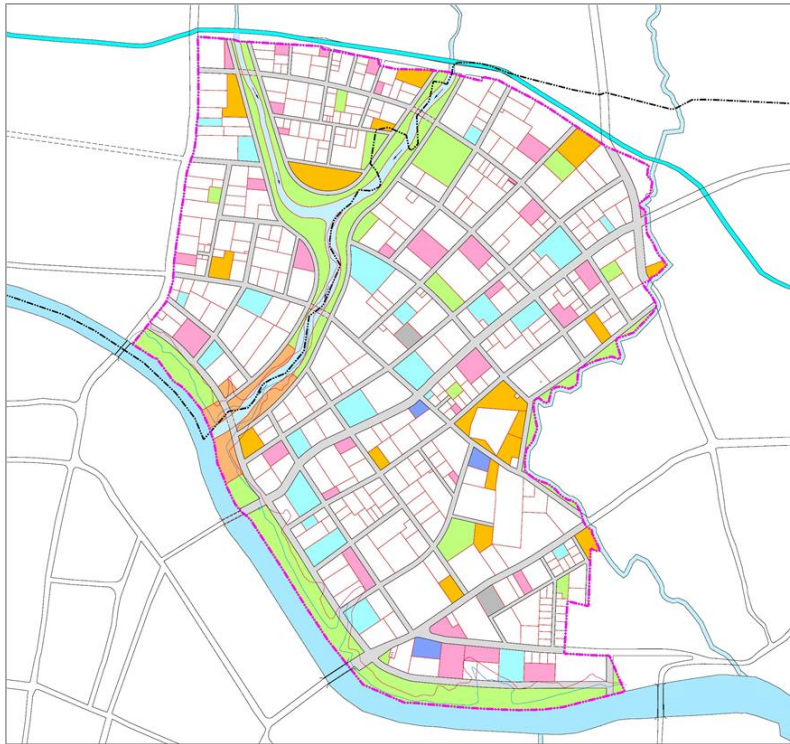




**Nashik Makhmalabad**  
**Draft Town Planning Scheme (Under Greenfield Development)**  
Submitted for publication under Section 61(1) of MR&TP Act 1966

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**Special Development Regulations (SDR)**

**Note: Technically scrutinized & approved by DTP, M.S. Pune by letter no. DP Nashik/Draft TPS/TPV-4/2087 Dated: 24.08.2020**

Technical Assistance  
KPMG Advisory Services Private Limited.

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## Short Title, Extract and Commencement

1. These regulations shall be called Special Development Regulations (SDR) for Nashik Makhmalabad Draft TPS.
2. These regulations shall apply to the building activities and development works as land within the scheme area only.
3. Other than these Special Development Regulations all the remaining Regulations of Sanctioned DCPR of Second Revised Development Plan of Nashik, applicable to Nashik Municipal Corporation (NMC) will be applicable in Draft TPS area.
4. These regulations shall come into force only when they are sanctioned by Government.
5. Savings: Any permission granted, or any action taken under the regulations in force prior to these regulations shall be valid and continue to be so valid.

In addition to the existing Sanctioned DCPRs of Second Revised Sanctioned Development Plan of Nashik for NMC, may be made or amended from time to time by the Local Authority, the following Regulations shall hold good within the area of the Draft TPS provided that, in any case in which any of the undermentioned regulations are in conflict with any Regulation or Bye law made by any Authority except by an Act, the provisions of the undermentioned Regulations shall prevail.

### 1 Definitions:

Regulation No. 2 Definitionsof Sanctioned DCPR for NMC shall have following additional definitions

**a) Arcade**

An Arcade means a continuous covered space located at the street level of a building with series of columns on the sides directly opening on the street's right-of-way.

**b) Built to Line**

Means a line on the boundary of a plot up to which the building shall be built for the specified percentage of the length of the boundary.

**c) Building Envelope**

Means the volume of space that is defined by the extent of permissible building footprint area and the maximum permissible building height on a plot.

### 2 Development Zones and ZoneSpecific Regulations:

There are three development zones

No.	Zone	Area (sq m)	Area (ha)
1	Central High Density Zone	5,53,714	55.37
2	Riverfront Medium Density Zone	1,90,283	19.03
3	Residential Zone	13,83,542	138.35

### 3 Central High Density Zone

This zone extends on both sides of the 30 m wide road passing through the center of the TPS and along the 30 m wide road at the western edge of the TPS. This is intended to be mixed use zone with predominantly commercial uses at ground level and residential or office uses at upper levels. It shall have an arcade on both the 30 m wide roads.

#### 3.1 Permissible Uses

No.	Road Width	Category of Uses Permissible
1	Upto 15 m	Dwelling 1, Dwelling 2, Dwelling 3, Educational 1, Health 1
2	18 m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Educational 1, Assembly 1, Hospitality, Religious, Service establishment, Public Utility, Public Institutional, Health 1, Health 2, Health 3.
3	24 m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Educational 2, Assembly 1, Assembly 2, Hospitality, Religious, Service establishment, Transport, Temporary Use, Public Utility, Public Institutional, Health 1, Health 2, Health 3, Tourism Services, Sports and Leisure.
4	30m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Mercantile 3, Educational 2, Assembly 1, Assembly 2, Assembly 3, Assembly 4, Hospitality, Religious, Service establishment, Transport, Temporary Use, Public Utility, Public Institutional, Health 1, Health 2, Health 3, Tourism Services, Sports and Leisure.

Refer Table A on Page No. 18 for list uses under each category.

#### 3.2 Minimum Plot Size

Minimum plot size in this zone shall be 500 sqm with one side having a minimum dimension of 16 m. In case of subdivision of plot, no plot shall be less than the minimum plot size specified.

#### 3.3 Margins

##### 3.3.1 Road, Rear and Side Margins

###### Road Margins (for all building heights)

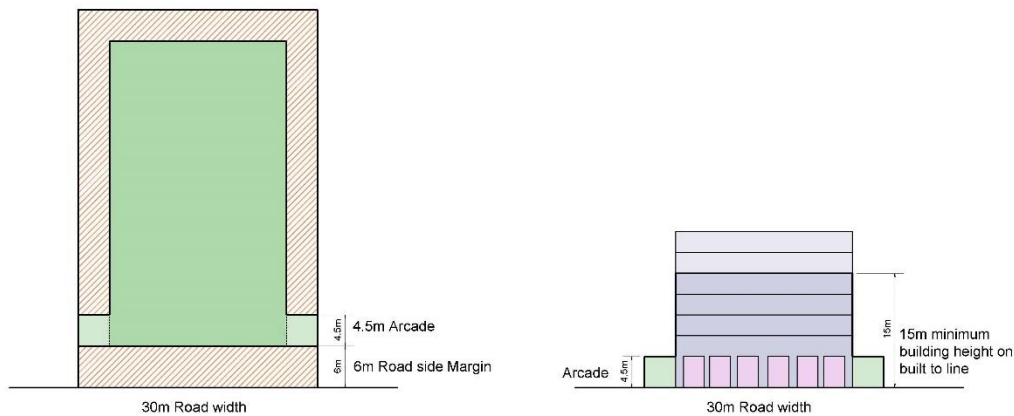
Road Width	Minimum Road Front Margin
12 m	3.00m
15 m	3.00 m
18 m	3.00 m
24m	4.50 m
30m	6.00m

- The finished floor level i.e., (ground level) of road side margin on 30m road should be at finished floor level of sidewalk of abutting road
- Vehicular Entry shall be provided from both ends of road side front margin of plot with access width not less than 3 m.
- No projections will be allowed in the margin upto 3 m measured from ROW edge towards the plot.

### Side and Rear Margins

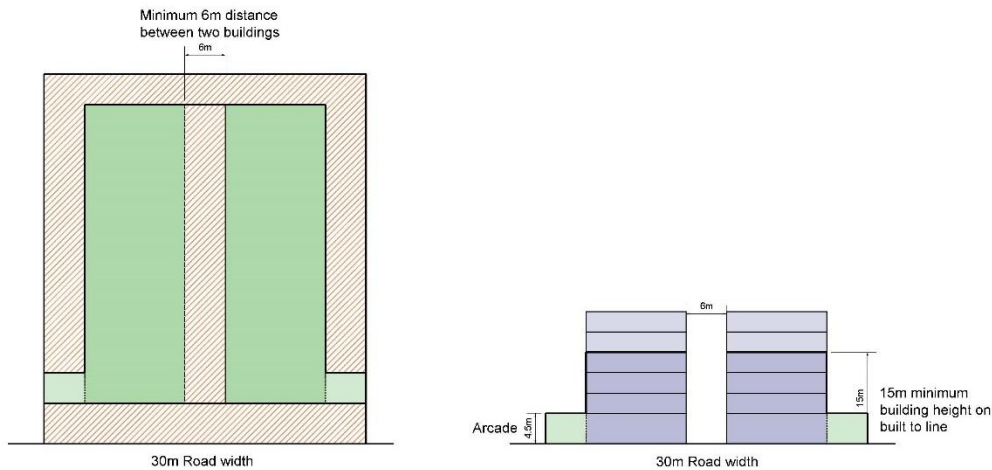
- Side margins exempt upto to front margin and arcade depth as shown in figure below.

Plot Size	Side margins	Rear Margins
500 to 1499	4.50 m	4.50 m
1500 and above	6.00m	6.00 m



### 3.3.2 Distance between two buildings

Distance between two individual buildings shall be minimum 6m.



### 3.4 Permissible Building Envelope

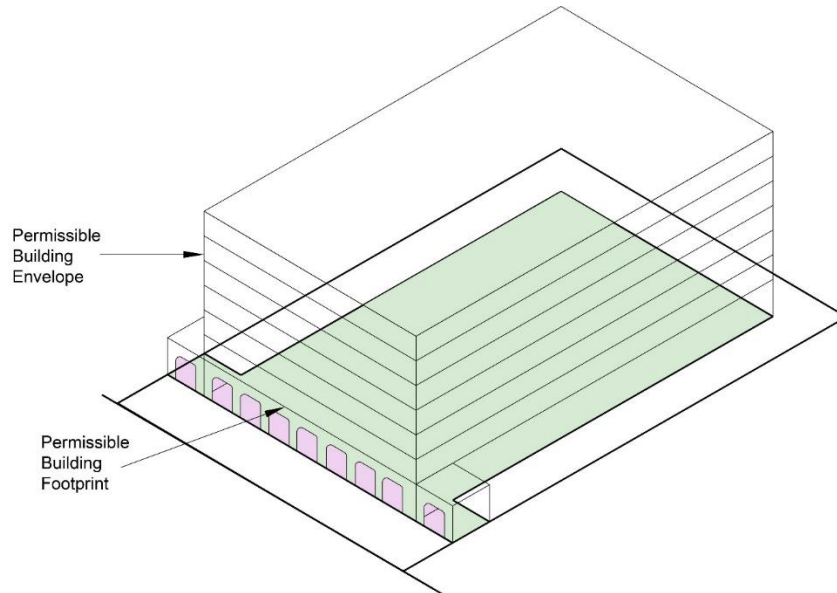
The permissible building envelope shall be governed by the following parameters:

#### 3.4.1 Permissible Building Footprint Area

For this zone, permissible building footprint area is the entire area available after providing the required margins.

### 3.4.2 Maximum permissible building height

Height of building is allowed to the extent that is required to consume the maximum permissible FSI in the zone and prior to approval of the Chief Fire Officer, Nashik Municipal Corporation as per Regulation 15.9 Sanctioned DCPR of NMC.



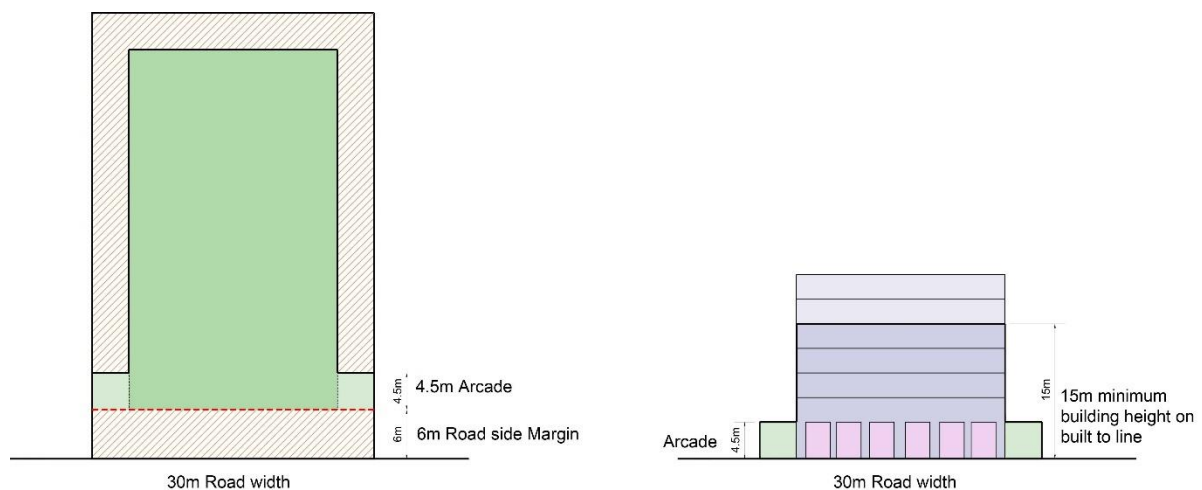
### 3.5 Floor Space Index (FSI)

Maximum permissible FSI in this zone shall be 3. However, the base FSI for all plots shall be 2.5. Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the Authority as per Regulation 15.3 of Sanctioned DCPR of NMC.

Notwithstanding anything contained in any other provision of this SDR; the atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floor and entrance lobbies shall be exclusive in this FSI.

### 3.6 Built to line (BTL)

The roadside building edge should align to the build-to-line after leaving applicable margins. Build to Line provision is not mandatory for crematorium, burial ground, religious buildings, and fire station.

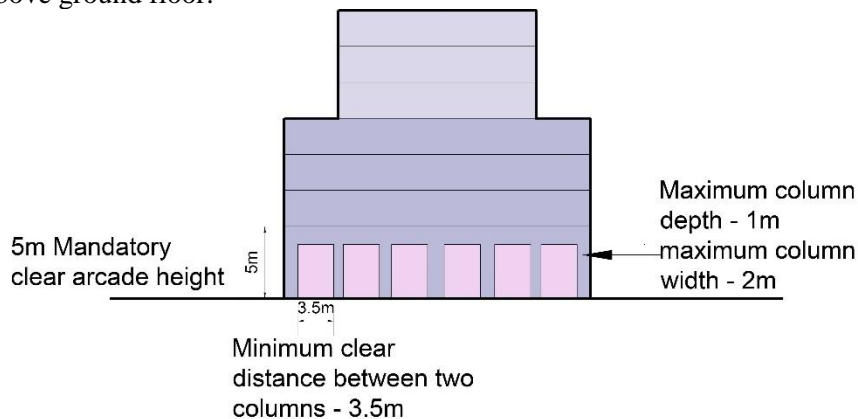


### 3.7 Arcade

- The arcade is on the central 30 m road and 30 m road on the western boundary of the TPS.
- The arcade is on the 24 m road parallel to the River Godavari
- The features of the arcade are:

No.	Feature	Dimension
1	Mandatory Arcade Depth (Including columns and architectural features)	4.5 m
2	Mandatory Clear Arcade height on road-side edge of building (at the crown)	5 m
3	Maximum Column Depth (including architectural features)	1 m
4	Maximum Column Width	2 m
5	Maximum Minimum clear distance between two consecutive columns of arcade	3.5 m

- The minimum clear height of arcade towards side margin on plots abutting 30mroad shall not be less than 5 m from the road level / side walk.
- Floor level of arcade shall not have any level difference from the sidewalk
- Arcade must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary or any permanent structure.
- Arcade provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.
- Parking on stilt is not permitted on plots abutting the 30 m and 24 m wide roads where arcades are constructed. In such cases, parking should be provided in the basement or above ground floor.



#### 3.8.1 Boundary Wall

- There should be no boundary wall on the roadside boundary along the 30m wide central road, 30 m wide TPS western edge road and 24 m wide road parallel to the Godavari River.
- On other roads, a boundary wall upto 0.5 m height shall be permitted on road side. The grill fence on top of this boundary wall is permitted upto the height of 1.5 m from road level. The grill fence shall have at least 75% perforation allowing through visibility.
- Boundary wall of upto 1.5 m shall be permitted between the two adjacent plots on all sides.

#### 3.8.2 Boundary Gate, Vehicle access and Vehicular Ramps

- The width of a vehicular access with or without a boundary gate shall be not less than 3m.
- Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.

- Only one vehicular entry per plot shall be permissible upto a distance of 75 meters from a street junction.
- The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 m.

### 3.9 Internal/Access

#### 3.9.1 Internal/Access Road (sub divisions)

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/ building/ staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the road as follows:

No.	Road Length	Minimum Internal road width
1	Up to 150m	9.0m
2	More than 150 m and upto 300 m	12.0m
3	More than 300 m	15.0 m

#### 3.9.2 General Requirements for Internal/Access Roads

In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.

The curves shall be provided at the junction of roads as prescribed as in the sanctioned DCPR of NMC.

## 4 Riverfront Medium Density Zone

The zone extends along 24 m parallel to the River Godavari and is intended to be mixed use with commercial uses at ground level and residential or office uses at upper levels. It shall have an arcade on the 24 m road along River.

### 4.1 Permissible Uses

No.	Road Width	Category of Uses Permissible
1	Upto 15 m	Dwelling 1, Dwelling 2, Dwelling 3, Educational 1, Health 1,
2	18 m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Educational 1, Assembly 1, Hospitality, Religious, Service establishment, Public Utility, Public Institutional, Health 1, Health 2, Health 3.
3	24 m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Educational 2, Assembly 1, Assembly 2, Hospitality, Religious, Service establishment, Transport, Temporary Use, Public Utility, Public Institutional, Health 1, Health 2, Health 3, Tourism Services, Sports and Leisure.

Refer Table A on Page No. 18 for list uses under each category.



## 4.2 Minimum Plot Size

Minimum plot size in this zone shall be 300 sqm with one side having a minimum dimension of 12.5 m.

In case of subdivision of plot, no plot shall be less than the minimum plot size specified.

## 4.3 Margins

### 4.3.1 Road, Rear and Side Margins

#### Road Margins (for all building heights)

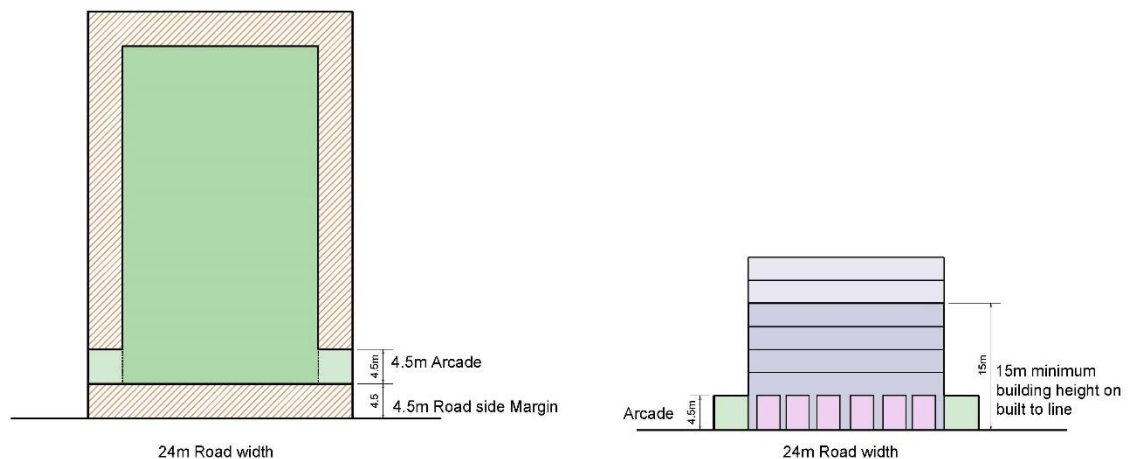
Road Width	Minimum Roadside Margin
12 m	3.00m
15 m	3.00 m
18 m	3.00 m
24m	4.50 m

- The finished level i.e., ground floor level of road side margin on 24m road should be at finished floor level of sidewalk of abutting road.
- Vehicular Entry shall be provided from both ends of road side front margin of plot with access width not less than 3.0 m.
- No projections will be allowed in the margin upto 3 m measured from ROW edge towards the plot.

#### Side and Rear Margins

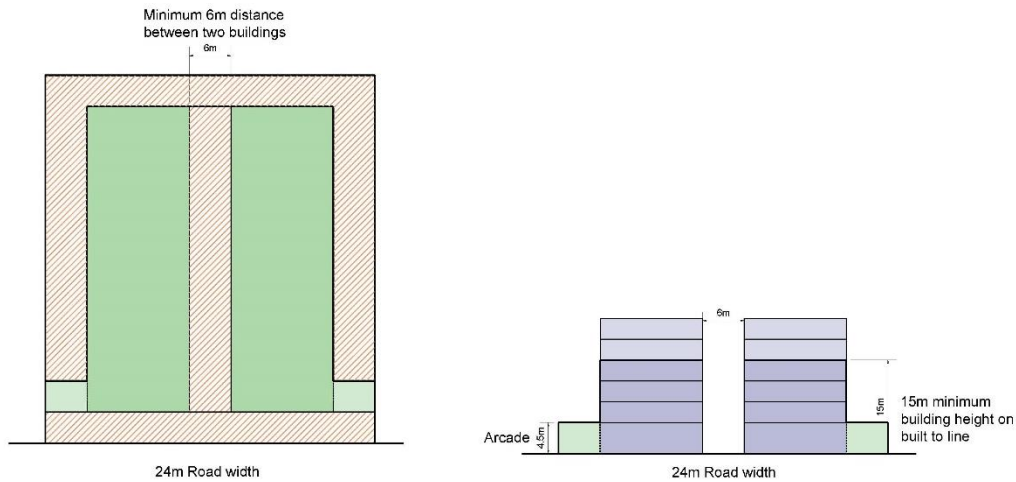
- Side margins exempt upto to front margin and arcade depth as shown in figure below.

Plot Size	Side margins	Rear Margins
300 to 499	3.00 m both sides or any one side 4.50 m	3.00 m
500 to 1499	4.50 m	4.50 m
1500 and above	6.00 m	6.00 m



### 4.3.2 Distance between two buildings

Distance between two individual buildings shall be minimum 6 m.



### 4.4 Permissible Building Envelope

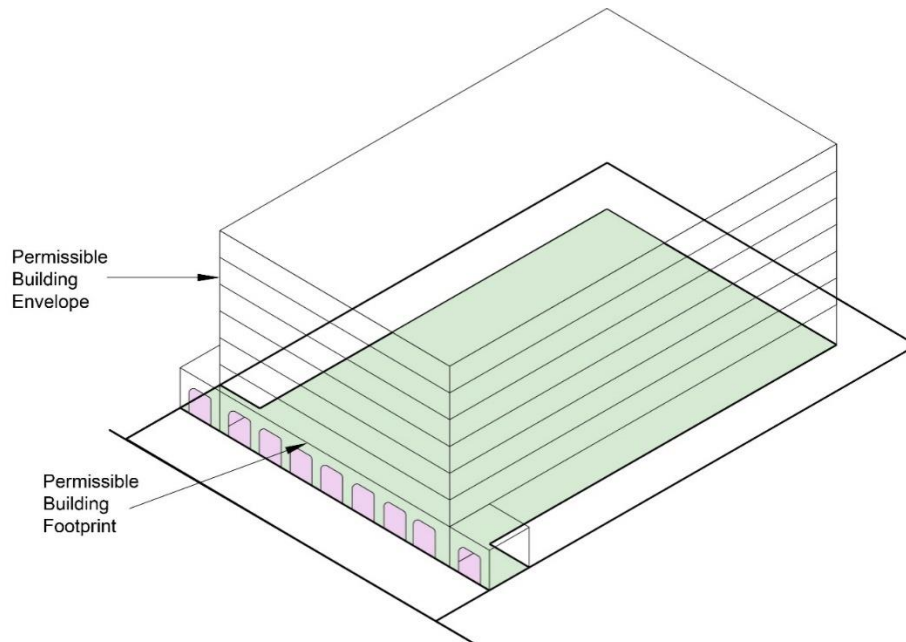
The permissible building envelope shall be governed by the following parameters

#### 4.4.1 Permissible Building Footprint Area

For this zone, permissible building footprint area is the entire area available after providing the required margins.

#### 4.4.2 Maximum Permissible Building Height

Height of building is allowed to the extent that is required to consume the maximum permissible FSI in the zone and prior to approval of the Chief Fire Officer, Nashik Municipal Corporation as per Regulation 15.9 Sanctioned DCPR of NMC.



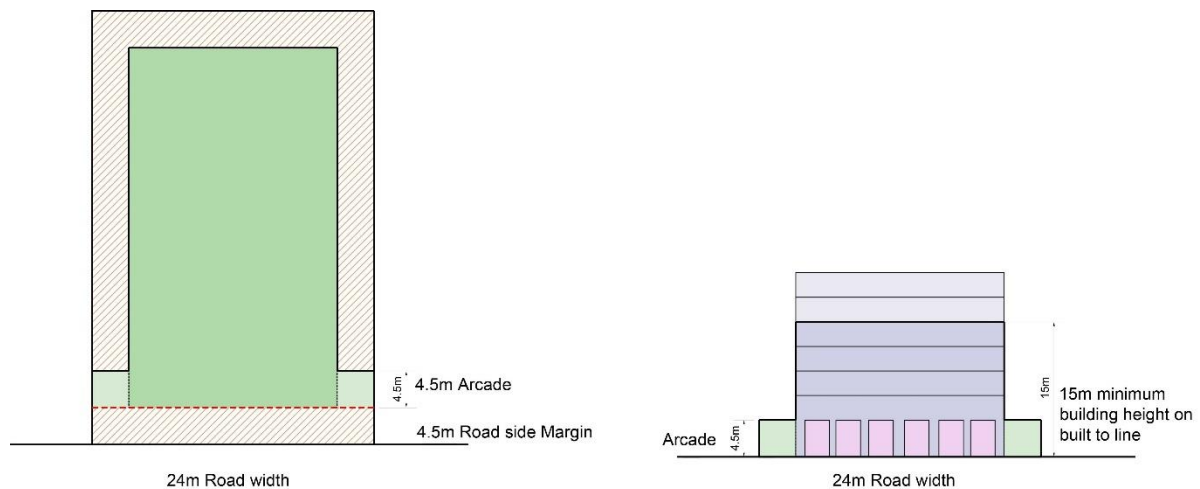
#### 4.5 Floor Space Index (FSI)

Maximum permissible FSI in this zone shall be 2.75. However, the base FSI for all plots shall be 2.5. Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the Authority as per Regulation 15.3 of Sanctioned DCPR of NMC.

Notwithstanding anything contained in any other provision of this SDR; the atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floor and entrance lobbies shall be exclusive in this FSI.

#### 4.6 Built to line (BTL)

The roadside building edge should align to the build-to-line after leaving applicable margins. Build to Line provision is not mandatory for crematorium, burial ground, religious buildings, and fire station.



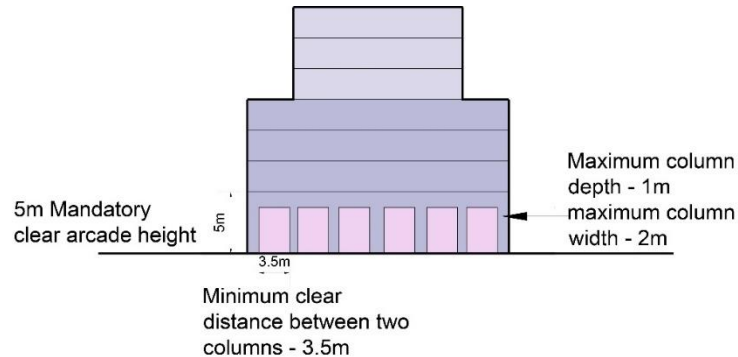
#### 4.7 Arcade

- The arcade is on the 24 m road parallel to the River Godavari
- The features of the arcade are:

No.	Feature	Dimension
1	Mandatory Arcade Depth (Including columns and architectural features)	4.50 m
2	Mandatory Clear Arcade height on road-side edge of building	5.0 m
3	Maximum Column Depth (including architectural features)	1.0 m
4	Maximum Column Width	2.0 m
5	Maximum Minimum clear distance between two consecutive columns of arcade	3.50 m

- The minimum clear height of arcade towards side margin on plots abutting 30m road shall not be less than 5 m from plot level
- The arcade shall not have any level difference from the sidewalk
- Arcade must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary or any permanent structure.
- Arcade provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.

- Parking on stilt is not permitted on plots abutting the 30 m and 24 m wide roads where arcades are constructed. In such cases, parking should be provided in the basement or above ground floor.



#### 4.8 Boundary Wall, Boundary Gate and Vehicular Access

##### 4.8.1 Boundary Wall

- There should be no boundary wall on the roadside boundary along the 24 m wide road parallel to the Godavari Riverfront.
- On other roads, a boundary wall upto 0.5 m height shall be permitted on road side. The grill fence on top this of the boundary wall is permitted upto the height of 1.5 m from road level. The grill fence shall have at least 75% perforation allowing through visibility.
- Boundary wall of upto 1.5 m shall be permitted between the two adjacent plots on all sides.

##### 4.8.2 Boundary Gate, Vehicle access and Vehicular Ramps

- The width of a vehicular access with or without a boundary gate shall be not less than 3 m.
- Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
- Only one vehicular entry per plot shall be permissible upto a distance of 75 meters from a street junction.
- The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 m.

#### 4.9 Internal / Access

##### 4.9.1 Internal/Access Road (sub divisions)

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/ building/ staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the road as follows:

No.	Road Length	Minimum Internal road width
1	Up to 150 m	9.0m
2	More than 150 m and upto 300 m	12.0 m
3	More than 300 m	15.0 m

#### 4.9.2 General Requirements for Internal /Access Roads

In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.

The curves shall be provided at the junction of roads as prescribed in the Sanctioned DCPR for NMC.

### 5 Residential Zone

The zone extends along all 18 m, 15 m and 12 m roads apart from the area under above two zones. It is intended to be residential zone predominantly.

#### 5.1 Permissible Uses

No.	Road Width	Category of Uses Permissible
1	Upto 15 m	Dwelling 1, Dwelling 2, Dwelling 3, Educational 1, Health 1,
2	18 m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Educational 1, Assembly 1, Hospitality, Religious, Service establishment, Public Utility, Public Institutional, Health 1, Health 2, Health 3.
3	24 m	Dwelling 1, Dwelling 2, Dwelling 3, Mercantile 1, Mercantile 2, Educational 2, Assembly 1, Assembly 2, Hospitality, Religious, Service establishment, Transport, Temporary Use, Public Utility, Public Institutional, Health 1, Health 2, Health 3, Tourism Services, Sports and Leisure.

Refer Table A on Page No. 18 for list uses under each category.

#### 5.2 Minimum Plot Size

Minimum plot size in this zone shall be 100 sqm with one side having a minimum dimension of 7.5 m.

In case of subdivision of plot, no plot shall be less than the minimum plot size specified.

#### 5.3 Margins

##### 5.3.1 Road, Rear and Side Margins

###### Road Margins (for all building heights)

Road Width	Minimum Roadside Margin
12 m	3.00m
15 m	3.00 m
18 m	.003 m
24m	4.50 m

- The finished floor level i.e., ground level of road side margin on all roads should be at finished floor level of sidewalk of abutting road
- Vehicular Entry shall be provided from both ends of road side front margin of plot with access width not less than 3.0 m.
- No projections will be allowed in the margin upto 3 m measured from ROW edge towards the plot.

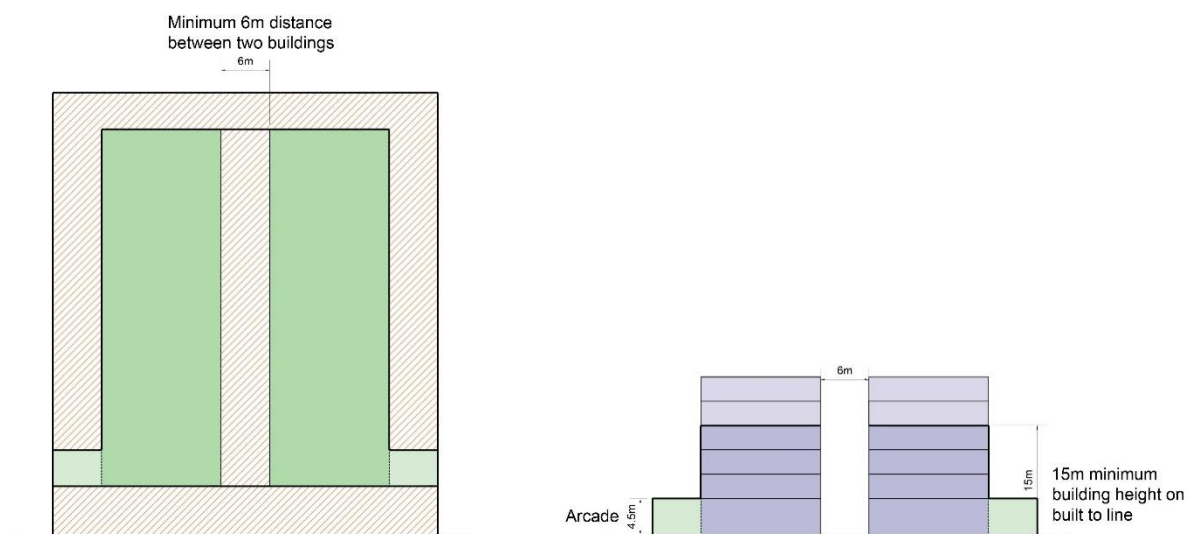
### Side and Rear Margins

- Side margins exempt upto to front margin and arcade depth as shown in figure below.

Plot Size	Side margins	Rear Margins
100 to 149	1.5 m	1.5
150 to 299	2.25	2.25
300 to 499	3 m both sides or any one side 4.5	3 m
500 to 1499	4.5 m	4.5 m
1500 and above	6 m	6 m

### 5.3.2 Distance between two buildings

Distance between two individual buildings shall be minimum 6m.



### 5.4 Permissible Building Envelope

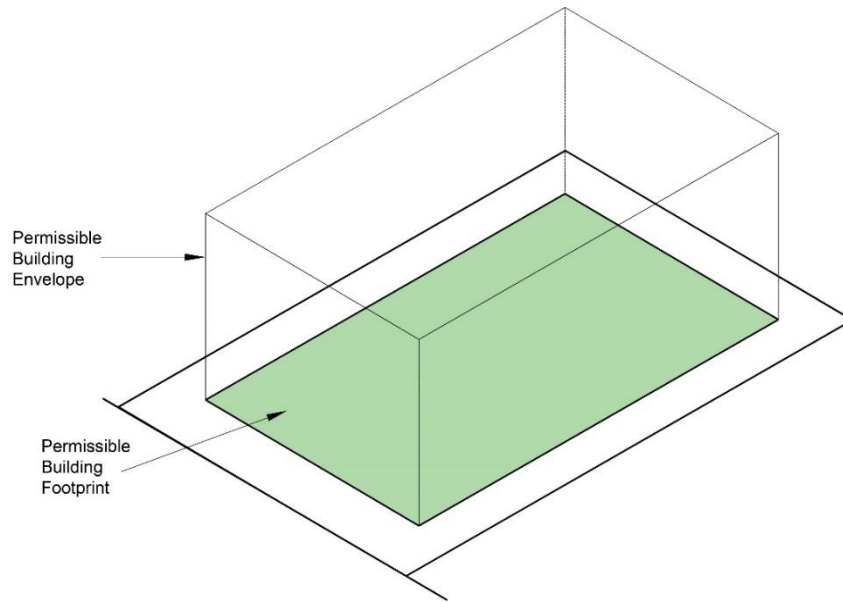
The permissible building envelope shall be governed by the following parameters.

#### 5.4.1 Permissible Building Footprint Area

For this zone, permissible building footprint area is the entire area available after providing the required margins.

#### 5.4.2 Maximum Permissible Building Height

Height of building is allowed to the extent that is required to consume the maximum permissible FSI in the zone and prior to approval of the Chief Fire Officer, Nashik Municipal Corporation as per Regulation 15.9 Sanctioned DCPR of NMC.



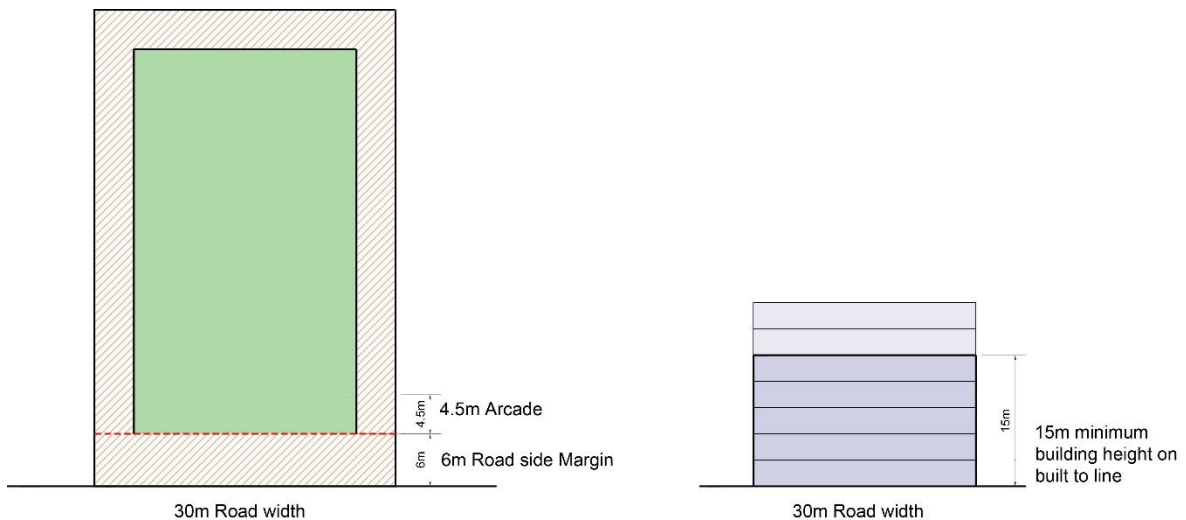
**5.5 Floor Space Index (FSI)**

Maximum permissible and base FSI in this zone shall be 2.5. Notwithstanding anything contained in any other provision of this DCR; the atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floor and entrance lobbies shall be exclusive in this FSI.

For 24 m Hanimanwadi and Ramwadi roads, FSI mentioned in Sanctioned DCPR for NC is followed.

**5.6 Built to line (BTL)**

The roadside building edge should align to the build-to-line after leaving applicable margins. Build to Line provision is not mandatory for crematorium, burial ground, religious buildings, and fire station.



**5.7 Arcade**  
Not required

## **5.8 Boundary Wall, Boundary Gate and Vehicular Access**

### **5.8.1 Boundary Wall**

- On all roads, a boundary wall upto 0.5 m height shall be permitted on road side. The grill fence on top of this boundary wall is permitted upto the height of 1.5 m from road level. The grill fence shall have at least 75% perforation allowing through visibility.
- Boundary wall of upto 1.5 m shall be permitted between the two adjacent plots on all sides.

### **5.8.2 Boundary Gate, Vehicle access and Vehicular Ramps**

- The width of a vehicular access with or without a boundary gate shall be not less than 3 m.
- Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
- Only one vehicular entry per plot shall be permissible upto a distance of 75 meters from a street junction.
- The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 m.

## **5.9 Internal Roads**

### **5.9.1 Internal/Access Road (sub divisions)**

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/ building/ staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the road as follows:

<b>No.</b>	<b>Road Length</b>	<b>Minimum Internal road width</b>
1	Up to 150 m	9.0m
2	More than 150 m and upto 300 m	12.0 m
3	More than 300 m	15.0 m

### **5.9.2 General Requirements for Internal /Access Roads**

In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.

The curves shall be provided at the junction of roads as prescribed in the Sanctioned DCPRs for NMC.



## **General Notes**

1. Base FSI for all Final Plots is 2.5.
2. Base FSI for Public Amenity, Authority Plot and Inclusive housing shall be same as applicable in the zone.
3. TDR is not applicable in TPS area.
4. In case of redevelopment of Plots which have taken development permission as 'farm house' but have contributed land in the Draft TPS, betterment charges will not be applicable and they will get full benefits of the Draft TPS.

## **Regulations of Sanctioned DCPR of NMC which are not Applicable in the Draft TPS Area**

**1. Regulation No. 11.3 Construction with Flood Lines of Sanctioned DCPR of NMC:**

This will be applicable on the FPs which are fronting Riverfront Park and the 24 m wide road and affected by the Red and Blue lines. Eventually after the construction of the Riverfront Park and the 24 m wide road, the process of modification of the Red and Blue lines will be undertaken by the Planning Authority.

**2. Regulation No. 11.11 Development of Cycle Track along River and Nala of Sanctioned DCPR of NMC:**

This will not be applicable.

**3. Regulation No.13.3 (13.3.1 to 13.3.8) Recreational Open Space of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**4. Regulation No. 13.4 (13.4.1 to 13.4.5) Provision for Amenity Space of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**5. Regulation No. 13.7 Provision for Inclusive Housing of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**6. Regulation No. 13.8 Plot Area, Plot Width of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**7. Regulation No. 13.9 Net Plot Area and Computation of FSI of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**8. Regulation No. 13.10 Transfer of DP Sites in lieu of FSI of Sanctioned DCPR of NMC:**

This will not be applicable.

**9. Regulations No. 14 (14.1 to 14.9) Land Use Classification and Permissible of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**10. Regulations No. 15 (15.1 to 15.7, 15.12) General Building Requirements (part) of Sanctioned DCPR of NMC:**

This will not be applicable except for the developed plots listed in Table D of SDR.

**11. Regulation No. 21 Manner of Development of Reserved / Designated Sites in DP of Sanctioned DCPR of NMC:**

This will not be applicable.

**12. Regulation No. 22 (22.1 to 22A) Transfer of Development Rights of Sanctioned DCPR of NMC:**

This will not be applicable.

**13. Part VIII, Regulation No. 23 Additional FSI of Sanctioned DCPR of NMC:**

This will not be applicable.



**Table A: Category of Uses and List of Uses**

No.	Use Classification	List of Uses
(1)	(2)	(3)
1	Dwelling-1	Detached dwelling unit, petty shops on ground floor(each shop not greater than 20 sq m)
2	Dwelling-2	Semi-detached dwelling unit, Row House, Tenement, Chawls, Farm House, Cottage Industry (cottage industries not involving the use of or installation of any kind and which do not create noise, vibration, fume dust etc), Home occupant and cottage industry shall not be permitted in tenement dwelling or flats, Playfield, Garden, Gymnasium), Part of Residential building may be permitted to use as office in case of professional requirement such as advocate, doctors, arch. Engg. C.A, pre school
3	Dwelling-3	Apartment, Hostel, Dharamshala, Cottage Industry, Affordable Housing
4	Mercantile-1	Shop, Business, Restaurant, Shopping Centre, Light Home Workshop, LPG Cylinder Godown, Service Establishment, Clinic, Fitness Centre
5	Mercantile-2	Shopping Mall, Laboratory, Nursing Home Maternity Home, Kerosene Depot, Corporate Offices, Call centres, Training Centres, Banks.
6	Mercantile-3	Wholesale, Market, Indoor Hospital, Diamond Industry, Wholesale Market and their ancillary uses, Activity Related to I.T.
7	Educational-1	Primary Schools, Secondary Schools, Higher Secondary Schools,
8	Educational-2	College, Polytechnic, University and ancillary use.
9	Assembly-1	Community Hall, Banquet Hall, Town Hall
10	Assembly-2	Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls, Wadi, Mangal Karyala
11	Assembly-3	Theatre, Cinema, Multiplex, Drive-in Cinema, Clubs, Golf Course
12	Assembly-4	Party Plot, Garden Restaurants, Lawns
13	Institutional	Research Centres,
14	Religious	Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas or any Religious Structure.
15	Hospitality	Bed and Breakfast, Guest House, Lodging and Boarding, Hotel, Motel, Serviced Apartment
16	Service Establishment	Auto Repair, Workshop, Wood Workshop, Fabrication Workshop, Public-Garage
17	Storage	Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory
18	Transport	Truck Terminal, Bus Terminal (by private enterprise), Transport Terminal for Goods and Passengers
19	Temporary Use	Fair, Circus, Exhibition, Mela, Pandal

20	Public Utility	Sub-station, Bus Station and Terminals, Fuelling Station and Storage with and without Service Station, Parking, Multi-level Parking; Infrastructure for Water Supply, Purification Plant, Pumping Station, Electricity Sub-station; Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Fire Stations, or any development activity carried out by appropriate authority for public purpose
21	Public-Institutional	Any offices for appropriate authority, government and semi government, Public assembly, Public facilities and amenities like Health Public facilities and amenities like Transport and Communication, Public facilities and amenities like public security, Public facilities and amenities like social welfare Recreation of any Type, Post Office, Police –Chawki, ward office
22	Health-1	PHC, Clinic, Dispensary
23	Health-2	Indoor Hospital up to 20 Bed, Surgical Hospital, Nursing Home
24	Health-3	Civil Hospital, Medical College and Research Centre, Hospital of more than 20 Bed,
25	Health-4	Hospital for infectious diseases, Mental Hospital
26	Tourism Services	Tourism Sponsored activity
27	Recreation Use	Natural Reserve and Sanctuary, race track, Shooting Range, Zoo, Gardens, Recreation, Nursery, Botanical Garden, Green House, Play Fields, Forest
28	Sports and Leisure	Sports Complex, Swimming Pool, Playfield, Camping Ground, Facility for water sports, Theme/ Amusement Park, Aquarium, Zoo, Botanical Garden, Exhibition and Mela, motion picture hall

**Table B: Equivalence of Draft TPS Regulations with Sanctioned NMC DCPRS – Table 7**

**Table No. 7: Plot size/width of plot/margins/heights and FSI buildings in residential zone in non-core area(having height 15.0 m. and below)**

No.	Description of Road / housing pattern	Provisions of Sanctioned DCPR						Provisions of Draft TPS				
		Minimum Required					Remarks	Minimum Required				
		Plot Size (sq m)	Width of Plot (m)	Set Back from road front	Side marginal distance (m)	Rear marginal distance (m)		Zone	Plot Size (3A)	Width of Plot (4A)	Set Back from road front (5A)	Side & Rear marginal distance (6A) & (7A)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	Zone	(3A)	(4A)	(5A)	(6A) & (7A)
1.	National/ State Highway	450	15	6.0 m. from road line or as specified by Highway rules, whichever is more.	3.0	3.0		NA	NA	NA	NA	NA
2.	M.D.R./ O.D.R.	450	15	6.0 m. from road line or as specified by Highway rules whichever is more	3.0	3.0		NA	NA	NA	NA	NA
3.	Other roads 24 m. wide and above	300	12	6.0 m.	3.0	3.0		CHD	500	16m	30m road: 6m 24m road: 4.5m	Refer note at end of table*
								RMD	300	12.5m		
								R	100	7.5m		
4.	Roads of width below 24m. wide and up to 18m.	250	12	4.5m.	3.00	3.00		CHD	500	16m	30m road: 6m 24m road:4.5m 18m road: 3m	Refer note at end of table*
								RMD	300	12.5m		
								R	100	7.5m		
5.	Roads of width below 18m. wide and up to 15m.	250	10	4.5m.	2.25	2.25	Margins only for G + 2 or stilt + 2 structure	CHD	500	16m	18m road: 3m 15m road: 3m	Refer note at end of table*
								RMD	300	12.5m		
								R	100	7.5m		
6.	Road of width below 15 m. and above 9 m.	150	8	3.0 m	2.25	2.25	Margins only for G + 2 or stilt + 2 structure	CHD	500	16m	15m road: 3m 12m road: 3m	Refer note at end of table*
								RMD	300	12.5m		
								R	100	7.5m		
7.	Road of width up-	100	7	3.0 m.	1.5	1.5	Margins only	CHD	500	16m	3m road: 3m	Refer note at

No.	Description of Road / housing pattern	Provisions of Sanctioned DCPR						Provisions of Draft TPS				
		Minimum Required					Remarks	Minimum Required				
		Plot Size (sq m)	Width of Plot (m)	Set Back from road front	Side marginal distance (m)	Rear marginal distance (m)		Zone	Plot Size (3A)	Width of Plot (4A)	Set Back from road front (5A)	Side & Rear marginal distance (6A) & (7A)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	Zone	(3A)	(4A)	(5A)	(6A) & (7A)
	to 9 m.						for G + 1 or stilt + 1 structure	RMD	300	12.5m	4.5m road: 3m 6m road: 3m 9m road: 3m	end of table*
							R	100	7.5m			
8.	Row housing on roads of width 12m. and below	30 to 125	3.0	2.25 m.	0.00 (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	Margins only for G+1 or Stilt+1 structure	CHD	500	16m	3m road: 3m 4.5m road: 3m 6m road: 3m 9m road: 3m 12m road: 3m	Refer note at end of table*
							RMD	300	12.5m			
							R	100	7.5m			
9.	Row housing for L.I.G. EWS/ High Density Housing, Slum Up-gradation etc. by public authority	20 to 50	3.0	0.90 m. from pathway 2.25 m. from road boundary	-do-	0.90	Only G+1 or Stilt+1 structure.					
10.	36 m. wide D P Road from Gangapur S. No. 12 to Ambad S. No.199 .	300	12	3.00 (for commercial use also)	3.00	3.00		NA	NA	NA	NA	NA
11.	30 m. wide DP road along canal in Dasak shivar.	250	10	4.5m.	2.25	2.25	Margins only for G + 2 or stilt + 2 structure	NA	NA	NA	NA	NA

**Note:**

- (1) CHD: Central High-Density Zone
- (2) RMD: Riverfront Medium-Density Zone
- (3) R: Residential zone
- (4) Side and Rear Margins:

Plot Size (sq m)	Side margins (m)	Rear Margins (m)
Upto 299	Any one side 2.50 m	2.50 m
300 to 499	3.00 m both sides or any one side 4.5m	3.00 m
500 to 1499	4.50 m	4.50 m
1500 and above	6.00 m	6.00 m



### Table C: Equivalence of DRAFT TPS REGULATIONS WITH SANCTIONED NMC DCPRS – Table 8

**Table 8: Plot size/width of plot/margins/heights and FSI buildings in non-residential shall apply for different categories of other buildings in non-core area**

- In this table the provisions in Sanctioned DCPR of NMC are shown in Columns 3, 4, and 5 which are replaced in the SDR of Draft TPS in Columns 3A & 5A.
- In the Sanctioned DCPR of NMC, the attributes of minimum margins & FSI are attributed as per building types. In the SDR of the Draft TPS, the attributes of minimum margins & FSI are attributes of the zone.

No.	Provisions of Sanctioned DCPR				Provisions of Draft TPS	
	Type of Building	Min. road width required	Minimum marginal distances	Other Stipulations	Min. road width required	Other Stipulations
(1)	(2)	(3)	(4)	(5)	(3A)	(5A)
1	i) Hospital, Maternity Homes, Health Club, Public-Semipublic buildings not being special buildings	12 m	Front margin as per Table No. 7 Remaining sides 4.5 m.	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1	18m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5, No additional FSI allowed
	ii) Clinics on plot upto area 300 sq.m.	9 m	Front margin as per Table No. 7 Other all sides 3.0 m.	-----	All public roads in the TPS area are 12m & above.	
1A	i) Hospital, Maternity Homes, Health Club, Public-Semipublic buildings being special buildings	12 m	6 m on all sides	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1	18m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5, No additional FSI allowed
2.	Educational buildings					
	i) Pre-primary School	6m.& not more than 24 m	As per Table No.7	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1	12m & not more than 24m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5, No additional FSI allowed
	ii) Primary School	9m.& not more than 24 m	6 m. on all sides			
iii) Other Educational Buildings	15 m	--do--	18m			
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m	Front - 12 m. (only on one major road) Remaining front and/or all sides – 6m.	-----	18m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5. No additional FSI allowed

No.	Provisions of Sanctioned DCPR				Provisions of Draft TPS	
	Type of Building	Min. road width required	Minimum marginal distances	Other Stipulations	Min. road width required	Other Stipulations
(1)	(2)	(3)	(4)	(5)	(3A)	(5A)
4.	Mangal Karyalaya like buildings	15 m	--do--	-----	18m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5, No additional FSI allowed.
5.	Petrol/Fuel Filling Stations with or without service bays	12 m	4.5 . on all sides	<p>i) Plot should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each. In case of T-junction, this restriction of 90 m. shall apply on a side where perpendicular road meets the junction.</p> <p>ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply.</p> <p>iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90m and vice versa, a petrol station may be permitted on such a convex curve.</p>	12m	<p><b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5, No additional FSI allowed</p> <p>Other stipulations of (5) shall be applicable</p>

No.	Provisions of Sanctioned DCPR				Provisions of Draft TPS	
	Type of Building	Min. road width required	Minimum marginal distances	Other Stipulations	Min. road width required	Other Stipulations
(1)	(2)	(3)	(4)	(5)	(3A)	(5A)
6.	Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings.	12m	Front 4.5 m. Side & rear 3.0 m.	Shops may also be allowed fronting side and rear margins.	18m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5
7.	Stadium / Pavilion	12m	6 m. on all sides	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectators gallery may be permissible.	24m	<b>Base FSI:</b> CHD. Zone: 2.5, 0.50 available at premium RMD. Zone: 2.5, 0.25 available at premium R Zone: 2.5

**Note:**

- (1) CHD: Central High Density Zone
- (2) RMD: Riverfront Medium Density Zone
- (3) R: Residential zone

**Table D: List of Developed Plots and Regulatory Provisions**

No.	Name	Survey No.	OP No.	FP No.
1	Krushnanagar	1010	239	239
2	Moremala	38/1	247	247
3	Dhandai Lawns	38/2/4+2/5, 38/2/3	308,309	308,309
4	Approved Layout	69/3	136	136
5	Shraddha Lawns	36/2	196/1	196/1
6	Sampat Ranuji Gunjal	51/1, 51/6, 51/7	224, 229, 230	224, 229, 230
7	Naresh Uttamrao Gajbhiye	28A	299	299
8	Dharmendra Shankar Khaire	38/2/3	309	309
9	Namdev Motiram Pingale	110/3/2	72	72

For the above listed developed plots the benefits of Draft TPS SDR will not be applicable. In case the above listed plots come up for redevelopment then the TPS SDR will apply on following conditions:

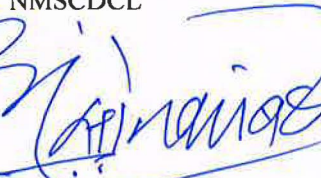
- The plot owners will pay the betterment charges mentioned in Form No.1 of the Draft TPS.
- The plots will be entitled to the base FSI of 1.1 in the Sanctioned DCPRs of NMC. For the additional FSI available in the zone of the Draft TPS, Premium FSI charges will have to be paid to the Planning Authority.
- The plots will not be required to leave Open Space, Amenity and Inclusive Housing.

  
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