The Development Control Rules for Greater Bombay

(As modified and sanctioned by the Government of Maharashtra)

(As amended up to 1-8-78 with subsequent modifications as appendices)
Note: Please refer following Appendices for different notations given herein for further modifications/Government Directives for respective Development Control Rules.

<table>
<thead>
<tr>
<th></th>
<th>Appendix</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>I</td>
</tr>
<tr>
<td>**</td>
<td>II</td>
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<td>***</td>
<td>III</td>
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<td>IV</td>
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<td>V</td>
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<td>++</td>
<td>VI</td>
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<td>**</td>
<td>VII</td>
</tr>
<tr>
<td>§</td>
<td>VIII</td>
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<tr>
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<td>XII</td>
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</table>
DEVELOPMENT CONTROL RULES FOR GREATER BOMBAY

The Development Control Rules with certain modifications were sanctioned by the State Government and published in the Extraordinary Government Gazette on 16th January 1967. These Rules have come into force with effect from 9th February 1967 for the purpose of all parts of the Development Plan of Greater Bombay (as amended up-to-date).

Part I

PERMISESS 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 obtaining 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 force, and shall show the position and appurtenances of the site, 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 building, existing or in proposed construction, at right angles to the walls of the buildings;

(iii) The detail floor plans for each floor on 8 ft. scale, with all projections if any, showing the use of every room or 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 ground above the centre of street and the surrounding ground level, and of each floor and of the roof over the staircases and lift bays;

(b) He shall also submit the form prescribed by the Corporation in that 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 or 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 an Ex-Trust Estate which is under any of the provisions for the Bombay Municipal Corporation Act, a notice under that section shall accompany the form and the plans.

(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 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 or building or any part thereof unless such construction is set back as required under these rules from the lines of the streets where they exist, 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 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 requirement of bye-laws in force, the requirements of these rules shall prevail;

(ii) Provisional however that in respect of areas included in a newly sanctioned Town Planning Scheme, the scheme regulations shall prevail if there is a conflict between the requirements of these Rules and of the Scheme regulations.

3. 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.

(b) Which is designated for one special purpose on the Development Plan, the Commissioner with the approval of the Corporation may use the structure existing or be built therein, 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;

(c) In the case of specific designation in the Development Plan for schools and their Playgrounds or markets and service industries the Commissioner may inter-change their uses provided the designations are on adjoining or nearby building or premises;

(d) 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 uses for which the premises falls and those rules.

(e) If the Development Plan specifically prohibits or prohibits on parking lots, this provision shall not apply.

(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 publication of the intention to prepare the Development Plan, i.e., 16th September 1958, shall continue;

Provided further that a non-conforming use shall not be extended or enlarged except as provided in rule 43,43A and 43B that when a building containing non-conforming use is pulled down or has been fallen down the use of the newly constructed building shall be in conformity with these rules.

(c) Widths of Roads in the Development Plan.—Notwithstanding anything contained in the Development Plan of these rules the Commissioner may for the purpose of prescribing, 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 purposes of the Development Plan and these rules Greater Bombay has been divided into the following classes or zones:—

(i) (a) Residential, (b) Residential with shop lines along streets;
(ii) Commercial;
(iii) Industrial: (a) General; (b) Special and
(iv) 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 buildings 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 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) Educational 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 the montessori schools, Kindergarten Classes or Bal Mandal in a part of any residential building may be conducted preferably on the ground floor, if the area thereof is not less than 17,32 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 square metres (8.8 sq. ft.) space, that is to say the area of each room shall not be less than 0.922 square metres (23 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) Uinital and water closets shall be provided on every floor on the basis of 4: 2 urinals and 3 water closets for every 300 boys and 4 cubicles and 3 water closets for every 300 girls. Separate sanitary blocks shall be provided for male and lady teachers.

(d) A tiffin room of about 18.58 square metres (200 square feet) 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.

(iii) (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.

(club houses not conducted primarily as a business)

Correctional or mental institutions, institutions for the children, the aged or widows, sanitoria and hospitals (except veterinary hospitals) with the special written permission of the Commissioner provided that the premises for correctional purposes are not less than 150 ft. from any adjoining premises.

Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any 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.

(xiv) Public parks or private parks which are not utilised for business purposes.

(vii) Cisterns, water tanks, public baths, railway stations, taxi-stands and h-stops.

(xv) Radio broadcasting station, race tracks, parks, stadia and play-fields for business purposes with the special written permission of the Commissioner.

(xvi) Places for disposal of human bodies subject to the approval of the Corporation.


(xviii) Petrol filling and service stations not employing more than 9 persons and where not less than 1,500 sq. yds. in area on 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.

(xix-A) Storage of Liquified Petroleum Gas Cylinders (bottled Gas) for domestic consumption not exceeding 300 Kg. in residential blocks, not exceeding 8,000 Kg. in any independent ground floor structure (except garages) at any one time with the special written permission of the Commissioner and subject to compliance with safety rules which may, from time to time be determined in this behalf.

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

(i) One name plate with a area not exceeding one sq. ft. for each dwelling unit.

(ii) For other users permissible in the Zone, one identification sign or bulletin board with an area not exceeding 15 sq. ft.

(iii) "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.

(xivii) General Agriculture and Horticulture (including poultry farming in the areas covered in the extended suburbs of Greater Bombay at the rate of 0.213 sq. m. (2.5 sq. ft.) per bird in independent plots of land admisineing not less than 0.1094 hectares (2.5 acres) only, but excluding dairy farming provided that no offensive odours and dust are created 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 buildings on the plot.

Provided that the above restriction on space shall not apply to any building which is kept or maintained anywhere in Greater Bombay for purposes of domestic consumption only.

8. Use Provisions 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 use 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 building is in occupation of one establishment only.

(b) If such users have an access from the side or rear open space the width of such open space shall not be less than 22 ft.

(c) 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 shop line is marked.

(d) The Commissioner may permit the above only in the entire ground floor of the building in which case shop which does not take access from side open spaces shall take access from side open spaces which shall in no cases be less than 30 ft. in width. The depth of shop in such cases need not exceed 40 ft.

(e) No back to back shops would be permitted unless they are separated by a corridor at least 6 ft. in width which shall be properly lighted and ventilated.

(f) 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 Safe Deposit Vaults;

(v) Hair-dressing Saloon and beauty parlours;

(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) Shoes for the collection and distribution of clothes and other materials for cleaning and dyeing establishments;

(xi) The shops shall 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 10 lower than 38 degree Fahrenheit, machines with dry load capacity exceeding 60 pounds and more than 9 persons;

(xiii) Shops for goldsmiths, locksmiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, umbrella repairs and upholstery not employing more than 9 persons;

(xiv) Cafe grinders with electric motive power not exceeding 1.5 horse power.

(xv) Restaurants, eating houses, cafeterias, ice-cream and milk bars, boarding houses.

(xvi) Bakers, confectioners and bakers not employing more than 9 persons.

(xvii) Printing presses with aggregate motive power not exceeding 5.0 horse power not employing more than 9 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) Tobacco, opium and other similar, 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 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 incident to any permitted principal use, including storage up to 30 percent. of the total floor area for the principal use.

(xxix) Embroidery shops, and button hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;

( 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 crushers, not employing more than 6 persons, with 1.5 H.P.

( xxxii) Battery charging and repairing, not employing more than 6 persons;

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

+Note.—

8(A) The shops may be permitted on all the roads having a width of not less than 12.2 mts. (40') and more than 18.29 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 Gaithan and Koliwada areas 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 Gaithan 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 uses (1) Food grain shop (Ration Shop), (2) Pan shop, (3) Tobacco shop, (4) Shops for the collection and distribution of clothes and other materials for cleaning and dyeing establishment, (5) Damer, (6) Tailor, (7) Groceries, Confectioners and other general provisions, (8) Hair Dressing Saloon and Beauty Parlour,
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;

(ii) Where the building abuts upon more than one street, its height shall be regulated by the width of such streets so far as it abuts upon such widest street and also to a distance of 80 feet along the building at right angles 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 staircases and lift bays may be permitted exceeding the height permissible under sub-rule (i) provided the roof over the staircases, lift bays does not cover an area exceeding the staircases, lift bays 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 by the ordinance or the width of the street or the width of the open space considered between the existing street and the width of the open space between the existing street and the building.

9. **Floor space indices in Residential and Commercial Zones**—The Floor Space Index and the rectangular per net acre permissible in the various residential and commercial zones shall not exceed the respective figures shown in the table below:

<table>
<thead>
<tr>
<th>F.S.I. Zone</th>
<th>Boundaries of the Zone</th>
<th>Floor Space Index</th>
<th>Tenement per net Acre</th>
</tr>
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<tbody>
<tr>
<td><strong>R1</strong></td>
<td>North—Tardeo Road Junction with Bhulabhai Desai Road. East—Tardeo Road from its junction with Bhulabhai Desai Road the eastern edge of Cumballa Hill to Rajghodi Road to Cowala Road, Tandy Road, Gibbs Road, Suri Road up to its junction with Foreshore from Suri Road up to Government House, South—Sea, West—Foreshore from Government House up to 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.</td>
<td>1.33</td>
<td>80</td>
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<tr>
<td><strong>R2</strong></td>
<td>North—Proposed 140° western Foreshore north of Mahim from its junction with Foreshore proposed 200° road north of Mori Road harbour Branch.</td>
<td>1.33</td>
<td>100</td>
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<tr>
<td><strong>R3</strong></td>
<td>West—Proposed 140° road south of Worli Village.</td>
<td>1.33</td>
<td>125</td>
</tr>
<tr>
<td><strong>R4</strong></td>
<td>Western Foreshore area under the Government layout along Nepean Sea Road—Bhulabhai Desai Road.</td>
<td>1.66</td>
<td>100</td>
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Railway Track including the Railway land Central Railway (Main Lines) track including the Railway land under the northern limit of the Bombay Island and up to its crossing with Harbour Branch Railway lines.

East—Harbour Branch Railway lines from its crossing with the northern limit of the Bombay Island excluding the Railway lands Naigaum Cross Road and its eastward extension—Worli Village—Agra Road, the northern limit of the Bombay Island and up to its crossing with Harbour Branch Railway lines.

South—Clerk Road from its junction with Dr. E. Moses Road (Haines Road,upto Haji Ali junction.

West—Foreshore from Haji Ali Junction, upto Worli Village, proposed 120° road south of Worli Village—Sea, upto proposed 140° road north of Mahim.

R3 | (i) Worli Village area bounded by—North—Foreshore. East—Foreshore. South—Proposed 120° road south of Worli Village. West—Foreshore. (ii) North—Drainage channel from its junction with Dr. Annie Besant Road—Elphinstone Road, Western Railway Track including Railway lands Naigaum Cross Road and its eastward extension Central Railway (Harbour Branch) Track including Railway lands Proposed 70° and 100° Road north of Wadala Station up to its junction with the proposed traffic island. East—Proposed 100° road from the traffic Island upto Sewri Fort along Sea up to the eastern end Heybander Road. South—Heybander Road across the "S" Bridge—Cannought Road—Clerk Road across Mahalaxmi Bridge upto its junction with Dr. E. Moses Road (Haines Road). West—Dr. E. Moses Road (Haines Road) from its junction with Clerk Road, Dr. Annie Besant Road up to its junction with Drainage channel. | 1.33 | 125 |

R4 | Western Foreshore area under the Government layout along Nepean Sea Road Bhulabhai Desai Road. | 1.66 | 100 |
<table>
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<tr>
<th>P.S.I. Zone</th>
<th>Boundaries of the Zone</th>
<th>Floor Space Index</th>
<th>Tenement per net Acre</th>
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<tbody>
<tr>
<td>R3</td>
<td>North—Clerk Road from its junction with Trade Road upto Jacob Circle across Mahalaxmi Bridge.</td>
<td>1.66</td>
<td>125</td>
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<tr>
<td></td>
<td>East—Ripon Road from Jacob Circle—Moreland Road—Bellasis Road—Western Railway Track including Railway lands—Falkland Road, Kika Street—Kalbadevi Road Abdul Rehman Street—Lokmanya Tilak Marg (Carnac Road) and its extension upto Foreshore—then along Foreshore upto the Mole.</td>
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<td>South—Ballard Road from its junction with Mole Pherozeshah Mehta Road—Napier Road—Mahatma Gandhi Road—1st Marine Street—Western Railway Track including Railway lands—Extension of Princess Street to the North of Block I of Backbay Reclamation Scheme up to Foreshore.</td>
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<td>West—Foreshore from its junction with extension of Princess Street upto its junction with Sari Road at Chowpatty—Siri Road / Gibbs Road, Wolawala Park Road—Raghoji Road the Eastern edge of Cambal House—Tundy Road upto its junction with Clerk Road.</td>
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<td>R6</td>
<td>North—Clerk Road from Jacob Circle across 'S' Bridge—Carnac Road Heybunder Road upto the Sea.</td>
<td>1.66</td>
<td>150</td>
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<td>East—Sea from eastern end of Heybunder Road to the eastern end of the extension of Lokmanya Tilak Marg (Carnac Road).</td>
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<td>South—Lokmanya Tilak Marg (Carnac Road) and its extension from sea up to its junction with Abdul Rehman Street.</td>
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<td>West—Abdul Rehman Street from its junction with Lokmanya Tilak Marg (Carnac Road)—Kalbadevi Road—Kika Street—Falkland Road—Red-Western Railway Track excluding Railway lands, Bellasis Road—Moreland Road, Ripon Road upto Jacob Circle.</td>
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<td>R7</td>
<td>(i) North—Northern limits of the Bombay Island from Mahim Causeway to Bombay Agra Road.</td>
<td>1.66</td>
<td>175</td>
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<td>East—Bombay-Agra Road from its crossing with the northern limits of the Bombay Island—Son-Bridge—Central Railway (Main Lines) Track excluding the Railway lands upto its junction with Harbour Branch Railway Track.</td>
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<td>South—Harbour Branch Railway track excluding the Railway lands from its junction with the Central Railway (Main Lines) Track—Proposed 200 Road, north of Moor Road upto its junction with Mahim Causeway.</td>
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<td>R8</td>
<td>West—Mahim Causeway.</td>
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<td>(ii) North and East—Northern limits of Bombay Island and Creek.</td>
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<td></td>
<td>South—Sea.</td>
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<td>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.</td>
<td>2.45</td>
<td>140</td>
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<td>(i) Backbay Reclamation Scheme Blocks I and II.</td>
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<td>(ii) North—First Marine Street from its junction with Western Railway Track—Mahatma Gandhi Road—Napier Road—Pherozeshah Mehta Road—Balard East Road upto Mole.</td>
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<td>East—Sea from the Mole upto Colaba point including Eastern Foreshore Land under Government layout.</td>
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<td>South—Colaba point and Sea.</td>
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<td>West—Sea from Colaba point upto Block VII of Backbay Reclamation Scheme—South West Boundary of Block IV of Backbay Reclamation Scheme—Cuffe Parade, Woodehouse Road—Maharshi Karve Road, (Queen’s Road) upto Chuchigate Railway Station—Western Railway Track including Railway lands upto its junction with 1st Marine Street.</td>
<td>3.5</td>
<td>175</td>
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<td>(i) Backbay Reclamation Scheme Blocks III to VI.</td>
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<td>(ii) Area known as Queen’s Barracks area bounded by:</td>
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<td>North—Plots Nos. 137 and 138 of Backbay Reclamation Scheme—Block II.</td>
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<td>East—Maharshi Karve Road—(Queen’s Road).</td>
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<td>South—Woodehouse Road.</td>
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<tr>
<td></td>
<td>West—Cuffe Parade Extension.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R9</td>
<td>Suburbs and Extended Suburbs.</td>
<td>1.00</td>
<td>80</td>
</tr>
</tbody>
</table>

100* Organised housing by Co-operative Housing Societies for middle Income Group.

125* Organised 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.
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 on the Central Commercial area at Juhu East.

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

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

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

(c) The triangular area in 'M' Ward bounded by the Reclamation on the West, Shuin-Trombay Road on the North and 41’ Road east of the Little Maharir 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 partly commercial use or 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, Alap and Mavri in 'P' Ward excepting the gaotthan proper and the areas 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 P Ward excepting the Gaotthan areas.

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

10. (1) 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 or 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 : (a) Front Open Space.—(a) There shall be a minimum open space of 10 feet in width between the Street and the building in the Residential Zone of the City.

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

- Pedder Road, Bhutfabhai Desai Road, Camrich Road, Alavmound Road, Gadadia Road, Walkeshwar Road, Ridge Road, Nepean Sea Road, Hughes Road, Chowpatty Sea Face 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 form 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 Gaotthan 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 (1) subject to a minimum of 15 feet.

(ii) Distance from Centre Lines of Streets.—No construction work of a building shall be undertaken within—

- 17 feet from the centre line of through streets in Gaotthan in the suburbs and extended suburbs;
- 25 feet from the centre lines of Minor streets in the City;
- 30 feet from the centre lines of minor streets in the suburbs and extended suburbs;
- 35 feet from the centre lines of other streets in the City suburbs and extended suburbs.

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

For the purpose of this rule, "Minor Street" is that which is not more than 1/2 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 Roads.—No construction work of a building shall be undertaken:

- Within 25 feet from the edge of the Eastern and Western Express Highways and other roads 175 feet or more in prescribed width;
- Within 20 feet from roads 70 feet or 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 sturdy 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 staircases:

(a) The open spaces for the above purposes would be deemed to be sufficient if their widths are not less than 1/10 of each dimension of the site of the building and the percentage of building area does not exceed 25 percent of the area of the site when the required dimension of the site is not less than that specified in the table below for different floor space indices:

<table>
<thead>
<tr>
<th>Floor Space Index</th>
<th>Least Dimension of site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.00</td>
<td>60</td>
</tr>
<tr>
<td>1.33</td>
<td>80</td>
</tr>
<tr>
<td>1.66</td>
<td>90</td>
</tr>
<tr>
<td>2.45</td>
<td>120</td>
</tr>
<tr>
<td>3.50</td>
<td>140</td>
</tr>
</tbody>
</table>

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

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

For heights of buildings above 30 feet up to 90 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 up to 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>
<thead>
<tr>
<th>Height of building above ground level</th>
<th>Required open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feet</td>
<td>Feet</td>
</tr>
<tr>
<td>Upto</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>39</td>
</tr>
<tr>
<td></td>
<td>45</td>
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<td>51</td>
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<td>60</td>
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<td>69</td>
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<td>88</td>
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<td>100</td>
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<td>110</td>
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<td>120</td>
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<td>130</td>
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<td>150</td>
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<tr>
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<td>160</td>
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<tr>
<td></td>
<td>170</td>
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<tr>
<td></td>
<td>190</td>
</tr>
<tr>
<td></td>
<td>200</td>
</tr>
<tr>
<td></td>
<td>200</td>
</tr>
</tbody>
</table>

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 50 feet.

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

(g) Open spaces separate for each Building or Wing.—The open space 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 wing 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 rule, narrow plots are those that are less than 50 ft. in width or depth.

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

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

(iii) Where the depth is less than 50 ft. but not less than 30 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.

(iv) Where the width of the plot is less than 50 ft. but not less than 30 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.

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

(b) For plots less than 38 ft. in width 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 space up to 6 ft. provided that the depth of the building does not exceed 18 ft. and the height shall not exceed 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.

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

(f) In plots where the depth or width is less than 30 ft. not withstanding provision of Rule 11 (f) a ground floor structure with 5 ft. open space allowed may be permitted.

Part III

COMMERCIAL ZONES

13. Use provisions in Commercial Zones. In Commercial Zones buildings or premises shall be used for the following purposes, provided that all goods offered for sale shall be displayed within the building and subject to the conditions 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 uses which would not be permitted along such streets;

(b) When use other than those 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; (See Rule 19 (a) (i))

(ii) Business Offices and Exchanges;

(iii) Whole-sale Establishments;

(iv) Bakery, confectioneries and establishments for the preparation and sale of edibles 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-rooms 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;
(xii) Retailing of building materials (lumber heating and roofing etc.) open or enclosed with not more than 5,000 sq. ft. of area per establishment;

(xiii) Pasteurizing and milk processing plant not employing more than 9 persons and 25 H. P. motive power in this industrial activity;

* *(x) Printing books, 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;

(v) Veterinary dispensaries and hospitals and kennels;

(vi) Prisons and animal pounds;

* *(xii) 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 establishments using a cleaning or dyeing fluid having a flash point lower than 100 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;

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

* *(xvii) Flashing or non-flashing business signs, placed bolt against the wall, not exceeding 20 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 9 persons, with motive power not exceeding 5 H. P.

(xxii) Mattress making and wool 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.;

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

14. Height provisions in Commercial Zones.—The height provisions in Commercial Zones shall be the 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 LXXVI at Rule 10 above.

16. Open space 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 (II) and Special Industrial (II), ZONE a 18. Zone provision in General Industrial Zone: (II).—Subject to the provisions of Rule 26, in general industrial zones building or premises may be used for any purpose except the following:

(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) manufacture;

(vi) Alcohol manufacture;

(vii) Ammonia manufacture;

(viii) Amine Disinfectants manufacture;

(ix) Arrtrod;

(x) Asphalt manufacture or refining;

(xi) Automotives, trucks and trailers (including parts) manufacture and engine-rebuilding, except motor body building not employing pneumatic riveting;

(xii) Blast furnace;

(xiii) Bleaching powder manufacture;

(xiv) Boiler works manufacture or repairs except 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) Cellulose 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) Diphenyl oxide manufacture, except mixing of prepared dry ingredients;

(xxviii) Distillation of bones, coal or wood;

(xxix) Dye stuff manufacture except mixing of dry powders and wet mixing;

(xxx) Exterminator or pest poison manufacture, except mixing of prepared ingredients;

(xxxi) Emery cloth and sand paper manufacture;
كسى، Fabrication of fire works manufacture or storage except storage in connection with retail sale;
كسى، Fat rendering;
كسى، Fertilizer manufacture;
كسى، Film photographing manufacture;
كسى، Flour mill with motive power exceeding 25 H.P. grain crushing or processing mill with motive power exceeding 50 H.P. milling or 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,
كسى، Forges Hydraulic and mechanically operated;
كسى، Garbage offal or dead animals reduction dumping or incineration;
كسى، Glass manufacture or storage in cylinders of total capacity in excess of 100 cubic feet except manufacture of glass as an accessory to a permissible industry;
كسى، Glass manufacture except manufacturing of glass products from manufactured glass;
كسى، Glue, size or gelatin manufacture;
كسى، Graphite and graphite products manufacture;
كسى، Gunpowder or powder of paris manufacture;
كسى، Hair, felt, fur and feather, bulk processing, washing, curing and dyeing;
كسى، Hospital and sanitoria for contagious diseases except as provided in clause (ix) of Rule 7;
كسى، Hydrogen and oxygen manufacture;
كسى، Industrial anilin manufacture;
كسى، Ink manufacture;
كسى، Institution for imprisonment or for correctional purposes except as provided in clause (ix) of Rule 7;
كسى، Junk (iron, aluminum magnesium or zinc) cotton waste or rags storage and baling;
كسى، Jute, hemp, jute, coir and cocom products manufacture;
كسى، Lamp black, carbon, black or bone-black manufacturing;
كسى، Lime manufacture;
كسى، Match manufacture;
كسى، Metal foundries with an aggregate capacity exceeding 10 tons a day;
كسى، Metal processing (including fabrication and machinery manufacturing) factories employing such machines as tools or processes as power hammers, forging, rolling machines, pneumatic drilling or riveting, sheet metal, working with heavy sludge hammers, etc. or processes expressly prohibited herein;
كسى، Metal finishing, enameling, anodizing, japanning, plating, galvanizing, lacquering, grinding, polishing, rust-proofing and heat treatment;
كسى، Paint, oil, shellac, varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making);
كسى، Oil cloth or linoleum manufacture, excepting water proofing of paper or cloth;
كسى، Paper card board or pulp manufacture;
كسى، Petroleum or its products refining or wholesale storage;
كسى، Plastic materials and synthetic resins manufacture;
كسى، Pottery or ceramics manufacture other than the manufacture of handicraft products only;
كسى، Potash works;
كسى، Pyroxilin manufacture or products;
كسى، Rolling Mills;
كسى، 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, tubing, caps, atomizer hose, tubing, wire insulation, toys and balls, but including manufacture of tubes and tubes and tires and re-tapping;
كسى، Salt works except manufacture of common salt from sea water;
كسى، Sand, clay or gravel quarrying except under Government or Municipal Agencies or control;
كسى، Smelting, reduction, refining and alloying of metal and metal ores except of coke and precious metals;
كسى، Soap manufacture other than cold mix;
كسى، Soda and compound manufacture;
كسى، Starch, glucose or dextrine manufacture;
كسى، Stock yard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business;
كسى، 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 of minerals for pharmaceutical or cosmetic purposes;
كسى، Stove polish manufacture;
كسى، Sugar manufacture or refining;
كسى، Tallow, grease or lard manufacture;
كسى، Tanning, curing or storage of raw hides or skins;
كسى، Tar distillation or manufacture;
كسى، Tar products manufacture;
كسى، Textile manufacture excepting manufacture of rope, cording, manufacture of hose, net and embroidery;
كسى، Vegetable oil manufacturing and processing, laurit?
كسى، Wood and timber, bulk processing and wood working including sawmills and planing mills exceeding plywood and veneer, wood preserving treatment except the manufacture of wooden articles with saws or planing machines;
كسى، Wax products manufacture from paraffin,
كسى، Wool pulling or scouring;
كسى، Yeast plant:
كسى، In general those uses which may be obnoxious or offensive by reason of omission of odour, liquid effluvia, dust, smoke, gas, noise, vibrations or fire hazards.

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 or by-laws, if any, may be permitted to be constructed. Special
written permission of the Commissioner shall be required for the following uses 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 necessary to a permitted industry;

(iii) Blast furnace;

(iv) Ammonia manufacture;

(v) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platforms except where restricted, regulated or controlled by duly constituted government 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) Chlorine 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 of fireworks;

(xvii) Match manufacture;

(xviii) Fat rendering;

(xix) Candle or paraffin, wax products manufacturing;

(xx) Fat, tallow, grease or tallow 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-Theaters’ Cinema or Theaters, subject to the provision of separate entries and exits for the cars, required sanitary and water supply, arrangement, car parking arrangements as per rules in force.

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. Floor space indices for General and Special Industrial Zones.—The permissible floor space indices for the Industrial Zone shall not exceed the indices given in table below—

<table>
<thead>
<tr>
<th>Description of the locality where the Zone is situated</th>
<th>Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>2.0</td>
</tr>
<tr>
<td>General Industrial Zone</td>
<td>1.0</td>
</tr>
<tr>
<td>Suburbs</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>2.0</td>
</tr>
<tr>
<td>Special Industrial Zone</td>
<td>1.0</td>
</tr>
<tr>
<td>Suburbs</td>
<td></td>
</tr>
</tbody>
</table>

22. Open space provisions in General and Special Industrial Zones.—(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.

22(a) 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.

22(b) Setback from certain roads.—No construction of a building shall be undertaken withins 75 ft. from the edge of Eastern and Western Expressways and other roads 175 ft. or more in prescribed width.

23. Narrow Plots in General and Special Industrial Zones.—(l) Narrow plot less than 50 ft. in width in the City.

(a) If the width of the Plot is less than 35 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 15 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 10 ft., then there shall be one side open space of not less than 15 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.

(d) Narrow Plots less than 30 ft. in depth in the 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 the 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 storey building not more than 15 ft. in height with dead walls on both sides may be permitted.

In the case of narrow plots the reduced open space shall not be less than 4 ft., and when the reduced open space is less than 10 ft., that 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 Zones—(a) In Industrial Zones of Suburbs and Extended Suburbs and New Reclamation Areas at Wadala Salt Pans, actual factory or workshop buildings and storage or godowns shall not be constructed within a distance of 25 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 use 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 buildings such as office premises, essential staff quarters, canteen, garages, electric sub-stations, water tank 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 Zones, become unbuildable for factory purposes because of these restrictions, the following uses 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 zone boundary is along a street 30 ft. or more in width this provision shall not apply.

26: Special Industries in General Industrial Zones. User permissible only in Special Industrial Zone (II), 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.

_ SERVICE INDUSTRIAL PLOTS_

27. Uses permissible 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.P.

(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 laundry 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 persons;

(viii) Leather products not employing not 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) Goldsmith, lock-smith, watch and clock repairs, bicycle repairs, musical instrument repairs, picture framing, radio repairs, umbrella repairs, upholstery 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 10 H.P. circular saw with more than 1/2 H.P. motive power not permissible. Number of workmen to not 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 stationary articles with motive power not exceeding 10 H.P. Number of workmen to not exceed 9;

(xvi) Tailoring and embroidery establishments with motive power not exceeding 10 H.P. Number of workmen to not exceed 9;

(xvii) Engraving, printing of all types on cloth and fine art employing not more than 9 persons;

(xviii) Mechanical workshop with lathes, drills, grinders, spot welding sets as distinct from the regular manufacturing units with motive power not exceeding 15 H.P. and the number of workers not exceeding 9;

(xix) Such other allied repairs or cleaning shops of consumer goods not employing more than 9 persons and 10 H.P. motive power that are not noxious for offensive because of omission of odours, dust, smoke, gas, noise, vibration or otherwise dangerous to the public health and safety as the the Commissioner may deem fit to permit.

(xxi) Coffee grinding and roasting shop employing not more than 9 persons with motive power not exceeding 10 H.P.

(xxii) Mattress making and cotton cleaning not employing more than 9 persons, with motive power not exceeding 10 H.P.

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 floor 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 Plants.**—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 industrial buildings shall be the same as those for industrial buildings.

**Part VI**

**No Development Zones or Green Zones**

31. The provision in *Green Zone*.—In a green zone the provisions shall be used for the following purposes only:

(i) All agricultural uses, except stabling of buffaloes on a commercial scale provided the accessory buildings pen, gauging, pigsties, 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 stations, 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 crushing 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 buildings except temporary buildings for accessory uses and when they are not insidious or offensive by reasons of emission of odour, dust, smoke, gas noise or vibration they shall be located at least 1000' from any plot line.

**Part VII**

**General Provisions**

37. **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.

38. **Open spaces to be provided for the full consumption of floor space index.**—Normals 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 are 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 1st 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 rules provided that the Commissioner may permit smaller setbacks and for permit additional floor area to the limit of 100 sq. ft. over the permissible F.S.I. to avoid structural difficulties or great hardship 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 not exceeds 125 ft, the minimum open space 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 flat 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 breadth 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, stades, buildings 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 chowk, of not less than the square of 1/2 the height of the highest wall abutting the chowk.

Provided that 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 lobby) is dependent for its light and ventilation on an inner chowk, the dimension of the chowk shall be such as is 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 buildings with height 52 ft. above one additional floor may be permitted without insisting on lift in case of building like structures. Some 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:

(i) 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 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 shall be as follows.—

(a) Parking space of 8'x18' shall be provided at the rate of—

(i) One per 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.

(b) In Malabar hill, Cumballa Hill, Reclamation, Fort and Colaba area and Reclamation areas Backbay, Sassoon Dock and Nepean Sea Road:

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

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

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

(iv) One for every four tenements having a carpet area of 400 sq. ft. or above.

(c) For every 6 guest rooms in hotels of Class I as may be classified by the Commissioner with the approval of the Improvement Committee.

(d) For every 250 sq. ft. of permit rooms, dining rooms and conferences hall in such hotels.

(e) For every 20 beds in a hospital.

(f) 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 thereof;

(g) One for every 25 square persons in theatres, cinema-houses, concert halls, assembly halls (including those in Colaba, 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 1,000 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 thereof;

(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 22'-shall be provided on the following standards—office, markets, departmental stores, shops and restaurants, hotels, factories, 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 F. S. I. No such garage shall have a floor area in excess of 9'X20'.

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

(a) 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 utilised for parking or loading unloading spaces:

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

§ 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 of 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 the balconies are enclosed, 1/2 ft. 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 should wall between the balcony and the room shall be removed;

(d) that the maximum projection of the balcony shall not exceed 4'6" subject to the restriction side rule 37 (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, balconies, weather frame sun-breakers, cornice or other ornamental projections shall project more than 2'-6" over the open space required under these rules, except when they face a street, when their width shall not exceed 4'-6" but not so as to extend on the side open space. Provided that where the required open space for a building is 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, eave 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 the such open space is at least 15 ft. and the revas projection is limited to width of 4 ft. and the length of the staircase landing. No revas projection shall be at a 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 area of all reves projections shall be taken into account for the computation of F. S. I. index.

(c) Porch.—Unroofed porch open on three sides and 13 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 any wall or in height is provided on its roof, its area shall not be taken into account for the computation of floor space index.

38. Means of access:—Street from which access can be given:—

The Commissioner shall permit access from streets having widths of not less than 20 ft. (being streets falling in residential and commercial zones) only to such plots on which the public have a right of access or paved and repaved uninterupptedly for a period of 20 years.

Provided that, the Commissioner may permit temporary access from a street with less than 20 ft. width (including streets in a Gachibowli which give access to other properties outside the Corporations) taking into consideration road widening proposals in future in accordance with the Development Plan, or under the provision 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. width in which permanent access is proposed to be derived from projected roads as proposed in Development Plan, provided the width of such street is not less than 12 ft.

(i) In Residential and Commercial Zones:

(i) If the length of such streets is less than 12 ft.

(ii) If the length of such streets is less than 22 ft.

(iii) If the length of such streets is less than 30 ft.

(iv) In case where a private passage is unreasonably 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 his own cost and thereby take steps under the provision of the Bombay Municipal Corporation Act to declare it as a public street.

(v) Not with standing the above in the City and Suburban area in partially built up Plots, if the area is still to be built upon does not exceed 5,000 sq. yds., an average width of 12 ft. and even if it is used for another purpose or not less than 12 ft. may be considered as adequate means of access. If such access is less than 12 ft. wide, it shall be considered as inadequate 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.L. permissible would be 75 per cent of the F.S.L. permissible in that zone.

(vii) In the areas of Suburbs and Extented Suburbs, the width of such means of access as required under clause (ii) and (iii) may be permitted to be reduced to 15', 18' and 22' respectively, provided all the buildings on the means of access 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 lay out.

Notwithstanding the above in respect of Narrow Plots in the Suburbs and Extended Suburbs where the area of such Plots does not exceed 500 sq. yds. the width of such access may be permitted to be reduced up to 12 ft. and the setback therefrom to up to 5 ft. so as to permit building at least 22 ft. wide.

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

(c) If the length of the mean of access from a street is 10 ft. or less, it shall not be less than 20 feet.

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

(e) If the length of the mean of access from a street exceeds 300 ft. but does not exceed 600 ft. its width shall not be less than 33 ft.

(f) If the length of the mean of access from the streets exceeds 600 ft. its width shall be as prescribed taking into consideration the general development of the area but in no case would it be less than 44 ft.

(g) Means of access to be paved and drained and free of encumbrance:

(i) The means of access shall be paved and drained to the satisfaction of the Commissioner and shall not be encumbered 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) Any structure or fixture is set up on a street so as to reduce its width 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, it shall be removed within 30 days of the date of publication of the declaration of intention to prepare the Development Plan, if, in case of any such structure or fixture, the Commissioner may remove the same forthwith and recover the expenses so incurred from the owner.

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

No property shall have an access direct from the Eastern and Western Express Highways and other roads, not less than 173 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 measures 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 measure less than 450 sq. yds.

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

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

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

(vi) For the purpose of F.S.L., 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.

(vii) Any such layout or sub-division 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 the location of such reservation to suit the development without altering the area of such reservation.

(k) In all layouts the parking and loading, unloading space as required under the Rules shall be clearly shown on the plan.
(c) In the case of layouts or sub-divisions of the area in excess of 5 acres a separate plot for Shopping centre shall be provided which may have an area up to 2 per cent. of the area of plot.

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

(N.B.—Independent holding means continuous area of land in one ownership).

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

Sub-Divisions

(i) In sub-divisions 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, the 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.

(vii) 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, offices, cinemas, welfare centres and such other common purposes considered necessary for the industrial user.

Layouts

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

(ii) Such an amenity open space shall have a proper means of access and shall be so located that it could be conveniently utilized as 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 storied in height, in the rear and side open space at a distance of 25 ft. from any street line or the front boundary of the Plot may be permitted by the Commissioner. Provided that the Commissioner may reduce this 25 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. Provided that the parking garages 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 lock-up garage plus one for every 400 sq. yds. of the plot area may be permitted in excess of the permissible F.S.I. for normal floor area in excess of 9' x 20'.

41. Height of Compound Walls.—(a) No compound wall or fence shall exceed 5 ft. in height above the kerb on average ground level, except in case of industrial plots, where the Commissioner may permit a height up to 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 to 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 design to be approved by the Commissioner.

Notwithstanding the above, 8 ft. compound wall without insets 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 utilized for parking 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. of 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 existing 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 are for preventing undue loss or for improving existing 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 are 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.

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

(viii) 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 from the existing unit will not in any way be increased by such additions.

44A. Non-conforming users (other than industries). Where a non-conforming user, existing prior to the 15th 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. Prohibition of factories and residential building in conforming zones etc.—Notwithstanding anything contained in these rules, no permission shall be granted for erecting any factory, workshop or work place (for the establishment of which 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 goldsmith, diamond cutting, watch and clock repairs, bicycle and motor cycle repairs, musical instrument repairs, picture framing, radio and household appliance repairs, umbrella repair and upholster 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 up to 1.5 H. P. motor;

(4) Printing presses with individual motor not exceeding 2.00 H. P. and total H. P. not exceeding 5 and not employing more than 6 persons therein;

(5) Equipments 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 used under any circumstances, and

(iii) that the power shall be discontinued, if any complaint of nuisance is received.

With the previous approval of Government, the Commissioner may from time to time add to, alter or amend the provisions of the present or the rules.

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, though the regulations would apply in respect of buildings used for purely residential purposes in such areas.

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 Pyroonzah Mehta Garden—To preserve the western view from Pyroonzah Mehta Garden on Malabar Hill, two focal points of vision, inner and outer, have been marked on the Development Plan.

Note: 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. Set Back from water courses.—No development whatsoever whether by building 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. Permission is required that a water course passes through a low-lying land without any well defined banks the property may be permitted by the Municipal Commissioner to construct or divert the water course to an alignment and cross section as 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 zones boundaries in exceptional cases, or in cases of doubt or controversy;

(iii) interpret the provisions of these rules where the streets layout varies from the ground varies from the street layout as shown on the Development Plan;

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

(v) authorise the erection of a building or use of premises for public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonably necessary for the public convenience and welfare;

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

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

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

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

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

50. Deleted.

51. Definition.—In the construction of the foregoing rules, the following words and expressions shall have the meanings hereinafter respectively assigned to them, unless such meaning be repugnant to or inconsistent with the context or subject matter in which such words or expressions occur:

(i) "Accessory Building" 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 subordinate to the principal use and customarily incidental to the principal use.

(iii) "Boarding House" means a building or part of a building which is engaged in the business of boarding the whole or part of the occupants.

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

(v) "Development Plan" means the plan for the development or redevelopment of the whole or part of the area within the 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 stores on the area of the plot or premises to the total area of the plot or premises. The gross
floor. area of a building shall be calculated as above, excepting
that the following shall not be counted towards computation of
floor space index !

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

(b) Electric cabin or sub-station, watchmen's booth, pump
house, garaging, 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 exem-
palted under these rules.

(d) Staircase room and/or lift room above the top-most storey,
arabitectural features, elevators and elevated tanks of dimen-
sion 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" on the ground floor
of the Co-operative Housing Societies buildings and other multi-
storeyed buildings as office-counter or box room. However,
in case of bigger Co-operative Housing Societies having 12 or
more flats area of such office room up to 20 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.

(iv) "Garage" means a detached ground floor, structure
in the compound or 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 carri
power, including gas or electric or driving 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
primarily for carrying out such repairs."

(v) "House Occupation" means occupation other than
that of operating an eating or drinking place offering service
to the general public, carried on by a number of the family
residing on the premises and in accordance with which there
is no display that will indicate from the exterior that the build-
ing is being utilised in whole or in part for any purpose other
than that of 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 mechan-
ical equipment is used except as is customary for purely
domestic or household purpose.

(vi) "Hotel" means a building or part of a building used as
a Lodging and boarding house.

(vii) "Inner Chowk" means an open space enclosed on all sides
by a building.

(viii) "Lodging House" means a building or part of a build-
ing used for the reception of guests and travellers desiring
of staying or sleeping therein.

(ix) "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.

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

(xii) "Site" of a building includes not only the land actually
covered by the building but also the open spaces around the
building as laid under these rules.

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

(xv) "Row houses" are houses but in a row without any open
spaces in between except as specified intervals.

(xvi) "Roof 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 prop-
erties 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
300 acres. The decision of the Municipal Commissioner as
regards the calculation of the contributing area shall be final.

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

+ (xxi)

+ (xxi)
APPENDIX—I
No. CE/2327/II 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 up-to-date for—

The State Government in U. D. P. H. & H. Deptt. under then letter No. SF/WP/74/MRP 1174-TP-2, dated 6th August, 1975 have given directive under section 154(1) of the M. R. & T. P. Act, 1966 as amended up-to-date to effect minor modification to the Development Control Rules 2(d), 8, 13 and 27 under 37 of the M. R. & T. P. Act, 1966, as amended up-to-date and to give immediate effect to the instructions of the State Government to amend the said Development control Rules 2(d), 8(e), 13(d) and 27 (vii).

Existing Dev. Control Rule.

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

(iii) Shops for goldsmiths, locksmiths, watch & clock repairs, bicycle rental & repairs, optical glass grinding & repairs, musical instrument repairs, picture framing radio & household appliances repairs, umbrella repair & upholsterers not employing more than 9 persons.

(b) Bakersies, confectionaries & establishment for preparation and sale of edibles not occupying for production an area in excess of 750 sq. ft. per establishment & not employing more than 9 persons.

(iv) 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.

(c) 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.

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

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

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

13(d) (iv) 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.

(iii) Repair, cleaning or light manufacturing offices and analytical experimental or testing laboratories not employing more than 15 persons in the industrial activity not including cleaning & dyeing establishment using 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 odours, dust, smoke, gas, noise of vibration or otherwise dangerous to the public health and safety provided that the motive power requirement of such establishment does not exceed 10 HP.

Proposed Amended Dev. Control Rule.

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 dispensatories godowns, etc., which are ancillary to the industrial user. Further, no such certificate will be necessary if the proposed industrial user falls in Service Industry Category and falls within the purview of the Development Control Rules 8, 13 and 27.

(iii) Cleaning and 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 provided that the total power requirement does not exceed 4 Kw.

(iv) Shops for goldsmiths, locksmiths, watch & clock repairs, bicycle rental & repairs, optical glass grinding & repairs, musical instrument repairs, picture framing radio & household appliances repairs, umbrella repair & upholsterers not employing more than 9 persons provided that the horse power does not exceed 1 Kw.

(b) Bakersies, confectionaries & establishments for preparation and sale of edibles not occupying for production an area in excess of 750 sq. ft. per establishment and not employing more than 9 persons provided that the power requirement does not exceed 4 Kw.

(iii) 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 provided that a motor driving school shall not be permitted.

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

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

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

Deleted.

(iv) Printing, book-binding, engraving and block making with an area and motive power not exceeding 1200 sq. ft. and 10-90 H.P. per establishment.

Proprio Deleted.

(iii) Repair, cleaning or light manufacturing offices 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 dry load capacity exceeding 60 lbs. for any establishment carrying on activities that are noxious or offensive because of emission of odours, 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 HP.
Existing Dev. Control Rule.

(cxxi) 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 overhanging 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.

Provided at the end of the Rule after clause (cxxxii).

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

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

Proposed Amended Dev. Control Rule.

(cxxi) 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 and provided that such signs do not face residential buildings:

(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.

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 (cxx) Deleted.

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

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 Zones. The Government has observed that the use 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 aforementioned 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 and 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,

(Signed)

A. H. BENADIKAR
Under Secretary to the Government.
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 specific written permission of the Municipal Commissioner. Government has observed that such permissions are being misused, as, after obtaining permissions for art galleries, they are then 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(vii) (b), with the specific written permission of the Municipal Commissioner, should not hereafter be granted.

1. In the circumstances, I am directed to convey a directive of Government to the Greater Bombay Municipal Corporation under the provisions of Section 151(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:

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

2. The Greater Bombay Municipal Corporation should give effect to the above directive immediately. The Corporation shall 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,

(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) 11;
13(b) (ii), (iii), (xiv) & (xvii): and 31.

GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department
Resolution No. DCR/1078/1785-UD-5
Mantralaya, Bombay—400 052
Dated 19th March 1979


(2) The Director of Town Planning, Maharashtra State Pwd’s letter No. DP/Bombay/92-78/TPV-III dated 19th September 1978

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

By order and in the name of the Governor of Maharashtra

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


No. DCR 1978/175-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 1st 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(c)(xvi); 13(b)(vii), 13(b)(ix), 13(b)(xii), 13(b)(xv), 13(b)(xvi), 13(b)(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 rules 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 (1) of section 37 and all other powers enabling it in this behalf, the Government of Maharashtra, hereby sanctions the said proposals of modification and for that purpose amends the Government Notification Urban Development, Public Health and Housing Department No. TH 4366/10760-W of the 31st January 1979 as follows, namely:

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

"1. The existing rules Nos. 8(e)(viii), 8(c)(xii), 13(b)(vii), 13(b)(ix), 13(b)(xii), 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(c)(xvi) Professional Offices not exceeding 40.09 sq. mts. (forty sq. mts.) in area.

13(b)(vii) Business Roads and Bazaars 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'/Northwards.

13(b)(ix) 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'/Northwards.

13(b)(xii) Veterinary Hospitals and Kennels in Suburbs and Extended Suburbs and no such new establishments shall be allowed in the Island City of Bombay comprising of 'A' to F/North and G/Northwards.

13(b)(xvii) Prisons and Animal pounds only in Suburbs and Extended Suburbs and no new such establishments shall be allowed in the Island City of Bombay comprising of 'A' to F/North and G/Northwards.

2. Following note should be added at the end of Rule No. 8(e)

Note: Wherever the area of the use is not specified, the same shall not exceed 100 sq. mts. (one hundred sq. mts. only) in case of City Wards comprising of 'A' to F/North and G/Northwards.

3. Following note should be added at the end of Rule 13(b)

Note: Wherever the area of the use 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/Northwards 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, where sole or principal use is as an office or for office purpose; "Office Premises" includes the purpose of administration, clerical work, handling money, Telegraph 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 editor's preparation of material for publication.

(xxii) The term "Wholesale Establishment" includes establishments wholly or partly engaged in wholesale trade, manufactory warehouses, wholesale establishments engaged in truck transport including related storage facilities, warehouses and establishments engaged in truck transport including truck transport, booking agencies."

By order and in the name of Government of Maharashtra.

(A.H. BUNADIKAR)

Under Secretary to Government.

Date of Publication in
Government Gazette 5-4-1979 (Page -719)
APPENDIX—V

DEVELOPMENT PLAN OF GREATER BOMBAY
MINOR MODIFICATION TO DEVELOPMENT CONTROL RULES—RULE 18 AND 21.

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


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 and Public Health Department,

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 referred 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 9th November, 1978, to the Government of Maharashtra a 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 Rule”) with a view to modifying the Rules 18 and 21 of the said Development Control Rules (herein after referred to as “the said proposal of modification”):

And whereas the Government of Maharashtra after making necessary inquiries 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 power conferred by sub-section (2) of Section 37 of the said Act, and all other powers enabling it in that behalf, the Government of Maharashtra hereby sanctions the said proposal of modification and for that purpose amends the Government notification, Urban Development, Public Health and Housing Department, No. TPR 4366/10740-W, dated the 7th January, 1967, as follows namely;

In the said Notification in the Schedule of modifications 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-I) Subject to the provision of Rule 26 in General Industrial Zone (I-I); buildings 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.
HAPPENDIX—VI

GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department
Resolution No. TPB 4378/4266-UD-5
Mantralaya, Bombay—400 032
Dated 19th March 1979


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

By order and in the name of the Governor of Maharashtra.

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

NOTIFICATION

Urban Development and Public Health Department

No. TPB 4378/4266-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 the said Act, submitted to the Government of Maharashtra for sanction on 5th December 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 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 form.

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 amends the said proposal of modification and for that purpose amends the Government Notification Urban Development, Public Health and Housing Department No. TPB 4366/10440-W dated the 7th 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)—Ottas etc. Open ottas 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, permit such open ottas in case of Government or Semi Government buildings, or those owned by public charitable trusts only, subject to such terms and conditions as may be imposed.

By order and in the name of Governor of Maharashtra.

Sd/-
(A. H. BENADIKAR,)
Under Secretary to the Government.
GOVERNMENT OF MAHARASHTRA
Urban Development and Public Health Department
Resolution No. DCR/1079/1661 UD-5
Mantralaya, Bombay-32, dated 4th Sept., 1979


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

By order and in the name of the Governor of Maharashtra.

Sd/-
(A. H. BENADIKAR)
Under Secretary to Government.
Published in Government Gazette.
Dated 20-9-1979,
Page No. 1714.

NOTIFICATION

Urban Development and Public Health Department G5

Maharashtra Regional & Town Planning Act, 1966.

No. DCR/1079/1661 UD-5: Whereas in accordance with the provisions of sub-section (1) of Sec. 37 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act XXVII 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 26th 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 form;

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 sanctions the said proposal of Modification and for that purpose amends the Government Notification Urban Development, Public Health and Housing Department No. TPPI/4366/1074-W dated the 7th 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 subclause (iii) of clause (b):

(c) The lift/lifts so provided in accordance with the above provision under clauses (a) and (b) shall be 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 lift cage."

By order and in the name of Governor of Maharashtra.

Sd/-
(A. H. BENADIKAR)
Under Secretary to Government.
GOVERNMENT OF MAHARASHTRA
Urban Development and Public Health Department
Resolution No. DCR/1079/1954 UD-5


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

By order and in the name of the Governor of Maharashtra.

Sd/-

(A H. BENADIKAR)
Under Secretary to Government.

Published in Governor Gazette Dated : 2nd August 1979,
Page No. 1427.

NOTIFICATION

Urban Development and Public Health Department

Maharashtra Regional & Town Planning Act, 1966.

No. DCR 1079/1954 UD-5 ; Whereas in accordance with the provisions of Sub-section (1) of Section 41 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Xxxxvii 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 18th 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 section 37 and all other powers enabling it in this behalf, the Government of Maharashtra hereby sanctions the said proposal of Modification and for that purpose amends the Government Notification, Urban Development, Public Health and Housing Department No. UPH-1366/1978 dated the 7th January 1967 as follows, namely:

In the said notification the following entry shall be made at the end:

"In the existing Development Control Rule No. 36-H(v) following proviso shall be added as second proviso after the first proviso:

"Provided further that in 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/unloading spaces required to be provided as per the above requirement, shall be accommodated in the basement, floor underneath the building, first 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/unloading spaces.

By order and in the name of the Governor of Maharashtra.

Sd/-

(A H. BENADIKAR)
Under Secretary to Government.
GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department,
Resolution No. DCR 1080/218-UD-5
Mantralaya, Bombay 32, dated 14th February, 1980.


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

By order and in the name of the Governor of Maharashtra.

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

Published in Government of Maharashtra
dated 28-2-1980
Pt. II, No. 366.

NOTIFICATION

Urban Development and Public Health Department,
Mantralaya, Bombay-32, dated 14th February, 1980.

Maharashtra
Regional & Town Planning Act 1966.

No. DCR 1080/218-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 XXVIII 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 6th January, 1980 a proposal of minor modification to the Development Control Rules, (which was 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 proposals 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 form;

Now, therefore, in exercise of the power conferred by sub-section (2) of section 37 and all other powers enabling it in this behalf, the Government of Maharashtra hereby sanctions the said proposal of modification and for that purpose amends the Government Notification Urban Development, Public Health and Housing Department No. TPB-4366/10740-W dated the 7th 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 (xxvii) new Clause 27 (xxviii) shall be added.

8(e): (xxx)—Diamond cutting and polishing not exceeding employing more than 6 persons and motive power not exceeding 1/2 H.P.

27: (xxvii): Diamond 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.

Sd/-
(G. S. PANTHALEKUNDRI)
Under Secretary to Government.
Subject: Permitting branches of Banks and various amenities in General and Special Industrial Zones.

The Corporation in their meeting held on 30th July, 1979 have accorded their approval to their Resolution No. 506 to modify the Development Control Rule Nos. 18 and 19 by incorporating additional Clauses i.e. Development Control Rule No. 18 (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 Shops dealing with Tobacco provisions, etc., Tea Stalls, Small Hotels, Police Stations, Post and Telegraph Offices, Fire Station, etc.

19 (XXVII): Branches of Banks, Telephone Exchanges, Municipal and Government Sub-Offices, Convenience Shops dealing with Tobacco provisions etc., Tea Stalls and 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 permission are granted for convenient shops in Industrial Zones unless specific approval for such change of use of existing premises etc. is obtained by the concerned parties from the Building Proposal Section of this Corporation.

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

Sd/-
C.F.

Sd/-
D. M. C. (Engrg.)
"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 11th January 1973 have accorded sanction to exempt all stair-cases and lift wells from ground floor onwards from the computation of floor space index calculations in respect of all buildings in Greater Bombay.

Thus the Municipal Corporation under the 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 fittings 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 of the existing flight of steps, the step 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 permissible 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 permissible 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. Ruk No. 45(b).

(3) In no other 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. Ruk (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. T/PB(437)/3873-W/1 of 22nd 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 staircases and lift wells 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 not 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

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

"Subject: Development Control Rules for Greater Bombay Amendment to rule 37 (a)(i) of the—

Sir;

With reference to your letter No. CE/2016/DPC, dated 30th June 1979, No. CE/372/DPC, dated 8th March 1980 and No. MGR/1660, dated 16th 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, should be amended further, particularly in view of the hardship likely to be caused to persons 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 (a)(i) as amended by Government Notification D. 61- 5/81-D. D. No. DCR. 1075/541-D. D. 5, dated 13th February, 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 (a)(i), the following shall be added:

"Except in the case of such a residential flat with a plinth area of 60 square metres or less wherein the length of the balcony may be permitted, subject to the restriction on the floor space index prescribed in sub-clause (i) of this clause, for that particular flat for the full length of the room from which such balcony projects."

3. Effect to the above directive should be given immediately. I 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 forward the final proposals to Government for approval in due course.

Yours faithfully,

[Signature]

G. S. PANTHALKUNDRI
UNDER SECRETARY TO GOVERNMENT,

BMPP—1622-81-3,000.