance is likely to be caused to the residents of the Buildings.

Provided further that, the Municipal Commissioner may, in congested localities where it is not possible to provide a separate building for a school, after taking into consideration the location, size of rooms, means of access, water and sanitary arrangements and other ancillary factors by order in writing direct that, primary schools in part or on a separate floor of any residential building may be conducted subject to the following conditions, namely :-

- (a) Each student shall be provided with 0.817 sq.m. (8.8 sq.ft.) space, that is to say the area of each room shall not be less than 6.92 metre x 5.48 metres (22 feet x 18 feet) so as to accommodate 43 pupils.
- (b) A Water room with drinking fountains shall be provided for every 300 children or less on each floor.
- (c) Urinals and water closets shall be provided on every floor on the basis of 4 urinals and 3 water closets for every 300 boys and 4 cubicals and 3 water closts for every 300 girls. Separate anvatory blocks shall be provided for male and lady teachers.

- (d) A tiffin room of about 18.58 sq.mt. (200 sq.ft.) in area shall be provided on the basis of the one for every 800 children, and when the number of pupils exceeds 1000 a separate tiffin room shall be provided for the teachers.
- (e) Staircase portions shall be such as to be easily accessible from the entrance and shall serve various classes expeditiously.
- (vii) (a) : *Public Libraries, Museums and Aquariums* :-  
(b) art galleries with the special written permission of the Commissioner who will take into consideration, the suitability of site, size and shape of the plot, means of access, etc., and may impose such conditions as he deems fit.
- (viii) Club houses not conducted primarily as a business :
- (ix) Correctional or mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals (except veterinary hospitals) with the special written permission of the Commissioner provided that those principally for contagious disease, the insane or for correctional purposes shall be located not less than 150 ft. from any adjoining premises ;
- (x) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any obnoxious nature and located on a site not less than 10 acres in area and when the laboratory is kept at least 100 ft. from any of the boundaries of the site and the accessory residential buildings 100 ft. from the laboratory ;
- (xi) Public Parks or private parks which are not utilized for business purposes.
- (xii) Bus, trolley bus, railway stations, taxi-stands and heliports;
- (xiii) Radio broadcasting station, race tracks, parks, stadia and play-fields for business purposes with the special written permission of the Commissioner;
- (xiv) Places for disposal of human bodies subject to the approval of the Corporation;
- (xv) Police Stations, Telephone Exchanges, Government & Municipal Sub-Offices, Postal & Telegraph Offices, branch offices of Banks, Electric Sub-stations, Fire Stations, Pumping Stations & Sewage disposal Works & Water Supply installations including its ancillary structures.
- (xvi) Petrol filling and service stations not employing more than 9 persons and sites not less than 1,200 sq.yds. in area on roads 60 ft. and above with the special written permission of the Commissioner;  
Air conditioned cinema theatre with separate entrance and exit to car park with the special written permission of the Commissioner and subject to all other regulations applicable to cinema theatres. The cinema theatre itself shall not be within 40 ft. of any boundary of the Plot except the road side boundary. Normally no permission for a new Cinema Theatre shall be granted within a distance of one furlong from the existing Cinema Theatre.
- (xvi-A) Storage of Liquefied Petroleum Gas Cylinders (bottled Gas) for domestic consumption not exceeding 300 kg. in residential building and not exceeding 8,000 kg. in an independent ground floor structure (except garages) at any one time with the special written permission of Commissioner and subject to compliance with safety rules which may, from time to time be determined in this behalf.

- (xvii) The following non –flashing and non-noon signs with illumination not exceeding 10 ft. candles :-
- (a) One name plate with an area not exceeding one sq.ft. for each dwelling unit.
  - (b) For other users permissible in the Zone, one identification sign or bulletin board with an area not exceeding 16 sq.ft.
  - (c) “For Sale” or “For Rent” signs for real estate not exceeding 20 sq.ft. in area provided they are located on the premises offered for sale or rent.
- (xviii) General Agriculture and Horticulture (including poultry farming in the areas comprised in the extended suburbs of Greater Bombay at the rate of 0.232 sq.m. (2.5 sq.ft.) per bird in independent plot of land admeasuring not less than 0.8094 hectares (2 acres) only), but excluding dairy farming provided that no offensive odours and dust are eracted and that there is no sale of products not produced on the premises and that the accessory buildings are not located within 9.144 Metres (30 ft.) from any of the boundaries and 6.096 mts. (20) from the main building on the plot.  
 Provided that the above restriction on space shall not apply to any poultry which is kept or maintained anywhere in Greater Bombay for purposes of domestic consumption only.
8. *Use Provision in Residential zones with Shop lines along streets* - A Building or premises with shop line along a street in residential zones may be used only for the following purposes subject to the conditions that :-
- (a) The additional uses permissible hereunder shall be restricted to a depth of 40 ft. and only on the ground floor of the building in the front portion abutting the street on which the shop line is marked except where the whole buildings is in occupation of one establishment only.  
 If such uses have an access from the side or rear open space the width of such open spaces shall not be less than 22 ft.
  - (b) Where the building or premises abuts on two or more streets, no direct opening of such shop shall be permissible on the street on which no shopping line is marked.
  - (c) The Commissioner may permit shopping user in the entire ground floor of the building in which case shopping which does not take access form front open space shall take access from side open spaces which shall in no cases be less than 30 ft. in width. The depth of shop shall in no case exceed 40 ft.
  - (d) No back to back shops would be permitted unless they are separated by a corridor at least 6 ft. in width shall be properly lighted and ventilated.
  - (e) *Use provisions* – All goods offered for sale shall be displayed within the building :-
    - (i) Any use permitted in residential zones;
    - (ii) Stores or shops for the conduct of retail business including departmental stores;
    - (iii) Personal Services Establishment;
    - (iv) Banks and Sale Deposit Vaults;
    - (v) Hair-dressing Saloon and beauty parlors
    - (vi) Frozen food lockers;
    - (vii) Hat repair and shoe shining and repair shops;
    - (viii) Local offices of any public authority created by law in India;
    - (ix) Professional offices;
    - (x) Shops for the collection and distribution of clothes and other materials for cleaning and dyeing establishment;

- (xi) Tailors shops not employing more than 9 persons;
- (xii) Cleaning and pressing establishments for clothes not occupying a floor area more than 2,000 sq.ft. and not employing solvents with a flash point lower than 138 degree Fahrenheit, machines with dry load capacity exceeding 60 pounds and more than 9 persons;
- (xiii) Shops for fold smiths, lock smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, musical instrument repairs, picture framing radio and house hold appliances repairs umbrella repairs and up-holsters not employing more than 9 person;
- (xiv) Coffee grinding with electric motive power not exceeding 1.5 horse power;
- (xv) Restaurant eating houses, cafeterias, ice-cream and milk bars, boarding houses.
- (xvi) Bakeries, confectioneries and establishments for pre-paration and sale of etables not occupying for production an area in excess of 750 sq.ft. per establishment and not employing more than 9 persons;
- (xvii) Printing Presses with aggregate motive power not exceeding 5.00 horse power not employing more than 6 persons in the industrial activity and individual electric motors of H.P. more than 2;
- (xviii) Theatres, cinema houses, club houses, assembly or concert halls, dance and music studios and such other places of entertainment, with the special written permission of the Commissioner;
- (xix) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibrations, smoke, dust, odour, glare, heat or other objectionable influences;
- (xx) Petrol filling and service stations not employing more than 9 persons and ice-factories and cold storages in independent buildings with the special written permission of the Commissioner;
- (xxi) Bulk storage of kerosene and bottled gas for domestic consumption with the special written permission of the Commissioner;
- (xxii) Repairing garages not employing more than 9 persons and 2 H. P. motive power in the industrial activity with the special written permission of the Commissioner;
- (xxiii) Parking of automobiles and other light vehicles on open plots even as a business;
- (xxiv) Undertakers;
- (xxv) Flour mills not using more than 10 H. P. motive power with the special written permission of the Commissioner;
- (xxvi) Vegetable, fruits, flower, fish or meat market places with the approval of the Corporation;
- (xxvii) Non-flashing business signs placed flat against the wall and not exceeding 20 square feet in area per establishment;
- (xxviii) Accessory buildings and uses customarily incidental to any permitted principal use, including storage upto 50 percent of the total floor area for the principal use.
- (xxix) Embroidary shops, and button hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;
- (xxx) Diamond cutting and polishing, not employing more than 6 persons, with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;
- (xxxi) Sugar cane and fruit juice crushors, not employing more than 6 persons, with 1.5 H.P.
- (xxxii) Battery charging and repairing not employing more than 6 persons;

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

Note –

8(A) The shops may be permitted on, all the roads having width of not less than 12.2 mts.(40) and not more than 18.2 mts.(60) within the Greater Bombay Municipal Limits.

8(B) Convenience shopping, dealing with day to day requirements as distinguished from wholesale trade and shopping dealing with other articles occasionally needed by the community, may be permitted in Gaothan, and Koliwada area of Greater Bombay having a road width of not less than 9.14 mts (30 sign of feet). The area of each such individual establishment, in no case shall exceed 20 sq.mts. However, if the width of the road within the Gaothan and Koliwada areas exceeds 18.29 mts.(60), no such shopping shall be permitted along such roads.

Explanation – Convenience shopping means any one of the following users (1) Foodgrain shop (Ration Shop) (2) Pan shop, (3) Tobacconist, (4) Shops for the collection and distribution of clothes and other materials for cleaning and dyeing establishment, (5) Darner, (6) Tailor, (7) Groceries Confectionery and other general provisions, (8) Hair Dressing saloon and Beauty Parlour, (9) Bicycle (hire and repair), (10) Vegetable and fruit stalls , (11) Milk Shops, (12) Dispensaries, (13) Flowerist, (14) Bangles and other arificles, needed by women, (15) Small bakeries (16) News paper stall, (17) Small wood, coal and fuel merchants (18) Books and stationery etc., (19) Medicine and Chemists Shop.

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

9. *Height provisions in Residential Zones* : - (i) Except with the written permission of the Commissioner, no building shall be erected or raised to a height greater than one and half times the sum of the width of the street on which it abuts and the width of the open space between the street and the building as measured from the level of the centre of the street in front ;

Provided that if the width of the face of the building abutting the street is restricted to one-fourth the width of the site of the building abutting the street, the height of the building may be permitted to two and half time the sum of the width of the street and the width of the open space between the street and the building.

(ii) Where the building abuts upon more than one street, its height shall be regulated by the width of such streets so far it abuts upon such widest street and also a distance of 80 feet along the building at right angle to such widest street, so far as it abuts upon the narrower of such streets.

(iii) Architectural features, chimneys, elevated tanks and the roofs over staircase and lift bays may be permitted exceeding the height permissible under sub-rule (i) provided the roof over the staircase bay does not cover an area exceeding the staircase bay and a landing not more than 4 feet in width.

(iv) For the purpose of sub-rule (i) the width of the street may be the prescribed width of the street, provided the height of the building does not exceed twice the sum of the width of the existing street and the width of the open space between the existing street and the building.

(v) The width of the open space between the street and the building shall be calculated by dividing the area of land between the street and the building by the length of the face of the building.

10. *Floor Space indices in Residential and Commercial Zones* – The Floor Space Indices and the tenements per net acre permissible in the various residential and commercial zones shall not exceed the respective figures shown in the table below : -

F.S.I. Zone	Boundaries of the Zone	Floor Space Indice	Tenement per net Acre
R1	<p><i>..North –Tardeo Road Junction with Bhulabhai Desai Road.</i></p> <p><i>East-</i> Tardeo Road from its junction with Bhulabhai Desai Road the eastern edge of Cumbala Hill Raghoji Road, Gowalia Tank Road Gibbs Road Siri Road upto its junction with Foreshore from Siri Road upto Government House.</p> <p><i>'South – Sea'.</i></p> <p><i>West -</i> Foreshore from Government House Upto junction of Bhulabhai Desai Road and Tardeo Road but excluding the Western Foreshore along Nepean Sea Road Bhulabhai Desai Road under the Government layout defined under R4 Zone below.</p>	1.33	80
R-2	<p><i>...North-</i> proposed 140' western Foreshore Raod north of Mahim from its junction with Foreshore proposed 200' road north of Mori Road harbour Branch.</p> <p>Railway Track including the Railway Land Central Railway (Main Lines) Track including the Railway lands Sion Bridge Bombay Agra Road the nor-therein Limit of the Bombay island upto its crossing with Harbour Branch Railway lines.</p> <p><i>East –</i> Harbour Branch Railway lines from its crossing with the northern limits of the Bombay Island excluding the Railway lands Naigaum Cross Road and its eastward Extension- Western Railway Track excluding The Railway lands – Elphinstone Road – Drainage Channel Dr. Annie Besant Road, Dr. E. Moses Road (Haines Road) upto its Junction with Clerk Road.</p> <p><i>South –</i> Clerk Road from its junction with Dr. E. Moses Road (Haines Road) upto Haji Ali Junction.</p> <p><i>West –</i> Foreshore from Haji Ali Junction Upto Worli Village proposed 120' road South of Woril Villages-Sea upto proposed 140' Road north of Mahim.</p>	1.33	100

R3	<p>(i) Worli Village area bounded by -  <i>North</i> – Foreshore .</p> <p><i>East</i> – Foreshore</p> <p><i>South</i> – Proposed 120’ road south of Worli Village.</p> <p><i>West</i> – Foreshore.</p> <p>(ii) <i>North</i> – Drainage channel from its junction With Dr. Annie Besant Road- Elphinstone Road, Wesern Railway Track including Railway Lands-Naigaum Cross Road and its castward Extension Central Railway (Harbour Branch) Track including Railway lands proposed 70’ And 100’ Road north of Wadala Station upto its Junction with the proposed traffic island.</p> <p><i>East</i> – Proposed 100’ road from the traffic Island upto Sea near Sewri Fort-along sea upto the eastern end Heybunder Road.</p> <p><i>South</i> – Heybunder Road across the ‘S’ Bridge-Cannought Road- Clerk Road across Mahalaxmi Bridge upto its junction with Dr. E. Moses Road (Haines Road).</p> <p><i>West</i> – Dr. E. Moses Road (Haines Road) From its junction with Clerk Road, Dr. Annie Besant Road upto its junction with Drainage Channel.</p>	1.33	125
R4	<p>....Western Foreshore area under the Government layout along Nepean Sea Road Bhulbhai Desai Road.</p>	1.66	100
R5	<p>...<i>North</i> – Clerk Road from its Junction with Tardeo Road Upto Jacob Circle across Mahalaxmi Bridge.</p> <p><i>East</i> – Ripon Road from Jacob Circle – Moreland Road-Bellasis Road – Western Railway Track Including Railway lands- Fakland Road, Kika Street- Kalbadevi Road, Abdul Rehman Street- Lokmanya Tilak Marg (Carnac Road) and its Extension upto Foreshore – then along Foreshore upto the Mole.</p> <p><i>South</i> – Ballard Road from its junction with Mole Pherozeshah Mehta Road- Napier Road- Mahatma Gandhi Road – 1<sup>st</sup> Marine Street, Western Railway Track including Railway lands- Extension of Princess Street to the North of Block I of Backbay Reclamation Scheme upto Foreshore.</p>	1.66	125

- West* – Foreshore from its junction with extension of Princess Street upto its junction with Siri Road at Chawpati-Siri Road Gibbs Road, Gowalia Tank Road Raghaji Road the Eastern edge of Cumbala Hill Tardeo Road upto its junction with Clerk Road.
- R6 ...*North* – Clerk Road from Jacob Circle across ‘S’ Bridge-Cannought Road Heybunder Road upto the Sea. 1.66
- East* – Sea from eastern end of Haybunder Road to the eastern end of the extension of Lokmanya Tilak Marg (Carnac Road)
- South* - Lokmanya Tilak Marg (Carnac Road) and its extension from sea upto its junction with Abdul Rehman Street.
- West* – Abdul Rehman Street from its junction With Lokmanya Tilak Marg (Carnac Road) Kalbadevi Road – Kika Street- Falkland Road Western Railway Track excluding Railway Lands, Bellasis Road, Moreland Road, Ripon Road upto Jacob Circle.
- R7 ..(i) *North* – Northern limits of the Bombay Island from Mahim Causeway to Bombay Agra Road. 1.66
- East* – Bombay –Agra Road from its Crossing with the northern limits of the Bombay Island – Sion – Bridge Central Railway (Main Lines) Track excluding the Railway lands upto its junction with Harbour Branch Railway Track.
- South* – Harbour Branch Railway track excluding the Railway lands from its junction with the Central Railway (Main Lines) Track Proposed 200’ Road, north of Mori Road upto its junction with Mahim Causeway.
- West* – Mahim Causeway.  
(ii) North and East – Northern limits of Bombay Island and Creek.
- South* – Sea.
- West* – Proposed 100’ road from Sewri Fort upto the proposed traffic Island 100’ and 70’ proposed road Central Railway (Harbour Branch) Track including Railway lands upto its junction with the northern limits of Bombay Island.

R8	<p>(i) Backbay Reclamation Scheme Blocks I and II. 2.45</p> <p><i>(ii) North</i> – First marine Street from its junction with Western Railway Track – Mahatma Gandhi Road – Napier Road- Pherozshah Mehta Road – Balard Estate Road upto Mole.</p> <p><i>East</i> – Sea from the Mole upto Colaba point including Eastern Foreshore Land under Government Layout.</p> <p><i>South</i> – Colaba point and Sea.</p> <p><i>West</i> – Sea from Colaba point upto Block VII of Backbay Reclamation Scheme – Southern Boundary of Block IV of Backbay Reclamation Scheme- Cuffe Parade, Woodhouse Road, Maharshi Karve Road, (Queen’s Road) upto Churchgate Railway Station – Western Railway Track including Railway lands upto its junction with 1<sup>st</sup> Marine Street.</p>	2.45
R9	<p>(i) Backbay Reclamation Scheme Blocks III to VI. 3.5</p> <p><i>(ii) Area known as Queen’s Barracks area bounded by :</i></p> <p><i>North</i> – Plots Nos. 137 and 138 of Back Bay Reclamation Scheme Block II.</p> <p><i>East</i> – Maharshi Karve Road, (Queen’s Road)</p> <p><i>South</i> – Wodehouses Road</p> <p><i>West</i> – Cuffe Parade Extension</p>	3.5
R10	<p>...Suburbs and Extended Suburbs</p> <p style="text-align: center;">1.00</p> <p style="text-align: center;">100*</p> <p>*Organized housing by Co-operative Housing Societies for middle Income Group.</p> <p style="text-align: center;">‘125’*</p> <p>** Organized housing by Co-operative Societies Housing Board, Corporation Government or other Authority for the housing of low income groups and the Industrial Labour. The carpet area of Each tenement not to exceed 300 sq. ft.</p>	80

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Provided that –

(i) The Floor Space Index would be 2.00 & Tenement per net acre would be 200 in respect of the reclamation area of the Maharashtra Housing Board in Mahim Creek at Bandra West and similar reclamation area of the Central Commercial Zone at Bandra East.

(ii) The Floor Space Index would be 0.75 in respect of :-

(a) Area comprised in 'M' and 'N' Wards bounded by the Eastern Express Highway on the West, creek on the North proposed 100' Wadala-Ghatkopar Road on the East and the proposed 200' Road on the South.

(b) The triangular area in 'M' Ward bounded by Eastern Express on the West and North, the Ghatkopar-Mahul Road on the East and the Sion-Trombay Road on the South.

(c) The triangular area in 'M' Ward bounded by the Refinery Siding on the west, Sion-Trombay Road on the North and 44' Road east of the Little Malabar Hill on the East.

(iii) The Floor Space Index would be 0.5 in respect of the rest of the area included in residential and commercial zones in 'M' ward :

Provided however that if any building in a commercial zone is intended for a purely commercial user-non-residential in character the Floor Space Index of 1.00 would be permissible.

(iv) The Floor Space Index would be 0.5 in the areas of villages Erangal. Akse and Marve in 'P' Ward excepting the gaothans proper and the area immediately surrounding.

(v) The Floor Space Index would be 0.75 in respect of the areas of villages Borivali, Kandivali and Charkop to the west of proposed 100' North-South Road in R Ward excepting the Gaothan areas.

Note – The number of tenements per net acre shall be increased or decreased in proportion to the Floor Space Index.

10. (2) With the previous approval of Government the Floor Space Indices specified above, may be permitted to be exceeded in respect of buildings of Educational and Medical Relief Institutions and Government and Semi-Government Offices and luxury Hotels and in respect of any building on the top of which any revolving structure is to be constructed as a place of Public entertainment of amusement.

“The Municipal Commissioner shall permit additional floor-space-index on 100% of the area required for road-widening or for constructing new roads proposed under the Development Plan, or those proposed under any provision of the Bombay Municipal Corporation Act, if the owner (including a lessee) of such land is prepared to release such area for road widening or for constructing new roads without claiming any compensation thereof. Such 100% of the area going under such road-widening or road construction shall be limited to 40% of the area of the plot remaining after release of the land required for such road widening or road construction.

This concession would also be available in Industrial Zones.”

11. Open Space provisions in Residential Zones: (i) Front Open Space – (a) There shall be a minimum open spaces of 10 feet in width between the street and the building in the Residential Zones of the City.

Notwithstanding a front open space of not less than 15 feet shall be provided along the following roads in the City : -

Pedder Road, Bhulabhai Desai Road, Carmichal Road, Altamount Road, Gamadia Road, Walkeshwar Road, Ridge Road, Nepean Sea Road, Hughes Road, Chowpaty Sea Pace Road, Hornby Vellard, Dr. Annie Besant Road, Maulana Abdul Kalam Azad Road, Cadell Road, Dr. Ambedkar Road from Byculla Bridge to Sion Causeway, Rafi Ahmed Kidwai Road,

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

(b) There shall be minimum open space of 15 feet in. width between the street and the building in the residential zones of the suburbs and the extended suburbs:

Provided that for Plots less than 500 square yards in Gaothan in the suburbs and extended suburbs this open space may be reduced to 5 feet in width.

(c) When a building is away from a street, the front open space shall be of the width in accordance with sub-clause(b) of clause (iv) of Rule 11 subject to a minimum of 15 feet.

(ii) *Distance from Centre Lines of Streets* : No construction work of a building shall be undertaken within -

(a) 17 feet from the centre line of through streets in Gaothan in the suburbs and extended suburbs;

(b) 25 feet from the centre lines of Minor streets in the City:

(c) 30 feet from the centre lines of minor streets in the suburbs and extended suburbs;

(d) 35 feet from the centre lines of other streets in the City suburbs and extended suburbs.

The centre lines of streets, shall be as determined by the Commissioner.

For the purpose of this rule, "Minor Street" is that which is not more than ½ mile in length or is not connected at both ends to public streets which is at least 40 feet in width.

(iii) *Setback from certain Road* : No construction work of a building shall be undertaken :-

(a) Within 25 feet from the edge of the Eastern and Western Express Highways and other roads 175 feet or more in prescribed width.

(b) Within 20 feet from roads 70 feet more in prescribed width in the suburbs and extended suburbs. Buildings or Plots abutting the Express Highways and other roads 175 feet or more in width shall present a neat and seemly elevation on the Express Way side even though such plot derive no direct access from these roads.

(iv) Two sides open spaces and rear open space for the light and ventilation of rooms including kitchens, store rooms and staircase : -

(a) The open spaces, for the above purpose would be deemed to be sufficient if their widths are not less than  $\frac{1}{4}$  of each dimension of the site of the building and the percentage of building area does not exceed 25 per cent of the area of the site, when the least dimension of the site is not less than that specified in the table below for different floor space indices:

Floor Space Index				Least dimension of site
				Feet
1.00	..	..	..	60
1.33	..	..	..	80
1.66	..	..	..	90
2.45	..	..	..	120
3.50	..	..	..	140

(b) The open spaces for the above purposes shall alternatively be as follows :-

For heights of buildings upto 30 feet the minimum width of open space shall be 12 feet or 10 percent of the longer dimension of the building whichever is higher.

For heights of buildings above 30 feet upto 80 feet in addition to the minimum open space required for heights of 30 feet there shall be a minimum open space at the rate of 1 foot for every 3 feet or fraction thereof for heights above 30 feet.

For heights of buildings above 80 feet upto 100 feet there shall be a minimum open space of 30 feet.

For heights of buildings above 100 feet, in addition to the minimum open space required for heights of 100 feet, there shall be minimum open space at the rate of 1 foot for every 5 feet or fraction thereof for heights above 100 feet subject to a maximum of 50 feet.

**TABLE XVII**

*Required Open Spaces for the Different Heights of Building*

Height of building above ground level		Required open spaces			
		I		II	
	Feet				Feet
Upto	30	..	..	..	12
	39	..	..	..	15
	45	..	..	..	17
	51	..	..	..	19
	54	..	..	..	20

60	..	..	..	22
69	..	..	..	25
78	..	..	..	28
80	..	..	..	30
90	..	..	..	30
100	..	..	..	30
110	..	..	..	32
120	..	..	..	34
130	..	..	..	36
140	..	..	..	38
150	..	..	..	40
160	..	..	..	42
170	..	..	..	44
180	..	..	..	46
190	..	..	..	48
200	..	..	..	50

N., B. If the length or depth of the building exceeds 120 feet add to column II (10) per cent of length or depth of building minus 12 feet.

(e) A room shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space for light and ventilation does not exceed 25 feet.

(v) *Height above average ground level for Open Spaces* – For the purpose of rules (11) (12), 22 (i) and 23, the height of the building shall be measured above the average level of the site determined by the Commissioner.

(vi) *Open Spaces separate for each Building or Wing* – The open spaces required under these rules shall be separate or distinct for each building and where a building has two or more wings each wing shall have separate or distinct open spaces according to these rules for the purpose of light and ventilation of the wings :

Provided that the open space between two wings may be allowed to be reduced to the open space required according to the height of the higher wing on condition that the other wings does not rely on common space for light and ventilation and that the length of the same is restricted to the width of common open space.

12. *Narrow Plots* – For the purpose of this rules, narrow plots are those that are less than 50 ft. in width or depth.

(i) The sub-rules (i), (ii) and (iii) of rule 11 shall apply.

(ii) No dimension of a building shall exceed 100 ft.

(iii) (a) Where the depth is less than 50 ft. but not less than 38 ft. the rear open space shall not be less than 10 ft. provided that the building does not take its light and ventilation from this side.

(b) Where the width of the plot is less than 50 ft. but not less than 38 ft., the side open spaces may be allowed to be reduced to 10 ft., on condition

that the building does not derive its light and ventilation from side open spaces,

Store-rooms and staircases shall be deemed to be adequately lighted and ventilated from a minimum open space of 10 ft.

(iv) Where either the depth or width is less than 38 ft.

(a) For plots less than 38 ft. in depth notwithstanding the provisions of Rule 11 (i) the front setback may be reduced to 10 ft. in the suburbs and extended suburbs and the rear open spaces upto 10 ft. provided that the depth of the building does not exceed 18 ft. and the height shall not exceed 3 stores or 32 feet.

(b) For plots less than 38 ft. in width there shall be a minimum side open space of 10ft. on one side; open space on the other side may be reduced upto 6 ft. so as to have a maximum building 18 ft. in width; the height shall be restricted to 3 storeys or 32 ft.

Semi detached structures on two adjoining plots may be permitted provided that minimum open spaces as required under the rules is maintained in each plot and the height is restricted to 3 storeys or 32 ft.

(v) In areas where the majority of plots area less than 38 ft. in width or depth, the Commissioner may prescribe building lines within which row houses would be permissible.

(vi) in plots where the depth or width is less than 30 ft. notwithstanding provisions of Rule 11(i) a ground floor structure with 5 ft. open space around may be permitted.

### **Part III**

#### **COMMERCIAL ZONES**

13. *Use provisions in Commercial Zones* : In Commercial Zones building or premises shall be used only for the following purposes, provided that all goods offered for sale shall be displayed within the building and subject to the condition that :

(a) When the commercial zone boundary falls short of a street the frontage along such street shall not be permitted to be developed for users which would not be permitted along such streets:

(b) When use other than these permissible, in a residential zone (without a shop line) have an access from the side or rear open spaces, the width of such open spaces shall not be less than 22 ft.

(i) *Use provisions* : Any use permitted in residential zones with shop lines ;

(ii) Business Offices and Exchanges;

(iii) Whole-sale Establishments;

(iv) Bakeries, confectionaries and establishments for the preparation and sale of eatables not occupying for producing an area in excess of 2,000 sq.ft. per establishment and not employing more than 25 persons;

(v) Auto supply stores and show-room for motor vehicles and machinery;

(vi) Repairing garages with the special written permission of the Commissioner;

(vii) paint stores:

(viii) Pawn shops;

(ix) Photographic studios and laboratories and radio broadcasting studios;

(x) Sale of used or secondhand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature;

(xi) Club houses or other recreational activities conducted as business;

(xii) Storage of furniture and household goods;

(xiii) Retailing of building materials (lumber heating and roofing etc.) open or enclosed with not more than 5,000 sq. ft. of area per establishment;

(xiv) Pasturing and milk processing plant not employing more than 9 persons and 25 H.P. motive power in this industrial activities;

(xv) Printing book-binding, engraving and block making with an area and motive power not exceeding 5,000 sq. ft. and 25 H. P. respectively per establishment;

Provided that the Commissioner may, however permit the above activities on an unrestricted scale if the same are in an independent building on such conditions as he may prescribe in the interest of the adjoining development;

(xvi) Veterinary dispensaries and hospitals and kennels;

(xvii) Prisons and animals pounds;

(xviii) Repairs, cleaning, painting or light manufacturing shops and analytical experimental or testing laboratories not employing more than 15 persons in the industrial activity, but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 138 degrees Fahrenheit and machines with a dry load capacity exceeding 60 lbs. for any establishment, carrying on activities that are noxious or offensive because of emission of odour dust, smoke gas, noise or vibration or otherwise dangerous to the public health and safety ;

(xix) Accessory buildings or uses customarily incidental to any permitted principal use, including storage space upto 50 per cent of the total floor area used for the principal use;

(xx) Flashing or non-flashing business signs, placed flat against the wall, not exceeding 50 sq. ft. in area and covering not more than 15 per cent of the area of such wall including doors and windows, and overhanging signs which project not more than 3 ft. from the wall, provided that such overhanging signs shall be in conformity with the following : -

(a) Not more than one overhanging sign may be permitted for each 15 ft. of plot frontage; and

(b) The area of such overhanging signs shall not be more than 10 sq. Ft. except that for each three feet of plot frontage above the first fifteen an increase in area of 2 sq. ft. shall be permitted.

(xxi) Paper Box manufacturing including paper cutting not employing more than 6 persons, with motive power not exceeding 5 H. P.

(xxii) Mattress making and cotton cleaning, not employing more than 6 persons, with motive power not exceeding 3 H. P.

(xxiii) Establishments, requiring power for sealing tins; packages etc. not employing more than 9 persons, with motive power not exceeding 3 H. P.

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

+ Note : -

14. *Height provisions in Commercial Zones* – the height provisions in commercial zones shall be same as in Rule 9 for residential zones.

15. *Floor space indices in Commercial Zones* :- The permissible floor space Indices for the various Commercial Zones shall be the same as for the Residential Zones in the particular F. S. I. zone according to Table LXVI at Rule 10 above.

16. *Open Spaces provisions in Commercial Zones* – The open space provisions in Commercial Zones shall be the same as in Rule 11 for Residential Zones.

17. *Narrow Plots* – The provisions for narrow plots in Commercial zones shall be the same as in Rule 12 for Residential Zones.

#### **Part IV**

#### **GENERAL INDUSTRIAL (11) AND SPECIAL INDUSTRIAL (12), ZONES**

18. *Use provision in General Industrial Zone* : (II) – Subject to the provision of Rule 26, in general industrial zones building or premises may be used for any purpose except the followings:

(i) Any dwelling other than dwelling quarters of watchmen, caretaker, or other essential staff required to be maintained on the premises as may be allowed by the Commissioner;

(ii) Acetone manufacture;

- (iii) Acetylene gas manufacture, or storage in cylinders of total capacity in excess of 100 C. ft;
- (iv) Acid manufacture ;
- (v) Air-crafts (including parts) manufactures;
- (vi) Alcohol manufacture ;
- (vii) Ammonia manufacture;
- (viii) Aniline Dyes manufacture;
- (ix) Arsenal;
- (x) Asphalt manufacture or refining:
- (xi) Automobiles, trucks and trailers (including parts) manufacture and engine-rebuilding, except motor body building not employing pneumatic retvetting;
- (xii) Blast furnace;
- (xiii) Bleaching powder manufacture;
- (xiv) Boiler works manufacture or repairs excepting repairs to boilers with heating surface not exceeding 50 sq. ft.;
- (xv) brick, tile or terra cotta manufacture;
- (xvi) Building materials such as prefabricated houses, composition wall boards, partitions and panels manufacture;
- (xvii) Carbide manufacture;
- (xviii) Caustic soda and compound manufacture;
- (xix) Celluloid or cellulose manufacture or treatment and articles manufacture;
- (xx) Cement manufacture;
- (xxi) Manufacture of charcoal and fuel briquettes;
- (xxii) Coke manufacturing ovens;
- (xxiii) Chlorine manufacture;
- (xxiv) Concrete products manufacture including concrete central mixing and proportioning plants;
- (xxv) Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or lint, except cotton cleaning for the purpose of preparing mattresses;

- (xxvi) Creosote manufacture or treatment
- (xxvii) Disinfectants manufacture, except mixing of prepared dry ingredients,
- (xxviii) Distillation of bones, coal or wood;
- (xxix) Dye stuff manufacture except mixing of dry powers and wet mixing.
- (xxx) Exterminator or pest poison manufacture, except mixing of prepared ingredients;
- (xxxi) Emery cloth and sand paper manufacture ;
- (xxxii) Explosive or fire works manufacture or storage except storage in connection with retail sale;
- (xxxiii) Fat rendering ;
- (xxxiv) Fertilizer manufacture ;
- (xxxv) Film Photographing manufacture ;
- (xxxvi) Flour mill with motive power exceeding 25 H. P. grain crushing or processing mill with motive powers exceeding 50 H. P. masala grinding mill with motive power exceeding 15 H. P. or a combination of any of the above mills with aggregate motive power exceeding 60 H. P. and each one mill using motive power in excess of the above limits .
- (xxxvii) Forges Hydraulic and mechanically operated ;
- (xxxviii) Garbage offal or dead animals reduction dumping or incineration ;
- (xxxix) Gas manufacture or storage in cylinders of total capacity in excess of 100 cubic feet except manufacture of gas as an accessory to a permissible industry;
- (xl) Glass manufacture, except manufacturing of glass products from manufactured glass;
- (xli) Glue, size or gelatine manufacture ;
- (xlii) Graphite and graphite products manufacture ;
- (xliii) Gypsum or plaster of paris manufacture;
- (xliv) Hair, felt, fur and feather, bulk processing, washing curing and dyeing;
- (xlv) Hospital and sanatoria for contagious diseases except as provided in clause (ix) of Rule 7 ;
- (xlvi) Hydrogen and oxygen manufacture;
- (xlvii) Industrial alcohol manufacture;

- (xlviii) Printing Ink manufacture ;
- (xlix) Institution for the insane and for correctional purposes except as provided in clause (ix) of Rule 7:
  - (l) Junk (iron, aluminium magnesium or zinc) cotton waste or rags storage and baling;
  - (li) Jute, hemp sisal, coir and cork products manufacture
  - (lii) Lamp black carbon, black or bone-black manufacturing;
  - (liii) Lime manufacture;
  - (liv) Match manufacture ;
  - (lv) Metal foundries with an aggregate capacity exceeding 10 tons a day;
  - (lvi) Metal processing (including fabrication and machinery, manufacturing) factories employing such machine tools or processes as power hammer, forging machine, pneumatic drilling or riveting sheet working with heavy sledge hammers etc, or processes expressly prohibited herein;
  - (lviii) Metal finishing, enameling, anodizing, japanning plating galvanizing, lacquering, grinding, polishing, rust-proofing and heat treatment;
  - (xlviii) Paint, Oil, shellac, turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making) ;
  - (lix) Oil cloth or linoleum manufacture, excepting water proofing of paper or cloth;
  - (lx) Paper cardboard or pulp manufacture;
  - (lxi) Petroleum or its products refining or wholesale storage;
  - (lxii) Plastic materials and synthetic resins manufacture;
  - (lxiii) Pottery or ceramics manufacture other than the manufacture of handicraft products only;
  - (lxiv) Potash works ;
  - (lxv) Pyroxillin manufacture or products
  - (lxvi) Rolling Mills;
  - (lxvii) Rubber (natural or synthetic) or gutta percha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabrics, such as washers, gloves footwear, bathing caps atomizer hoses, tubings, wire insulation toys and balls, but including manufacture of tyres and tubes and tyre-recapping ;
  - (lxviii) Salt works except manufacture of common salt from sea water;

(lix) Sand, caly or gravel quarrying except under Government or Municipal agencies or control;

(lxx) Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals;

(lxxi) Soap manufacture other than cold mix;

(lxxii) Soda and compound manufacture ;

(lxxiii) Starch, glucose or dextrine manufacture ;

(lxxiv) Stock-yard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business;

(lxxv) Stone crushing, processing or quarrying except under Government or Municipal Agencies or control and stone products manufacture, except manufacture of household ware and stone tablets and except grinding or minerals for pharmaceutical or cosmetic purposes;

(lxxvi) Stove polish manufacture;

(lxxvii) Sugar manufacture or refining ;

(lxxviii) Tallow, grease or lard manufacture;

(lxxix) Tanning, curing or storage ore raw hides and skins

(lxxx) Tar distillations or manufacture ;

(lxxxi) Tar products manufacture ;

(lxxxii) Textile manufacture excepting manufacture of rope, cordage, manufacture of hosiery, net and embroidery?

(lxxxiii) Vegetable oil manufacturing and processing lants?

(lxxxiv) Wood and timber, bulk processing and wood working including sawmills and planing mills excelsior, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saws or planing machine;

(lxxxv) Wax products manufacture from paraffin;

(lxxxvi) Wool pulling or scouring;

(lxxxvii) Yeast plant:

(lxxxvii) In general those uses which may be obnoxious or, Offensive by reasons of omission of odour, liquid effluvia, dust, smoke gas, noise, vibration or fire hazards.

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

19. *Use provision in Special Industrial zones* – In special Industrial Zones, buildings or premises may be used for industrial and warehousing purposes only except that dwelling quarters for watchmen or caretakers or other essential staff required to be maintained on the premises and canteen and other amenities be maintained on the premises and canteen and other amenities or labour, if any, may be permitted to be constructed. Special written permission of the Commissioner shall be required for the following users provided that the Commissioner may prescribe minimum size of Plot, the open spaces to be maintained around and such other conditions with a view to minimize the nuisance likely to be created to the surrounding area.

(i) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odour or fumes in the compounding or manufacture thereof ;

(ii) Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to be permitted industry;

(iii) Blast furnace;

(iv) Ammonia manufacture ;

(v) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis on the establishment of loading and transfer platforms except where restricted regulated or controlled by duly constituted government or Municipal Authorities having the power to restrict, regulate or Control the same.

(vi) Tar distillation or Manufacture ;

(vii) Lime manufacture;

(viii) Manufacture of explosive or inflammable products of cellulose;

(ix) Celluloid manufacture or treatment;

(x) manufacture of photographic films;

(xi) Cement manufacture ;

(xii) Chlorene manufacture;

(xiii) Bleaching powder manufacture;

(xiv) Gelatine or glue manufacture or processes – involving recovery from fish or animal offal;

(xv) Aluminium, magnesium, tin, copper, zinc or iron smelting;

(xvi) Manufacture or storage of explosives or fireworks;

(xvii) Match manufacture;

- (xviii) Fat rendering;
- (xix) Candle or paraffin, wax products manufacturing;
- (xx) Fat, tallow, grease or lard refining or manufacturing;
- (xxi) Manufacture of explosive or inflammable product of pyroxylin;
- (xxii) Pyroxylin manufacture;
- (xxiii) Dyestuff manufacture;
- (xxiv) Turpentine, varnish or size manufacture or refining;
- (xxv) Gypsum plaster or plaster of paris manufacture.
- (xxvi) Drive-in-Theatres Cinema or Theatres, subject to the provision of separate entries and exist for theatres, required sanitary and water supply, arrangement, car parking arrangements as per rules in force.
- (xxvii) With the approval of the Corporation, the Commissioner may from time to time add to, alter or amend the above list.

20. *Height provision in General and Special Industrial Zones* – The height provisions in General and Special Industrial Zones shall be the same as those in Rule 9 for residential zones.

21. *Floors Space Indices for General and Special Industrial Zones* – The permissible floor space indices for the Industrial Zones shall not exceed the indices given in able below : -

**TABLE XIX**  
*Floor Space Indices in Industrial Zones*

Industrial Zone	Description of the locality Where in the Zone situated	Index
I-1	City	2.0
General Industrial Zone	Suburbs & Extended Suburbs.	1.0
I-2	City	2.0
Special Industrial Zone	Suburbs & Extended Suburbs.	1.0

“Provided that in case of buildings with commercial users of mixed users (having commercial and factory users) in General Industrial Zone (I:1) in the City area, the floor space index shall be permitted as specified in rule 10 for commercial users.”

22. *Open space provisions in General and Special Industrial Zones* – (i) (a) For heights of buildings 4 storeys or 52 ft. and less the minimum open

spaces around each building shall not be less than 15 ft. in the City and 20 ft. in the Suburbs and extended Suburbs. The open spaces between the two wings shall be as per the Rule 11 (vi) .

(b) For heights of buildings more than 4 storeys or 52 ft. the open spaces in clause (a) shall be increased by at least one foot for every 4 ft. height or fraction thereof above 4 storeys or 52 ft. Provided that, when the building abuts a street, the open space along that street need not be so increased.

(ii) *Distance from Centre Lines of Streets* – No construction of a building shall be undertaken within -

(a) 35 ft. from the centre line of a street in the City.

(b) 40 ft. from the centre line of a street in the Suburbs and Extended Suburbs.

(iii) *Setback from certain roads* – No construction of a building shall be undertaken within 75 ft. from the edge of Eastern and Western Express Highways and other roads 175 ft. or more in prescribed width.

(iv) The open space for the light and ventilations of rooms except store-rooms and staircases in each building or each wing of a building shall be as per clause (a) or (b) of sub-rule (i) above as the case may be and the open spaces for the light and ventilation of store-rooms and staircases in each building or each wing of a building shall be as per clause (a) of sub-rule (i) above whatever be the height of the building.

23. *Narrow Plots in General and Special Industrial Zones* –

(i) Narrow plots less than 50 ft. in width in the City -

(a) If the width of the plot is less than 50 ft. but is 35 ft. or more, then the side open space on one side may be correspondingly reduced but not so as to have a building more than 20 ft. in width and two storeys or 27 ft. in height.

(b) If the width of the plot is less than 35 ft. but not less than 30 ft. then there shall be one side open space of not less than 10 ft. but not so as to have a building more than 20 ft. in width and two storeys or 27 ft. in height.

(c) If the plot is less than 30 ft. in width then one storey building not more than 15 ft. in height with dead walls on both sides may be permitted.

(ii) Narrow Plots less than 50 ft. in depth in City -

If the depth of the Plot is less than 50 ft. then the rear open space may be correspondingly reduced but not so as to have a building more than 20 ft. in depth and two storeys or 20 ft. in height and if the rear open space is reduced to less than 10 ft. then the height of the building shall be restricted to one storey or 15 ft. only.

(iii) Narrow Plots less than 60 ft. in width in the Suburbs :-

(a) If the width of Plot is less than 60 ft. but 40 ft. or more, than the side open space on one side may be correspondingly reduced but not so as to have a building more than 20 ft. in width and 2 storeys or 27 ft. in height.

(b) If the width of the Plot is less than 40 ft. but not less than 35 ft. then there shall be a side open space on one side of not less than 15 ft. and the building shall not be more than 20 ft. in width and two storeys or 27 ft. in height.

(c) If the width of the plot is less than 35 ft. then one then one storey building not more than 15 ft. in height with dead walls on both sides may be permitted.

(iv) Narrow Plots less than 60 ft. in depth in Suburbs and Extended Suburbs-

If the depth of the Plot is less than 60 ft. then the rear open space may be correspondingly reduced so as to permit a building of 20 ft. depth and two storeys or 27 ft. in height, but if the rear open space is reduced to less than 10 ft. then the height of the building shall be restricted to one storey or 15 ft. only.

(v) In the case of narrow Plots the reduced open space shall not be less than 6 ft. and when the reduced open space is less than 10 ft. then the wall abutting such open space shall be at least 18" thick and shall have no openings therein.

*24. Setback in General and Special Industrial Zone* – (a) In Industrial Zone of Suburbs and Extended Suburbs and new Reclamation Areas at Wadala Salt Pans, actual factory or workshop buildings and storage or godown shall not be constructed within a distance of 75 ft. in General Industrial Zones and 175 ft. in Special Industrial Zones from the boundary of such Zone where it separates and Industrial Zone from any other user except large open spaces, provided that such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further, that other ancillary building such as office premises, essential staff quarters, canteen, garages, electric sub-stations, water tanks, etc. may be permitted in such open spaces but subject to all other rules applicable. Provided further that such minimum distances shall be 35 ft. and 75 ft. if the zone boundary is co-terminus with the boundary of an open space or a playground.

(b) If some plots in Industrial Zone, become unbuildable for factory purposes because of above restrictions, the following users may be permitted on such Plots.

(i) Petrol Pumps and Service Station.

(ii) Parking lots.

(iii) Electric Sub-Station.

(iv) Building of public utility concerns except residence.

(v) The branches of Scheduled Banks.

*25. Setback from Boundaries of General and Special Industrial Zones* - No Building in General or Special Industrial Zones shall be erected, raised or extended within 30 ft. from the zone boundary provided that when the zonal boundary is along a street or more in width this provision shall not apply.

*26. Special Industries in General Industrial Zones* - User permissible only Special Industrial Zone (12) those listed under Rule 19 for which special written permission of the Commissioner is necessary for their location in Special Industrial Zones may be permitted with the approval of the Corporation in General Industrial Zones (II) provided they are located in a building which is at least 175 ft. from the boundaries of the General Industrial Zones and 50 ft. from the boundaries (other than that facing a street) of the premises.

**Part V**  
**SERVICE INDUSTRIAL PLOTS**

27. *Use provision on Service Industrial Plots* - The following service industries will be permissible on Plots earmarked for service industries in the Development Plan.

Service Industries :

- (i) Flour Mills with motive power not exceeding 10 H.
- (ii) Bakeries, confectioneries, ice-candy, ice-cream factories with motive power not exceeding 10 H.P. and employing not more than 9 persons;
- (iii) Automobile service and repairs stations with motive power not exceeding 15 H.P. provided the necessary parking spaces are available;
- (iv) Power laundries with motive power not exceeding 15 H.P. and employing not more than 9 persons;
- (v) Pasteurisation of milk cream and butter with motive power not exceeding 10 H.P.
- (vi) Supari and masala grinding with motive power not exceeding 10 H.P.
- (vii) Photo process works employing not more than 9 (nine) persons;
- (viii) Leather products not employing more than 9 persons;
- (ix) Soda fountain and aerated waters with motive power not exceeding 10 H.P. and not employing more than 9 persons;
- (x) Printing book-binding engraving and block making with motive power not exceeding 10 H.P.
- (xi) Gold smith, lock-smith, Watch and clock repairs, bicycle repairs, musical instruments repairs, picture framing radio repairs, umbrella repairs upholsters and household appliances repairs, optical glass grinding and repairs with motive power not exceeding 10 H.P. and not employing more than 9 persons;
- (xii) Furniture works with motive power not exceeding 5 H.P. circular saw with more than ½ H.P. motive power not permissible. Number of workmen not to exceed 9;
- (xiii) Umbrella assembly works employing not more than 9 persons;
- (xiv) Tools and razor sharpening works employing not more than 9 persons;
- (xv) Paper box manufacture including paper cutting and other stationery articles with motive power not exceeding 10 H.P. Number of workmen not to exceed 9;
- (xvi) Tailoring and embroidery establishments with motive power not exceeding 10 H.P. Number of workmen not to exceed 9;
- (xvii) Engraving, printing of all types on cloth and fine art work employing not more than 9 persons;
- (xviii) Automatic typewriting employing not more than 9 persons;
- (xix) Flashing and non-flashing signs as per commercial zones
- (xx) Mechanical workshop with lathes drills grindn spot welding set as distinct from the regular manufacturing units with motivers power not exceeding 15 H.P. and the number of workers not exceeding 9;
- (xxi) Such other allied repairs or cleaning shops of consumer goods not employing more than 9 persons and 10 H.P. motive powder that are not noxious or offensive because of omission of odours, dust, smoke , gas noise vibration or otherwise dangerous to the public health and safety as the Commissioner may deem fit to permit.
- (xxii) Coffee grinding and roasting not employing more than 9 persons with motive power not exceeding 10 H.P.
- (xxiii) Mattress making and cotton cleaning not employing more than 9 persons, with motive power not exceeding 5 HP.
- (xxiv) N.B. Wherever the motive power is not specifically stated in the above items it shall be restricted to 10 H.P.

28. *Floor area for each Establishment* – The floor area occupied by each establishment in a service industrial building shall not exceed 1,200 sq.ft. of which the area for storage incidental to industrial use shall not exceed 20 per cent. The Commissioner at his discretion may allow increase in the floor area per establishment by 10 per cent.

29. *Height and floor space index provisions for Service Industrial Plots* – The height and floor space index provisions for the service industrial buildings shall be the same as those in the zone in which the plot is situated.

30. (a) *Open spaces provisions* – The open space provisions for the service industrial buildings shall be the same as those in Rule 22 for buildings in Industrial Zones.

(b) *Parking provisions* – The parking provisions for the service buildings shall be the same as those for industrial building.

## **Part VI NO DEVELOPMENT ZONES OR GREEN ZONES**

31. *Use provision in Green Zone* – In green zone the premises shall be used for the following purposes only :-

- (i) All agricultural users except stabling of buffaloes on a commercial scale provided the accessory buildings pens, garges, pigties, stables or storage building or temporary building.
- (ii) Gardens and poultry farms
- (iii) Forestry.
- (iv) Golf links or club houses provided the buildings are temporary.
- (v) Public parks, private parks play fields summer camps or recreation of all types.
- (vi) Airports, radio station, race tracks.
- (vii) Film studios of temporary nature.
- (viii) Cemeteries or crematorium.
- (ix) Brick, tile or pottery manufacture in temporary building only.
- (x) Fish curing.
- (xi) Stone crusher or quarrying.
- (xii) Salt manufacture from sea water.
- (xiii) Sand, clay or gravel quarrying.
- (xiv) Storage and drying of fertilizer.
- (xv) In general those uses which do not require the erection of building except temporary buildings for accessory uses and when they are obnoxious or offensive by reasons of omission, of odour, dust smoke, gas noise or vibration they shall be located at least 1000 from any plot line.

## **Part VII GENERAL PROVISIONS**

32. *Building abutting two or more Streets* – When a building abuts two or more streets the setbacks from the street shall be such as if the building was fronting each such street.

33. (a) *Open spaces to be provided for the full Consumption of floor Space index*- Normally the open spaces to be left at the sides and the rear shall conform to the height necessary to consume the full F.S.I. permissible in the Zone provided that smaller open spaces than as required under these rules would be permissible if the height of the building is restricted permanently to any smaller height.

In respect of buildings existing on 1<sup>st</sup> January 1964, upper floors may be permitted with setbacks at upper levels to make up for the deficiency in the open spaces as required under the provided that the Commissioner may permit smaller setback and permit additional floor area to the limit of 100 sq.ft. over permissible F.S.I. to avoid structural difficulties or great hardships but so as not to affect adversely the light and ventilation of adjoining buildings or part thereof.

Not with standing the above, tower-like structures may be permitted only with 20 ft. open spaces at the ground level and one setback at the upper levels provided that the total height does not exceed 80 ft. If it exceeds 80 ft. but does not exceed 125 ft. the minimum open spaces at the ground level shall be 30 ft. Beyond 125 ft. height the minimum open spaces at ground level shall be 40 ft. with two setbacks at upper levels the terraces created by the setbacks shall not be accessible through individual flats or rooms the deficiency in open spaces shall be made good at the setbacks at higher level, structures shall be deemed to be tower-like structures when height of tower-like portion is at least twice that of the broader base.

(b) *Special type of buildings* :- Subject to the requirements of setbacks from roads and side and rear marginal open spaces under the respective Rules, no buildings used for Theatres. Cinema halls, Concert or Assembly halls, stadium, building intended for religious worship, hospital buildings, school buildings or other educational buildings, markets, exhibition halls or museums and such other buildings shall have an open space of less than 15 ft. in the City area and 25 ft. in the areas of Suburbs and Extended Suburbs from any boundary of the plot on which such buildings are constructed.

34. *Inner and Outer Chowks* – (a) (i) No. dimension of an inner chowk on which doors or windows abut shall be less than 10 feet.

(ii) Inner chowks on which doors or windows abut shall have an area at all levels of the chowks of not less than the square or 1/5 the highest wall abutting the chowk;

Provided that when only water closets and baths abut the chowk then one of its dimensions may be 8 ft. and its area need not exceed 200 sq.ft. for any height :

Provided further that when any room (excluding a stair-case bay) is dependent for its light an ventilation on an inner chowk, the dimension of the chowk shall be such as if required for each wing of the building.

(b) No length (as distinguished from its depth) of an outer chowk shall be less than 8 feet.

35. (a) *Provision of lifts in buildings* – No building shall be erected or raised to a height greater than 52 ft. above the average surrounding ground level without the provision of a lift in addition to the required staircase :

Provided that in case of existing building with height 52 ft. or above one additional floor may be permitted without insisting on lift in case of chawl like structures. Same concession would be available for buildings with flat accommodation provided the additional floor space is limited to 1,200 sq.ft. The total height shall not exceed 52 ft. or ground and five upper floors.

b) *Special requirements for high buildings* – When a building is erected or raised to a height greater than 70 ft. the following requirements shall be complied with.

At least two lifts shall be available for every dwelling except those situated on ground and first floor without having to climb or go down more than one floor.

“Provided that in case of buildings with a ground floor on stilts for parking facilities and having seven upper floors not exceeding 75’-0” in height (measured from ground floor up-to the top slab), the provision of a second lift may not be insisted upon.”

(ii) The requirements for the fire prevention and fire fighting shall be carried out.

(iii) Water storage tanks and pumps of approved size shall be provided and maintained in working order.

OO (c) :-

OO (d) :-

36. *Parking, loading and unloading spaces* – The requirements for parking and loading unloading spaces be as follows :-

(a) Parking space of 8’x18’ shall be provided at the rate of –

(i) One for every tenement with carpet area upto 500 sq. ft.

(ii) One and half for every tenement with carpet area exceeding 500 sq.ft. but not exceeding 1,000 sq.ft.

(iii) Two for every tenement with carpet area exceeding 1,000 sq.ft.

Malbar Hill, Cumbulla Hill, Reclamation, Fort and Colaba area and Reclamation areas Backbay, Sassoon Dock and Nepean Sea Road.

(b) In the rest of the City, Suburbs and Extended Suburbs ;

(i) One for every tenement having a carpet area of 750 sq. ft. or above.,

(ii) One for every two tenements having a carpet area of 500 sq.ft. or above but not exceeding 750 sq.ft.

(iii) One for every two tenement having a carpet area of 400 sq. ft. or above;

(c) One for every 6 guest rooms in hotel of Class I as may be classified by the Commissioner with the approval of the Improvements Committee;

(ci) One for every 250 sq.ft. of permit rooms, dining rooms and cafeteria hall in such hotels;

(d) One for every 20 beds in a hospital;

(e) One for every 1,000 sq.ft. of office space upto 5,000 sq.ft. and every 2,000 sq.ft. of additional office space or fraction thereof thereafter;

(f) one for every 25 seats or persons in theatres, cinema-houses, concert halls, assembly halls (including those in Colleges, hotels etc.), Stadia and Clubs, plus additional spaces for Public Vehicles provided that provision parking space may be made either wholly in the basement below the building or partly in the basement and partly on the ground within the compound depending upon the size of both the plot and the building.

(g) One for every 1,090 sq.ft. of markets, departmental stores, restaurants shops and other commercial users, including their storage spaces upto 5,000 sq.ft. and every 2,000 sq.ft. of space or fraction thereof thereafter;

(h) For Industrial buildings:-

(i) Two spaces for an area less than 5,000 sq.ft. and one additional space for every 5,000 sq.ft. or fraction thereof;

(ii) In addition to the parking spaces, loading and unloading spaces each of 12' x 25' shall be provided on the following standard for office, markets, departmental stores, shops and restaurants, hotels, factories and godowns or warehouses; one loading and unloading space for each 2,500 sq.yds. of floor area or fraction thereof exceeding the first 500 sq.yds. subject to a maximum of 6 such spaces;

(iii) Parking lock up garages will be included in the calculations for floor space index, unless they are provided in the basement of a building or under a building constructed on stilts with no external walls. The minimum height for garages in the basement or under a building on stilts shall be 7 feet;

Provided that in residential zones the area of one lock up garage plus one garage for every 400 sq.yds. of the plot area may be permitted in excess of the permissible FSI No such garage shall have a floor area in excess of 9'x20'.

(iv) The parking spaces and loading unloading spaces shall be clearly indicated on a plan on 16 feet to an inch scale showing sufficient maneuvering space and 10 ft. wide access to each space;

(v) 50 per cent. Of the open spaces required under these rules around buildings except those in front and the recreational or amenity open spaces required under Rule 39 may be allowed to be utilized for parking or loading un-loading spaces :

Provided that a minimum distance of 12 feet around the building shall be kept free from any parking, loading, unloading spaces;

(vi) On a partially developed land no proposals which will reduce the parking and loading un-loading spaces for the existing development below the minimum required under these rules would be permissible.

37 (a) *Galleries, balconies, Weather frames etc.*

(i) In case of residential flats either in purely residential zone or in the residential zone with shop-line, the galleries/balconies may be permitted to the extent of 10 per centum of the floor area of each floor except ground floor in addition to the permissible F.S.I. of the zone subject to following restrictions :-

(a) that the length of the balcony shall be restricted to half the length of the room from which such balcony projects;

(b) that when the balconies are enclosed, 1/3<sup>rd</sup> of the area of their faces shall have louvers or grills on the top and the rest of the area except parapet shall have glazed shutters;

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

(d) that the maximum projection of the balcony shall not exceed 4'-0' subject to the restriction vide rule 37(a) (ii) of Development Control Rules except that when it faces a street a maximum projection of 4'-6" may be allowed, and

(e) that such balconies in excess of permissible F.S.I. shall be permitted only to the residential flats constructed in purely residential zones and in residential Zones with shop lines.

(ii) No gallery, balcony, weather frame sun-breaker; cornice cave or other ornamental projection shall project more than 2'-6' over the open spaces required under these rules except when they face a street, when their width shall not exceed 4'-6' but no so as to extent on the side open spaces. Provided that where the required open space for a building in 15 ft. or more, the gallery or balcony projection may project over such open space to an extent of four feet.

(iii) No gallery or balcony shall be permissible which will reduce the required open space, except that facing a street to less than 10 ft.

(iv) No weather frame, sun-breaker cornice, cave or other ornamental projection shall be permissible which will reduce the required open space, except that facing a street, to less than 7'-6".

(v) No gallery or balcony projection on required open spaces shall serve as a passage to any part of the building.

(vi) Weather frames over and cornices for the permissible gallery or balcony projections may extend 6 inches more than the width of such gallery or balcony projection.

(vii) A fire balcony or fire escape may project on the required open space to the extent of 4 ft.

(b) *Revas projection* – (i) Revas projection 4 ft in width may be permitted in front open space when it faces a street 40 ft. or more in width. To facilitate the construction of a staircase such revas projection would be permitted in the side or rear open space provided that such open space is at-least 15 ft. and the revas projection is limited to width of 2 ½ ft. and the length of the staircase landing. No revas projection shall be at height less than 7 ft. above the ground level.

Revas projection shall not be permissible in the side or rear open spaces of a tower like structure.

(ii) The areas of all revas projections shall be taken into account for the computation of floor spaces index.

(c) *Porches* :- Unenclosed porch open on three sides and 18 ft. in length parallel to the main building and 12 ft. in width may be permissible for parking purposes only, in the required open spaces except the rear open space provided it is at least 5 ft. from the boundary lines and a parapet wall only 9" in height is provided on its roof. Its area shall not be taken into account for the computation of floor space index.

++ (d) *Otlas, etc.* – Open otlas or any encroachment will not be permitted in the required open spaces so as to reduce the clear open space to less than 10 ft. However such open otlas shall in no case exceed 4 ft. width and shall be 6 inches below the plinth level.

38. *Means of access* :- Street from which access can be given : The Commissioner shall permit access from streets having width of not less than 20 ft. (being streets falling in residential and commercial zones only) over which the public have a right of access or passed and repassed uninterruptedly for a period of 20 years;

Provided that the Commissioner may permit access from a street with less than 20 ft. width (including streets in a Gaathan which gives access to other properties outside the gaathan) taking into consideration road widening proposals in future either in accordance with the Development Plan or under the provisions of the Bombay Municipal Corporation Act, if the existing width of such street is not less than 12 ft.

Provided further that, the Commissioner may permit temporary access from streets less than 20 ft. in width where permanent access is proposed to be derived from projected roads as proposed in Development Plan, if the width of such street is not less than 12 feet.”

(a) In Residential and Commercial Zones:-

(i) If the means of access serves all area less than 1,500 sq. yds. Or its length from a street is 100 ft. or less then its width shall be less then 18 ft.

(ii) If the means of access serves an area 1,500 sq. yds. or more but less then 5,000 sq.yds. or its length from a street is 200 ft. or less, then its width shall not be less then 22 ft.

(iii) If the means of access serves an area 5,000 sq.yds. or more, or its length from a street is more than 200 ft. then its width, shall not be less than 30 ft.

(iv) In the interest of the general development of an area the Commissioner in specific cases, may with the approval of the Standing Committee require the means of access to be of larger width than that required under these rules.

(v) In case where a private passage is unrestrictedly used by the public from more than 10 years as a means of access to a number of Plots, the Commissioner, may with the sanction of the Corporation, improve the passage at the municipal cost and thereafter take steps under the provision of the Bombay Municipal Corporation Act to declare it as a public street.

(vi) Not with standing the above in the City and Suburban area in partially built up Plots, if the area still to be built upon does not exceed 5,000 sq.yds. an access of 12 ft. width and even if it is arched over at a height of not less than 14 ft. may be considered as adequate means of access. If such access is at least 10 ft. in width, it shall be considered as adequate means of access for an area to be built upon not exceeding 5,000 sq.yds. provided that such area is used for low-income group housing and that the F.S.I. permissible would be 75 per cent. of the F.S.I. permissible in that zone.

(vii) In the areas of Suburbs and Extended Suburbs, the width of such means of access as required under clause (i), (ii) and (iii) may be permitted to be reduced to 15', 18' and 22" respectively provided all the buildings which the means of access serves are on one side only and have in no case a height more than 80 ft.

Building shall be setback at least 10 ft. from any such means of access in a layout.

Not withstanding the above in respect of Narrow Plots in the Suburbs and Extended Suburbs where the area of such plots does not exceed 1,500 sq.yds. the width of such access may be permitted to be reduced upto 12 ft. and the setback there from upto 5 ft. so as to permit building at least 22 ft. in width.

(b) In general and special Industrial zones and for service industrial building, theatres, cinema houses, concert or assembly halls, stadia, buildings for religious worship, educational buildings markets and other buildings attracting large crowds :

(i) If the length of the means of access from a street is 100 ft. or less, it shall not be less than 20 feet.

(ii) If the length of the means of access from a street exceed 100 ft. but does not exceed 300 ft. its width shall not be less than 24 ft.

(iii) If the length of the means of access from a street exceed 300 ft. but does not exceed 600 ft. its width shall not be less than 3 ft.

(iv) If the length of the means of access from a street exceed 600 ft. its width shall be as prescribed taking into consideration the general development of the area but in no cases would it be less than 44 ft.

(c) Means of access to be paved and drained and free of encroachment :-

(i) The means of access shall be paved and drained to the satisfaction of the Commissioner and shall not be encroached by any structure or fixture so as to reduce its width below the minimum required under these rules and shall be maintained in a condition satisfactory to the Commissioner :

(ii) If any structure or fixture is set up on a means of access so as to reduce its width below the minimum required under these rules or the width existing on the date of publication, of the declaration of intention to prepare the Development Plan, viz.. 18<sup>th</sup> September 1958, the Commissioner may remove the same forth with and recover the expenses so incurred from the owner;

(d) No direct access from Express Highways and other roads.

No premises shall have an access direct from the Eastern and Western Express Highways and such other roads, not less than 175 ft. in width, which the Commissioner with the approval of the Corporation shall specify from time to time. The Commissioner shall maintain a register of such other roads which shall be open to public inspection at all times during office hours.

39. *Layouts or Sub-divisions* – (a) Layouts or sub-division in residential and commercial zones.:

(i) When the land under development admeasures 3,000 sq.yds. or more the owner of the land shall submit a proper layout or sub-division of his entire independent holding.

(ii) In any such layout or sub-division 15 per cent, of the entire holding area shall be reserved for a recreational space which shall be as far as practicable in one place.

(iii) No such recreational space shall admeasure less than 450 sq.yds.

(iv) The minimum dimension of such recreational space shall in no case be less than 25 ft. and if the average width of such recreational space is less than 80 ft. the length there of shall not exceed 2 ½ times the average width.

(v) No independent Plot in a sub-division shall have an area less than 400 sq.yds.and width less than 50 ft.

(vi) Every such Plot and the recreational space shall have an independent means of access.

(vii) For the purpose of F.S.I. the net area of the plot shall only be considered. In case of layout proposals such net area shall be calculated after deducting from the gross area of plot, the area covered by means of access and recreational space.

In case of plots the area of which varies from 2550 sq.yds. to 2999 sq.yds. the floor space index shall be allowed only over an area of 2550 sq.yds.

(viii) Any such layout or sub-division shall take into account the provisions of the development plan and if the land is effected by any reservation for public purposes the Commissioner may agree to adjust the location of such reservation to suit the development without altering the area of such reservation.

(ix) In all layouts the parking and loading, unloading spaces as required under the Rules shall be clearly shown on the plan.

(x) In the case of layouts or sub-divisions of the areas in excess of 5 acres a separate plot for Shopping centre shall be provided which may have an area upto 2 per cent, of the area of plot.

(xi) In a layout or sub-division of plot 5 acres or more suitable site of an electric sub-station shall be provided.

(N.B. – Independent holding means continuous piece of land in one ownership).

(b) Layouts or sub-division in General and Special Industrial Zones :-

#### ***Sub-Divisions***

(i) In sub-division in general or special industrial zones, the minimum size of the Plot shall be 1,000 and 3,000 sq.yds. respectively. Width of such Plot shall not be less than 75 ft. provided that in Sub-divisions of small scale industrial estates size of the Plot may be reduced to a limit of 600 sq.yds.

(ii) Every Plot shall have a means of access as required under Rule 38(b)

(iii) In the case of sub-division of land 2 acres or more in area, 5 per cent, of the total area shall be reserved as an amenity open space which shall serve as a general parking space, when such amenity open space exceeds 1,500 sq. yds. The excess area could be utilized for the construction of buildings for banks, officers, canteen's welfare centers and such other common purposes considered necessary for the industrial user.

#### **Layouts**

(i) In the layout of all industrial plots admeasuring 1,000 sq.yds or more in area 10 percent of the total area shall be provided as an amenity open space subject to maximum of 2,500 sq.yds.

(ii) Such an amenity open space shall have a proper mean of access and shall be so located that it could be conveniently utilized as such by the persons working in the industry.

(iii) The parking and loading-unloading spaces as required under these rules shall be clearly shown on the plans.

In the case of layout or sub-division of a land, 2 acres or more in area a suitable site for an electric-sub-station shall be provided.

The layout or sub-division proposals shall take into account the provisions of the Development plan and if the land is affected by any reservation for public purposes, the commissioner may agree to adjust its exact location to suit the development.

40. *Accessory buildings* – (a) Sanitary block one storeyed in height, in the rear and side open space at distance of 25 ft. from any street-line or the front boundary of the Plot and 5 ft. from the other boundaries may be permitted by the Commissioner :

Provided that the Commissioner may reduce this 5 ft. margin in rare cases to avoid hardship.

(b) Parking lock-up garages 9 feet in height in the side or rear open spaces at a distance of 25 ft. from any street line or the front boundary of the Plot may be permitted by the Commissioner. If the height of the parking garages exceeds 9ft. they shall be at a minimum distance of 5 feet from the rear or side boundary.

Parking lock-up garages when located within the main building shall be 25 ft. away from any street line and shall be of fire proof construction;

(c) The areas of sanitary blocks and parking lock-up garages shall be taken into account for the calculation of floor space index:

Provided that in residential zones the area of one lock-up garages plus one for every 400 sq.yds. of the plot area may be permitted in excess of the permissible F.S.I. No garage shall have floor area in excess of 9' x 20'.

41. *Height of Compound Walls* – (a) No compound wall or fence shall exceed 5ft. in height above the kerb or average ground level, except in case of industrial plots where the Commissioner may permit a height upto 8 feet.

The compound wall or fence may be raised further to a height of 3 ft. with open type construction of design to be approved by the Commissioner.

(b) When a compound wall or fence is located at the Junction of streets, its height shall not exceed 3 ft. 6 inches a length of 30 ft. on either side of the junction and any further height if required in accordance with clause (a) shall be of open type construction of a design to be approved by the commissioner.

Notwithstanding the above, 8 ft. compound wall without insisting upon open type construction above 5 ft. may be permitted in Plots used for electric sub-station, transformer stations or such other users of public utility undertakings.

42. In purely residential areas where the commercial zone boundary or a street with shopping frontage is at least 2 furlongs away, shops like general provision stores or foodgrain shop at the rate of 1 for 40 tenements may be permitted on the ground floor or in a semi-detached ground floor building with no other user over it. Provided that the remaining area on the ground floor is utilised for parkings purposes. Such shopping user will not be permissible in more than two adjoining plots in any locality. Such shop users shall not cover more than 2 percent plot area.

43. *Non-conforming Industries* – Where a non-conforming industry has been granted a written permission under Section 390 of the Bombay Municipal Corporation Act without a condition for its shifting to a conforming zone at the end of a specified period, additions thereto for the manufacture of new articles or for starting new processes may be permitted by the Commissioner with the approval of the Corporation when :-

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

(ii) Such schemes of additions do not envisage appreciable increase in the employment and undue increase in traffic loads;

(iii) Such additions is for preventing undue loss on for improving the working efficiency or the conditions of the existing unit or for balancing the existing production units for the industry;

(iv) Open spaces of 20 ft. in the city and 30 ft. in the Suburbs and Extended Suburbs the maintained from the boundaries of the plot.

(v) Open spaces of 30 ft. in the city and 40 ft. in the Suburbs and Extended Suburbs between two buildings are maintained.

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

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

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

43A. *Non conforming users (other than industries)* – Where a non-conforming user, existing prior to the 18<sup>th</sup> September 1958 is allowed to be continued in the Development plan, any additions to such non-conforming user (other than those provided in rule, 43) not exceeding the permissible floor space index for the zone or the normal floor space index for the non-conforming user, whichever is less, may be permitted subject to the following terms and conditions, namely-

(1) The whole building is owned and occupied by one establishment only.

(2) The proposed additions are for preventing undue loss or for improving working efficiency or conditions of existing user.

(3) The additions and alterations are meant for the existing user and not proposed to be let out.

(4) Open spaces and parking spaces required under the Development Control Rules shall be provided.

(5) The change in ownership of the establishment shall be permissible provided there is no change of user.

*“-43-B Prohibition of factories in residential Building in conforming zones etc :-* Not with standing anything contained in these, rules, no permission shall be granted for erecting

any factory, workshop or work places (for the establishment of which previous permission is required under Section 390 of the Bombay Municipal Corporation Act) wholly or partly on lands used for residential purposes even if such use is in conformity with these rules and the aforesaid Act;

Provided that the following use of residential building which are in conformity with the residential user for the following purposes may be permitted, namely –

- 1) Shoe and hat repairs shops, tailors shops, buttonhole making shops, shops for gold-smithy, diamond cutting, watch and clock repairs, bicycle and motor cycle repairs, musical instrument repairs, picture framing, radio and household appliances repairs, umbrella repair and upholsters shops, with individual motors, not exceeding 1 H.P. and total H.P. not exceeding 3.00;
- 2) Ice-cream cold drinks and milk bars, cafeterias hotels for consumption of production on the premises with refrigeration units, with individual motor not exceeding 1 H.P. and total H.P. not exceeding 3.00;
- 3) Coffee grinding upto 1.5 H.P. motor;
- 4) Printing presses with individual motor and exceeding 2.00 H.P and total H.P. not exceeding 5 and not employing more than 6 persons therein;
- 5) Equipment using power only for heating, refrigeration or air conditioning purposes;
- 6) Shops of commercial establishment wherein power is required for ancillary use with individual motors not exceeding 1 H.P. and total H.P not exceeding 3. subject to the following conditions, namely :-
  - (i) that the power shall not be used for any other purpose which will involve any manufacturing process or activity;
  - (ii) that the power shall not be sublet under any circumstances, and
  - (iii) that the power shall be discontinued if any complaints of bonafide nuisance are received.

With the previous approval of Government, the Commissioner may from time add to alter or amend the provision of the proviso to this rule”

44. The Rules regarding open spaces around building Heights and floor space index shall not apply strictly to the operational buildings of the Bombay port Trust and the Railway Authorities in their respective areas, through all the regulations would apply in respect of buildings used for purely residential purposes in such area.

45. *Air Port Zone* – (a) The height of building or other fixtures in the Air Port Zone shall not exceed the limits prescribed by the Air Port Authorities from time to time.

(b) The smoke from industrial chimneys in the Air port Zone shall be of such character as prescribed by the Air port Authorities from time to time.

46. *Preservation of view from phirozeshah Mehta Garden* – To preserve the western view from phirozeshah Mehta Garden on MalabariHill two funnels of vision inner and outer have been marked on the development Plan.

Notwithstanding anything contained in these rules no development work will be permitted in the inner funnel of vision and buildings within the outer funnel of vision shall not be erected or raised above Reduced Level 247.45' with reference to Town Hall Datum.

47. *Setback from water courses* – No development whatsoever whether by filling or otherwise shall be carried out within 50 ft. and 25 ft. on either side of the bank of a major and a minor water course respectively. Provided that where a water course passes through a low-lying land without any well defined banks the owner of the property may be permitted by the Municipal Commissioner to restrict or divert the water course to an alignment and cross section determined by the commissioner.

48. *Discretionary powers* – (a) In conformity with the intent and spirit of these rules the commissioner may, with the approval of the Corporation:-

(i) decide on matters where it is alleged that there is an error in any order, requirement decision, determination or interpretation made by him in the application of these rules;

(ii) determine and establish the location of zonal boundary in exceptional cases, or in case of doubt or controversy;

(iii) interpret the provision of these rules where the street layout actually on the ground varies from the street layout shown on the Development Plan;

(iv) Modify the limit of a zone where the boundary of the zone divides a plot as existing on the date of publication of the declaration of intention to prepare the Development plan w.z. 18th September 1958;

(v) Authorize the erection of a building or use of premises for a public service undertaking for public utility purpose only, where he finds such an authorization to be reasonable necessary for the public convenience and welfare.

(b) In specific cases where a clearly demonstrable hardship is caused the Commissioner may be special written permission.

(i) permit any of the dimensions prescribed by these rule to be modified;

(ii) grant temporary, permission for a period not exceeding one year at a time for temporary buildings.

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

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

50. Deleted.

51. *Definition* – In the Construction of the foregoing rule the following words and expressions shall have the meaning here in after respectively assigned to them, unless such meaning be repugnant to or inconsistent with the context or subject matter in which such words or expression occur :-

(i) “Accessory Buildings” means a building separated from the main building on a plot and containing one or more accessory uses.

(ii) “Accessory Use” means any use of the premises sub ordinate to the principal use and customarily incidental to principal use.

(iii) “Boarding House” means a building or part of a building in which is carried on wholly or principally the business of the, supply of meals to the public or a class of the public for assumption on the premises.

(iv) “Business Sign” means sign which invites attention of the public to a business, community services or entertainment conducted on the premises.

(v) “Development Plan” means the Plan for the development or redevelopment or improvement of the entire area within a jurisdiction of the Bombay Municipal Corporation prepared under Section 3 of the Bombay Town Planning Act, 1954.

(vi) “Floor Space Index” of a plot or premises is the ratio of the combined gross floor area of all storeyes including the area of all walls as well as mezzanine floors of a building on a plot or premises to the total area of the plot or premises. The floor area of a building shall be calculated above, excepting that the following shall not be counted forwards computation of floor space index:-

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

51 (vi)

++ (b) Electric cabin or sub-station, watchmen’s booth, pump house, garbages shafts, space required for location of fire hydrants, electric fittings and water tanks and such other requirements required for the fitting purposes.”

(c) Projections and accessory buildings as specifically exempted under these rules.

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

(e) One unit of sanitary Block consisting of a Bath room and Water closet of standard size as per Building Bye-laws provided for the use of domestic servants engaged on the premises at each floor level.

(f) One room measuring 12-0” x 10.0” (f) on the ground floor of the Co-operative Housing Societies building and other multi storeyed buildings as office-cum-letter box room. However, in case of bigger Co-operative Housing Societies having 12 or more flats, area of such office room up to 240 sq.ft.

(g) Means of access to the 15 per cent recreation ground in respect of a single holding where only one building is to be constructed.;

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

(vi-A) – “Garage” means a detached ground floor structure in the compulsory open space or plot or open space on the ground floor of a building or any part thereof and intended to be used for the parking or sheltering of mechanically propelled vehicles and where repairs to such vehicles not being repairs requiring motive power, including gas or electric welding operations) may be carried out but does not include any such structure which in the opinion of the M.C. Municipal Corporation of Greater Bombay, is used principally for carrying out such repairs.”

(vii) “Home Occupation” means occupation other than that of operating an eating or drinking place offering services to the general public, carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that as a dwelling and in connection with which no article or service is sold or held up for sale except that produced by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purpose.

(viii) “Hotel” means a building or part of a building used as a lodging and boarding house.

(ix) “Inner Chowk” means an open space enclosed on all sides by a building.

(x) “Lodging House” means a building or a part of a building used for the reception of guests and travelers desirous of staying or sleeping therein.

(xi) “Non-conforming Industry” means an industry which does not conform with the provisions of these rules applicable to the zone in which it is located.”

(xii) “Outer Chowk” means an open unoccupied space similar to an Inner Chowk, but where one of its sides is not enclosed by a building.”

(xiii) “Site” of a building includes not only the land actually covered by the building but also the open spaces around the building rounded under these rules.

(xiv) Carpet area is the net floor area within an apartment excluding the area of walls, and half the area of balconies.

(xv) Row houses are house built in a row without any open spaces in between except at specified intervals.

(xvi) Revas projections is part of a room projecting in the open space beyond the building line.

(xvii) Water course means a natural channel or an artificial one formed by training or diversion of a natural channel meant for carrying storm water either from a single property or several properties draining there to in combination.

(xviii) Major water course means a water course which carries storm water discharging from a tributary area of not less than 400 acres. The decision of the Municipal Commissioner as regards the calculation of the contributing area shall be final.

(xix) Minor water course mean a water course which is not a major one.

+ (xx)

+( xxi)

## APPENDIX – I

No. CE/25327/ I of 22-12-1975

Subject ; Amendment to the D.C. Rules 2(d) 8,13 and 27 under the Development plan for Bombay – Directives of the Government under section 154(1) of the M.R. & T.P. Act, 1966 as amended upto-date for-

The State Government in U.D.P.H. & H. Deptt. Under their letter No. SF/IV/74/MRP 1174-TP-2, dated 6<sup>th</sup> August 1977 and their subsequent D.O. letter under even number dated 10<sup>th</sup> October, 1975 have given directive under section 154(1) of the M.R. & T.P. Act, 1966, as amended upto-date to effect minor modification to the Development Control Rules 2(d), 8,13 and 27 under the Development plan of Greater Bombay as explained in the comparative statement below by taking action as provided under section 37 of the M.R. & T.P. Act, 1966, as amended upto-date and to give immediate effect to the instructions of the state Government amend the said Development control Rules 2(d), 8(e), 13(b) and (27):--

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### Existing Dev. Control Rule.

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2(d) If the development work relates to an industrial or factory building it shall be accompanied by a "No Objection Certificate" of the Industries Department of the Government of Maharashtra.

8(e) (xii) Cleaning & pressing establishments for clothes, not occupying a floor area more than 2000 sq. ft and not employing solvents with a flash point lower than 138 degrees Fahrenheit, machines with dry load capacity exceeding 60 lbs. and more than 9 persons.

(xiii) Shop for goldsmiths, locksmiths, watch & clock repairs, bicycle rental & repairs, optical glass grinding & repairs, musical instrument repairs, picture framing radio & household appliance repairs, umbrella repair & upholsters not employing more than 9 persons.

(xvi) Bakeries, confectioneries & establishment for preparation and sale of eatables not occupying for production an area in excess of 750 sq.ft. per establishment & no employing more than 9 persons.

(xix) Trade or other similar schools not involving any danger of fire or explosion, nor of offensive noise, vibrations, smoke, dust odour, glare, heat or objectionable influences.

(xx) Petrol filling and service stations not employing more than 9 persons and ice-factories and cold storages in independent buildings with special written permission of the Commissioner.

(xxvii) Non flashing business signs placed flat against the wall and not exceeding 20 sq.ft. in area per establishment.

(xxxii) Battery charging & repairing not employing more than 6 persons.

Proviso at the end of the Rule after clause (xxxii) "with the approval of the Corporation, the Commissioner may from time to time add to , alter or amend the above list.

13(b) (xv) Printing, book-binding, engraving block making with an area and motive power not exceeding 5000 sq. ft. and 25 H.P respectively per establishment.

Provided that the Commissioner may however, permit the above activities on an unrestricted scale if the same are in an independent building on such conditions as he may prescribe in the interest of adjoining development.

(xviii) Repair, cleaning or light manufacturing shops and analytical experimental or testing, laboratories not employing more than 15 persons in the industrial activity, but not including cleaning & dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 138 degrees. Fahrenheit and machines with dry load capacity exceeding 60 lbs. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to the public health and safety.

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Proposed Amended Dev. Control Rule.

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2(d) If the development work relates to an industrial or factory building it shall be accompanied by a "No Objection Certificate" of the Industries Department of the Government of Maharashtra. Provided that such a certificate will not be necessary in respect of construction of factory premises for expansion of factory offices dispensaries god owns, etc., which are ancillary to the industrial user. Further no such certificate will be necessary if the proposed industrial falls in Service Industry Category and falls within the purview of the development Control Rules 8,13 and 27.

(xii) Cleaning and pressing establishments for clothes not occupying a floor area more than 2000 sq.ft. and not employing solvent with a flash point lower than 138 degrees. Fahrenheit and machines with dry load capacity exceeding 60 lbs. and more than 9 persons provided that the total power requirement does not exceed 4 kw.

(xiii) Shop for gold smiths, locksmiths, watch & clock repairs, bicycle rental & repairs, optical glass grinding & repairs, musical instrument repairs, picture framing radio & household appliance repairs, umbrella repair & upholsters not employing more than 9 persons provided that the horse power does not exceed 1 Kw.

(xvi) Bakeries, confectioneries & establishment for preparation and sale of eatables not occupying for production an area in excess of 750 sq.ft. per establishment & not employing more than 9 persons provided that the power requirement does not exceed 4 K.w.

(xix) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust odour, glare, heat or other objectionable influences provided that a motor driving school shall not be permitted.

(xx) Petrol filling and service stations not employing more than 9 persons in independent buildings with special written permission of the Commissioner.

(xxvii) Non flashing business signs placed flat against the walls and not exceeding 20 sq.ft. in area per establishment if housed in premises.

(xxxii) Battery charging & repairing not employing more than 6 persons and not more than two chargers.

Deleted.

(xv) Printing, book-binding, engraving block making with an area and motive power not exceeding 1200 sq. ft. and 10 H.P respectively per establishment.

(Proviso Deleted)

(xviii) Repair, cleaning shops and analytical experimental or testing, laboratories not employing more than 15 persons in the industrial activity, but not including cleaning & dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 138 degrees. Fahrenheit and machines with dry load capacity exceeding 60 lbs. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to the public health and safety provided that the motive power requirement of such establishment does not exceed 10.00 H.P.

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Existing Dev. Control Rule.

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(xx) Flashing or non-flashing business signs placed flat against the wall not exceeding 50 sq.ft. in area & covering not more than 15 percent of the area of such wall including doors and windows and overhanging signs which project not more than 3 ft. from the wall, provided that such overhanging signs shall be in conformity with the following :-

- (a) Not more than one over hanging sign may be permitted for each 15 feet of plot frontage; and
- (b) The area of such overhanging signs shall not be more than 10 sq.ft. except that for each three feet of plot frontage above the first fifteen an increase in area of 2 sq.ft. shall be permitted.

Provision at the end of the Rule after clause (xxiii).

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

(27) (xx) Mechanical workshop with lathes, drills, grinders, spot welding set as distinct from the regular manufacturing units with motive power not exceeding 15.00 H.P. and the number of workers not exceeding 9.

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Proposed Amended Dev. Control Rule.

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(xx) Flashing or non-flashing business signs placed flat against the wall not exceeding 50 sq.ft. in area & covering not more than 15 percent of the area of such wall including doors and windows and overhanging signs which project not more than 3 feet from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential buildings :-

- (a) Not more than one over hanging sign may be permitted for each 15 feet of plot frontage; and
- (b) The area of such overhanging signs shall not be more than 10 sq.ft. except that for each three feet of plot frontage above the first fifteen an increase in area of 2 sq.ft. shall be permitted.

With the approval of the Corporation the Commissioner may from time to time add to alter or amend the above list as long as it is not manufacturing activity.

27(xx) Deleted.

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All concerned are requested to note carefully the proposed amendments of the Development Control Rules 2 (d), 8(c), 13(b) & 27 as above carefully while dealing with the proposals received after issue of this circular.

**APPENDIX-II**

**GOVERNMENT OF MAHARASHTRA**

No.TPS.3679/2277-UD-5  
Urban Development and  
Public Health Department,  
Mantralaya, Bombay – 32.  
9<sup>th</sup> October, 1979.

To,  
The Municipal Commissioner,  
Municipal Corporation of Greater Bombay,  
Bombay.

Subject : Development Control Rules for Greater Bombay-Amendment to Development Control Rule 7 (iii). "GROUP MEDICAL CENTRES."

Sir,

I am directed to state that under Development Control Rule 7(iii) Medical and Dental practitioners, clinics and dispensaries, and Group Medical Centres are allowed in Residential Zone. The Government has observed that the user of "Group Medical Centres" permitted in Residential Zones, are being misused and used for other purposes after obtaining permission for "Group Medical Centres" In view of this the Government has taken a decision that permissions for Group Medical Centres in Residential Zones, buildings or premises, hitherto permissible under the above mentioned Development Control Rule, should not hereafter be granted.

I am, therefore, directed to convey the directive of Government to the Municipal Corporation of Greater Bombay under the provisions of Section 154(1) of the Maharashtra Regional & Town Planning Act, 1966, not to permit Group Medical Centres in Residential Zones, buildings and premises and to undertake an amendment to the Development Control Rules of Greater Bombay as follows, namely :-

"In the Development Control Rules of Greater Bombay, in rule 7(iii) the words etc." and Group Medical Centres" should be deleted."

The Greater Bombay Municipal Corporation should give effect to the above directive immediately. The Corporation should also take necessary action under section 37 of the Maharashtra Regional and Town Planning Act, 1966, for modifying the Development Control Rules accordingly and to submit the necessary modification for the approval of Government.

Yours faithfully,

Sd/-  
(A. H. BENADIKAR)  
Under Secretary to the  
Government

**APPENDIX – III**

No.TPS-3679/2277/UD-5,  
Urban Development and Public  
Health Department, Mantralaya,  
Bombay 400 032.  
Dated 6<sup>th</sup> July, 1979.

To,  
The Municipal Commissioner,  
Municipal Corporation of Greater Bombay,  
Bombay.

Subject : Development Control Rules for Greater Bombay Amendment to Rule  
7(vii)(b) – Art Galleries in Residential Areas.

Sir,

I am directed to state that as per Development Control Rule 7(vii)(b), Art galleries are permitted in residential zones, buildings or premises, with the special written permission of the Municipal Commissioner, Government has observed that such permissions are being misused, as, after obtained permissions for art galleries, the same are being used for commercial purposes, shopping etc. In view of this, Government has decided that permissions for art galleries in residential zones, buildings or premises, hitherto available under Development Control Rule 7(vi)(b), with the special written permission of the Municipal Commissioner, should not hereafter be granted.

2. In the circumstances, I am directed to convey a directive of Government to the Greater Bombay Municipal Corporation under the provisions of Section 154(1) of Maharashtra Regional and Town Planning Act, 1966, not to permit Art Galleries in residential zones, buildings and premises and to undertake an amendment to the Development Control Rules for Greater Bombay as follows – namely :-

“In the Development Control Rules of Greater Bombay, Rule 7(vii)(b) should be deleted:.

3. The Greater Bombay Municipal Corporation should give effect to the above directive immediately. The Corporation should also take necessary action under section 37 of the Maharashtra Regional and Town Planning Act, 1966, for modifying the Development Control Rules accordingly and to submit the necessary modification for the approval of Government.

Yours faithfully,

Sd/-  
(R.B. Donald)  
Deputy Secretary to Government

## APPENDIX IV

Development Plan of Greater Bombay,  
Minor Modification to the Development  
Control Rules, Rule no.8(e)(viii)(ix),  
13(b)(ii),(iii), (xvi) and (xvii) and 51.

### GOVERNMENT OF MAHARASHTRA

Urban Development Public Health Department  
Resolution No.DCR/1078/1785-UD-5  
Mantralaya, Bombay 400 032.  
Dated 19<sup>th</sup> March, 1979.

- READ: (1) The Deputy Municipal Commissioner (Engineering) Bombay Municipal Corporation's letter no.CE/960-DP-C dated 1<sup>st</sup> June, 1978.
- (2) The Director of Town Planning, Maharashtra State Pune's letter no.DP/Bombay/92- 78/TPV-III dated 19<sup>th</sup> September, 1978.

RESOLUTION : The accompanying Government Notification should be published in the Maharashtra Government Gazette.

By order and in the name of Governor of Maharashtra.

Sd/-  
(A.H. Benadikar)  
Under Secretary to Government

## NOTIFICATION

Urban Development & Public Health Department, Mantralaya, Bombay 32, dated 19<sup>th</sup> March 1979.

Maharashtra Regional & Town Planning Act, 1966.

No.DCR 1078/1785-UD-5 : Whereas in accordance with the provisions of sub-section (1) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the "Said Act"), the Municipal Corporation of Greater Bombay, after following the procedure prescribed by that Act, submitted to the Government of Maharashtra for sanction on 1<sup>st</sup> June, 1978 a proposal of minor modification to the Development Control Rules, which were incorporated in all parts of the Development Plan of Greater Bombay (hereinafter referred to as "the Said Rules") so as to modify the Rule nos.8(e)(viii), 8(e)(x), 13(b)(ii), 13(b)(iii), 13(b) and 13(b)(xvi)(xvii) and to add clauses (xx) and (xxi) in Rule no.51, defining the terms office premises and "wholesale establishment" of the said Rules (hereinafter referred to as the "said proposal of modification").

And whereas the Government is satisfied that the said proposals of modification are necessary and should be sanctioned;

Now, therefore in exercise of the powers conferred by sub-section (2) of section 37 and all other powers enabling it in this behalf, the Government of Maharashtra hereby sanction the said proposals of modification and for that purpose amends the Government Notification Urban Development, Public Health and Housing Department no.TPB 4366/10740-W of the 7<sup>th</sup> January 1967 as follows, namely ;

In the said notification the following new entries shall be added.

"1. The existing rules nos.8(e)(viii), 8(3)(ix), 13(d)(ii), 13(b)(iii), 13(b)(xvi), 13(b)(xvii) should be substituted by the following new rules :-

"8(e) (viii) - Local sub-offices of any public authority created by law in India just sufficient to cater to the needs of surrounding area."

"8(e) (ix) - Professional offices not exceeding 40.00 sq.mtrs. (forty sq.mts.) in area."

13(b) (ii) - Business offices and Exchanges only in Suburbs and Extended Suburbs and such establishments shall not be allowed in the Island City of Bombay comprising of 'A' to 'F/North' and 'G/North Wards'.

13(b) (iii) - "Wholesale establishments only in Suburbs and extended Suburbs and such establishments shall not be allowed in the Island City of Bombay comprising of 'A' to 'F/North' and 'G/North Wards'.

13(b) (xvi) - "Veterinary Hospitals and Kennels in Suburbs and Extended Suburbs and no such new establishments will be allowed in the Island City of Bombay comprising of 'A' to 'F/North and G/North Wards.

13(b) (xvii) - "Prisons and Animals ponds only in Suburbs and Extended Suburbs and no new such establishments will be allowed in the Island City of Bombay comprising of 'A' to F/North and G/North Wards."

2. Following note should be added at the end of Rule No.8(e).  
Note Wherever the area of the user is not specified the same shall not exceed 100 sq.mtrs. (one hundred sq.mts. only) in case of City Wards comprising of 'A' to F/North and G/North Wards.

3. Following note should be added at the end of Rule 13(b)  
Note : Wherever the area of the user is not specified the same shall not exceed 100 sq.mts. (one hundred sq.mts.) in case of City Wards comprising of 'A' to F/North and G/North Wards excepting for Item no.13(b) (xvii).

4. Following new clauses (xx) and (xxi) should be added in Rule 51.

"(xx) The term "office premises" means premises, whose sole or principal use is as an office or for office purpose; "office premises" includes the purpose of administration, clerical work, handling money, telephone and telegraphs operating and operating computers and "clerical work" including writing book-keeping sorting papers, typing, filing, duplicating punching cards or tapes, machine calculating, drawing of matter for publication and the editorial preparation of matter for publication.

(xxi) The term "Wholesale Establishment" includes establishment wholly or partly engaged in wholesale trade, manufactures wholesale out-lets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport, booking agencies.

By order and in the name of Governor of Maharashtra.

(A.H. BENADIKAR)  
Under Secretary to Government

## **APPENDIX V**

Development Plan of Greater Bombay,  
Minor Modification to Development  
Control Rules, Rule 18 and 21

GOVERNMENT OF MAHARASHTRA  
Urban Development Public Health Department  
Resolution No.DCR 1078/3943-UD-5  
Mantralaya, Bombay 400 032.

Dated 2<sup>nd</sup> January, 1979.

Resolution : The Accompanying Government Notification should be published in Maharashtra Government Gazette.

By order and in the name of Governor of Maharashtra

Sd/-  
(A.H. Benadikar)  
Under Secretary to Government

## **NOTIFICATION**

Urban Development & Public Health Department,  
Mantralaya, Bombay 32, Dated 2<sup>nd</sup> January 1979.

Maharashtra  
Regional & Town  
Planning Act, 1966.

No. DCR 1078/3943-UD-5 : Whereas in accordance with the provisions of sub-section (1) of Section 37 of the Maharashtra Regional and Town Planning Act (hereinafter to as "the Said Act") ( Maharashtra XXXVII of 1966) the Municipal Corporation of Greater Bombay, (hereinafter referred to as "the said Municipal Corporation") after following the procedure prescribed by that Act, submitted on 9<sup>th</sup> November, 1978, to the Government of Maharashtra proposal of modification to the Development Control Rules, which were incorporated in all parts of the Development Plan of Greater Bombay (hereinafter referred to as "the Said Development Control Rules") with a view to modifying the Rules 18 and 21 of the said Development Control Rules (hereinafter referred to as the "said proposal of modification");

And whereas the Government of Maharashtra after making necessary enquiries and examining the said proposal of modification is satisfied that the said proposal of modification is necessary and should be sanctioned;

Now, therefore in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, and all other powers enabling it in this behalf, the Government of Maharashtra hereby sanction the said proposals of modification and for that purpose amends the Government Notification Urban Development, Public Health and Housing Department no.TPB 4366/10740-W of the 7<sup>th</sup> January 1967 as follows, namely;

In the said notification in the Schedule of modification to the said Development Control Rules following entry shall be made after the last entry. "Rules 18 and 21 of the Development Control Rules shall read as follows :

(1) Rule -18. Use provisions in General Industrial Zone (I-1) subject to the provision of Rule 26 in General Industrial Zone(I-1); building or premises may be used for Industrial Purpose except the following.".....

(2) Consequent upon the above modified Rule 18 the proviso to Rule 21 shall be deleted."

By Order and in the name of Governor of Maharashtra.

Sd/-  
(A.H. Benadikar)  
Under Secretary to Government

## APPENDIX-VI

Development Plan of Greater Bombay  
Minor Modification to the Development  
Control Rule – Rule No. 37(d)

### GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department  
Resolution No. TPB 4378/4260-UD-5  
Mantralaya Bombay – 400 032.  
Dated 19<sup>th</sup> March 1979

.....  
READ : The Deputy Municipal Commissioner (Engineering) Bombay Municipal Corporation's letter No. CE/4876/DP-C dated 5<sup>th</sup> December, 1978.

RESOLUTION : The accompanying Government Notification Should be published in the Maharashtra Government Gazettee By order and in the name of the Governor Maharashtra.

Sd/-  
(A. H. BENADIKAR)  
Under Secretary to the  
Government

Date of Publication in  
Government Gazette-29-3-1979(Page-683)

### NOTIFICATION

Urban Development and Public Health Department  
Mantralaya, Bombay – 32. Dated 19<sup>th</sup> March 1979.

Maharashtra  
Regional & Town  
Planning Act, 1966  
Act")  
No. TPB 4378/4260-UD-5: Whereas in accordance with the  
sub-station (1) of Section 37 of the Maharashtra Regional and Town  
(Maharashtra XXXVII of 1966) (Herein after referred to as the said  
Act")

The Municipal Corporation of Greater Bombay after following the procedure prescribed by that modification to the Development Control Rules, which were incorporated in all parts of the Development Plan of Greater Bombay (herein referred to as "the said Rules") so as to modify the Rule No. 37(d) of the said Rules (hereinafter referred to as the "said proposal of modification".

And whereas the Government is satisfied that the said proposal of modification is necessary subject to further modification and should be sanctioned in the modified forms;

Now, therefore in exercise of the powers conferred by sub-Section (2) of the section 37 and all other powers enabling it in this behalf; the Government of Maharashtra hereby sanctions the said proposal of modification and of that purpose amends the Government Notification Urban Development, Public Health and Housing department No. TPB 4366/10740-W dated the 7<sup>th</sup> January 1967 as follows, namely

"In the said notification the following new entry shall be added. "The existing Rule 37(d) shall be substituted by following new rule-

Rule 37(d) Otlas etc. Open Otlas or any encroachment will not be permitted in the required open spaces;

Provided, however, that the Municipal Commissioner may, with the previous approval of Government trusts only, subject to such terms and conditions as may be imposed.

By order and in the name of Governor of Maharashtra.

St.

(A.H.BENADIKAR.)

Under Secretary to the Government.

**OO APPENDIX-VII**

Development Plan of Greater Bombay  
Modification to Development Control  
Rule 35

**GOVERNMENT OF MAHARASHTRA**

Urban Development and Public Health Department  
Resolution No. DCR 1079/1661 UD-5  
Mantralaya, Bombay – 32. dated 4<sup>th</sup> Sept. 1979

READ : The Municipal Commissioner, Bombay Municipal Corporation Bombay's letter No. MDG/9247 dated 26<sup>th</sup> April, 1979.

RESOLUTION : The accompanying Government Notification should be published in the Maharashtra Government Gazettee.

By order and in the name of the Governor Maharashtra.

Sd/-  
(A. H. BENADIKAR)  
Under Secretary to the  
Government

Published in Government Gazette,  
Dated 20-9-1979  
Page No. 1714.

**NOTIFICATION**

Urban Development and Public Health Department  
Mantralaya, Bombay – 32. Dated 4<sup>th</sup> September 1979.

Maharashtra  
provisions of  
Regional & Town  
Planning Act, 1966  
referred to

No. DCR/1079/1661 UD-5: Whereas in accordance with the sub-station (1) of Sec. 37 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (Herein after

as the said Act") The Municipal Corporation of Greater Bombay after following the procedure prescribed by that Act submitted to the Government of Maharashtra for sanction on 26<sup>th</sup> April 1979 a proposal of minor modification to the Development Control Rules, (which were incorporated in all parts of the Development Plan of Greater Bombay (hereinafter referred to as "the said Rules") so as to modify the Rule No. 35 of the said Rules (hereinafter referred to as the "said proposal of modification");

And whereas the Government is satisfied that the said proposal of modification is necessary subject to further modification and should be sanctioned in the modified forms;

Now, therefore in exercise of the powers conferred by sub-Section (2) of the section 37 and all other powers enabling it in this behalf; the Government of Maharashtra hereby sanctions the said proposal of modification and of that purpose amends the Government Notification Urban Development, Public Health and Housing department No. TPB 4366/10740-W dated the 7<sup>th</sup> January 1967 as follows, namely

“In the said notification the following new entry shall be added. “In Rule 35, following clauses shall be added after sub-clause (iii) of clause (b)

(c) The lift/lifts so provided in accordance with the above provision under clauses (a) and (b) shall permanently maintained in good working order.

(d) The number of respective floors in the building shall be engraved of adequate size and Painted in the plaster of the wall facing stair cases and lift/lifts opening on the floor so as to be distinctly visible from the plaster of the wall facing stair cases and lift/lifts opening on the floor so as to be distinctly visible form the lift cage.”

By order and in the name of Governor of Maharashtra.

Sd.

(A.H.BENADIKAR.)

Under Secretary to the Government.

## APPENDIX-VIII

Development Plan of Greater Bombay  
Minor Modification to Development  
Control Rule 36-h(v)

### GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department  
Resolution No. DCR 1079/1954 UD-5  
Mantralaya, Bombay – 32. dated 12<sup>th</sup> July. 1979.

READ : The Deputy Municipal Commissioner (Engineering) Bombay Municipal Corporation's letter No. CE/1880/DPC dated 18<sup>th</sup> May, 1979.

RESOLUTION : The accompanying Government Notification should be published in the Maharashtra Government Gazettee.

By order and in the name of the Governor Maharashtra.

Sd/-  
(A. H. BENADIKAR)  
Under Secretary to the  
Government

Published in Government Gazette,  
Dated 2<sup>nd</sup> August 1970.  
Page No. 1427.

### NOTIFICATION

Urban Development and Public Health Department  
Mantralaya, Bombay – 32. Dated 12<sup>th</sup> July 1979.

Maharashtra  
provisions of  
Regional & Town

No. DCR/1079/1954 UD-5: Whereas in accordance with the

Sub-station (1) of Sec. 37 of the Maharashtra Regional and Town Planning Act, 1966 Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") The Municipal Corporation of Greater Bombay after following the procedure prescribed by that Act, submitted to the Government of Maharashtra for sanction on 18<sup>th</sup> May 1979 a proposal of minor modification to the Development Control Rules, which were incorporated in all parts of the Development Plan of Greater Bombay (hereinafter referred to as "the said Rules") so as to modify the Rule No. 36-h(v) (hereinafter referred to as the "said proposal of modification");

And whereas the Government is satisfied that the said proposal of modification is necessary and should be sanctioned;

Now, therefore in exercise of the powers conferred by sub-Section (2) of the section 37 and all other powers enabling it in this behalf; the Government of Maharashtra hereby sanctions the said proposal of modification and of that purpose amends the Government Notification Urban Development, Public Health and

Housing department No. TPB 4366/10740 dated the 7<sup>th</sup> January 1967 as follows, namely

“In the said notification the following new entry shall be added at the end.

“In the existing Development Control Rule No. 36 h(v) following provision be added as second provision after the first provision.

“Provided further that in the case of high rise buildings, having heights exceeding 21 mts. The height being measured excluding the terrace parapet wall, elevated water storage tanks, stair-case rooms, lift machine rooms, etc., the parking spaces or loading/un-loading spaces required to be provided as per the above requirement shall be accommodated in the basement floor underneath the building stilted ground floor and if required, on first and second floor etc. as the case may be. The open spaces as also recreational or amenity open spaces required to be provided under D.C. Rule No.39 shall not be allowed to be utilized for the purpose of providing parking or loading/un-loading spaces.”

By order and in the name of Governor of Maharashtra.

St.

(A.H.BENADIKAR.)

Under Secretary to the Government.

## **APPENDIX-IX**

Development Plan of Greater Bombay  
Modification to Development Control  
Rule No.8(e) and 27

### **GOVERNMENT OF MAHARASHTRA**

Urban Development and Public Health Department  
Resolution No. DCR 1080/218-UD-5  
Mantralaya, Bombay – 32. dated 14<sup>th</sup> February 80

READ : The Municipal Commissioner, Bombay Municipal Corporation Bombay's letter No. CE/200 dated 16<sup>th</sup> January, 1980.

RESOLUTION : The accompanying Government Notification should be published in the Maharashtra Government Gazettee.

By order and in the name of the Governor Maharashtra.

Sd/-  
(G.S.PANTBALEKUNDRI)  
Under Secretary to the  
Government

Published in Government Gazette,  
dated 28-2-1980  
Page No. 306.

### **NOTIFICATION**

Urban Development and Public Health Department  
Mantralaya, Bombay – 32. Dated 14<sup>th</sup> February 1980.

Maharashtra  
Regional & Town  
Planning Act 1966

No. DCR/1080/218 UD-5: Whereas in accordance with the sub-section (1) of Sec. 37 of the Maharashtra Regional and Town (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act") The Municipal Corporation of Greater Bombay after following the procedure prescribed by that Act submitted to the Government of Maharashtra for sanction on 6<sup>th</sup> January 1980 a proposal of minor modification to the Development Control Rules, (which were incorporated in all parts of the Development Plan of Greater Bombay (hereinafter referred to as "the said Rules") so as to modify the Rule No. 8(e) and 27 of the said Rules (hereinafter referred to as the "said proposal of modification");

And whereas the Government is satisfied that the said proposal of modification is necessary subject to further modification and should be sanctioned in the modified forms;

Now, therefore in exercise of the powers conferred by sub-Section (2) of the section 37 and all other powers enabling it in this behalf; the Government of Maharashtra hereby sanctions the said proposal of modification and of that purpose amends the Government Notification Urban Development, Public Health and Housing department No. TPB 4366/10740-W dated the 7<sup>th</sup> January 1967 as follows, namely

In the said notification the following new entry shall be read instead of Rules 8(e) (xxx) and after clause 27(xxiii) new Clause 27(xxiv) shall be added.

8:e(xxx)-Dimond cutting and polishing not exceeding employing more than 6 persons and motive power not exceeding ½ H.P.

27 : (xxiv) : Dimond cutting and polishing not employing 9 persons and Total H.P. not exceeding 1.00 H.P.

By order and in the name of Governor of Maharashtra.

St.  
(G.S. PANTBALEKUNDRI.)  
Under Secretary to the Government.

## APPENDIX-X

### MUNICIPAL CORPORATION OF GREATER BOMBAY

No. DMC/E/10143

Dated : 27<sup>th</sup> November, 1979.

Subject : Permitting branches of Banks and various amenities in General and Special Industrial Zones.

The Corporation in their meeting held on 30<sup>th</sup> July, 1979 have accorded their approval vide their Resolution No. 506 modify the Development Control Rule Nos. 18 and 19 by incorporating additional Clauses i.e. Development Control Rule No. (LXXXIX) and Development Control Rule No. 19 (XXVII) as under :-

“18 (lxxxix) : However, with the special written permission of the Municipal Commissioner, the premises in the General Industrial Zone may be used for Branches of Banks, Telephone Exchanges, Municipal & Government Sub-Offices, Convenience should dealing with Tobacco provisions, etc., Tea Stalls, Small Hotels, Police Stations, Post and Telegraph Offices, Fire Stations, etc.”

“19 (xxvii) : Branches of Banks, Telephone Exchanges, Municipal & Government Sub-Offices, Convenience should dealing with Tobacco provisions, etc., Tea Stalls, Small Hotels, Police Stations, Post and Telegraph Offices, Fire Stations, etc.”

“The Building Proposal staff should consider the plans considering the above modification for all the proposals submitted hereafter.”

The Ward Officers would note that no permissions are granted for convenient shops in Industrial Zones unless specific approval for such change of user of existing premises etc. is obtained by the concerned parties from the Building Proposal Section of the Corporation.

Sd/-  
Dy.C.E.(D.P.)

Sd/-  
C. E.

Sd/-  
D.M.C.(Engg.)

# APPENDIX-XI #

C I R C U L A R

No. CE/40730/I of 23-3-1973

**“Subject : Desirability of exempting stair-cases. Lift wells-from ground floor onwards from computation of floor space index.**

The Municipal Corporation of Greater Bombay under their Resolution No. 2035 dated 11<sup>th</sup> January 1973 have; accorded sanction to exempt all stair-cases and life wells from ground floor onwards from the computation of floor spaces index calculation in respect of all buildings in Greater Bombay.

Thus the Municipal Corporation under their above resolution have accorded sanction to amend the final development Control Rules 51(vi) (b) as under:-

“51(vi) (b) Electric cabin or sub-station, watchmen’s booth, pump-house, garbage shafts, space required for location of fire hydrants. Electric fitting and water tanks and such other requirements required for the fitting purposes.

(d) Staircase rooms and/or-lift rooms, architectural features, chimneys, elevated tanks of dimensions as permissible under the rules and niches for storage below the window sills.

For the purpose of computation of the areas of stair case walls, lift rooms and other users mentioned above, the following method of calculations will be adopted.

(i) Internal dimension of the lift wells, stair case rooms etc. will be taken in all cases.

(ii) For stair case landings which are wider than the width than the width of the existing –flight of steps the strip of landing equivalent to the width of the flight of steps will be taken into calculation for the purpose of this exemption.

(iii) For the purpose of ascertaining the F.S.I of the plot, the existing F.S.I of the plot as on 11-1-73 (date of Corporation’s sanction to the proposal) minus the F.S.I of stair cases and lift rooms, as per (i) and (ii) above will be calculated and this F.S.I shall have to be within the permission F.S.I of the zone in which the building is situated.

The exemption from F.S.I as per this concession will be applicable to the following:-

(1) In all new buildings and buildings under construction as on 11-1-1973 and where B.C.C is not accepted, or occupation certificate is not granted, the advantage of the concession in F.S.I will be granted without giving any concession in any of the provisions under the D.C. Rules.

(2) In respect of all existing buildings, advantage of the concession will be allowed to be taken provided the F.S.I as per

(iii) above is within the permission limit, but without giving any concession in respect of other provisions under the D.C Rules, except regarding set back on upper floors, parking requirements for the additional area, and open spaces as per D.C Rule No. 48(b).

(3) In no case where the existing building has already exceeded the permissible F.S.I. as per (iii) above, this concession will be allowed to be taken advantage of.

The staff concerned are directed to note the changes in D.C.Rule (51) (vi) and to consider building proposals for grant of additional F.S.I strictly in accordance with the above policy. However all such proposals must be sanctioned by M.C. whom all cases should be put up.

NOTE :

The State Government in Urban Development Public Health Department vide their letter under No. TPB/4373/38736-WI of 22<sup>nd</sup> October 1973 have issued directive under section 154 of the Maharashtra Regional and Town Planning Act 1966 as under.

“In exercise of the powers vested in the State Government by section 154 of the Maharashtra Regional and Town Planning Act, 1966, Government directs that the concession of excluding staircase and lift wall from the computation of floor space index should be allowed in respect of residential buildings in the suburbs and Extended Suburbs of Greater Bombay. This concession should be granted for buildings in the city proper i.e. wards A to G/North and G/South in view of traffic congestion and over crowding.

This directive have already become operative since then.

**GOVERNMENT OF MAHARASHTRA**

**# APPENDIX-XII #**

No. TPB 4379/641/UD  
Urban Development and  
Public Health Department,  
Mantralaya, Bombay – 400 032.

Dated 13<sup>th</sup> March, 1981

To,  
The Municipal Commissioner,  
Municipal Corporation of Greater Bombay,  
Bombay.

**“Subject: - Development Control Rules for Greater Bombay Amendment rule 37(a) (i) of the –**

Sir ;

With Reference to your letter No. CE/2016/DPC, dated 20<sup>th</sup> June 1979, CE/379/DPC, dated 8<sup>th</sup> March 1980 and No. MGR/1860 dated 10<sup>th</sup> October 1980, on the subject mentioned above, I am directed to state that the State Government agrees that rule 37 (a) (i) of the Development Control Rules for Greater Bombay's should be amended further, particularly in view of the hardship likely to be caused to person of economically weaker and middle income sections of the society, if balconies are allowed only for half the length of the room from which such balconies project as at present vide D.C. Rule 37 (o) (i) as amended by Government Notification, UD&PHD No. DCR.1075/541-UD, 5, dated 13<sup>th</sup> Feb. 1978.

2. Accordingly, the following directive of the Government under Section 154 of the Maharashtra Regional and Town Planning Act, 1966, is hereby communicated to the Municipal Corporation of Greater Bombay, namely -

At the end of clause (a) of the said rule 37(o) (i), the following shall be added:-

“Except in the case of such a residential flat with plinth area of (0 square metres or less wherein the length of balcony may be permitted, subject to the restriction on the floor space index prescribe sub-clause (i) of this clause, for that particular flat for the full length of room from which such balcony project.”

3. Effect to the above directive should be given immediately, I am to request that the Municipal Corporation of Greater Bombay should take action to amend the Development Control Rules for Greater Bombay accordingly as per section 37 of the Maharashtra Regional and Town Planning Act, 1966, and forwarded the final proposal to Government for approval in due course.

Yours Faithfully,

**Sd/-**  
**(G.S.PANTBALEKUNDRI.)**  
**UNDER SECRETARY TO THE GOVERNMENT.**

