



Business Reform Action Plan 2016 Response by Government of Maharashtra

Area 4a: Construction Permit Enablers

62: Enact a comprehensive formal building code applicable to the entire State

Response: **Yes**

Remarks:

The Urban Development Department has developed a standardised 'Development control and promotion Regulations' for :

1. All Municipal councils and Nagar panchayats across Maharashtra

https://www.maharashtra.gov.in/site/upload/WhatsNew/ABCD CR_03122013_1.pdf

2. For regional plans in Maharashtra

https://www.maharashtra.gov.in/site/upload/WhatsNew/ABCD CR_RP_03122013.pdf

The Development Control Regulations in the state are based on guidelines given in the 'National Building Code'.

Relevant provisions of the National Building code referred in the Development Control Regulations are provided in the table below, which is also available at :

<https://urban.maharashtra.gov.in/default.aspx>

Supporting Documents:

1. Letter from Principal Secretary – Urban Development Department :



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अ.शा.पत्र क्र. टीपीएस-३२९५/प्र.क्र.११३/१५/नवि-९
नगर विकास विभाग
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक
मंत्रालय, मुंबई ४०० ०३२.
दिनांक : २६-११-२०१५

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शा स न

डॉ. नितिन करीर, भा.प्र.से.
प्रधान सचिव

विषय : औद्योगिक घोरण व प्रसिद्धी विभाग, भारत सरकार (Department of Industrial Policy and Promotion) – Ease of Doing Business. व्यवसाय करण्यास सुलभता.

संदर्भ : आपले पत्र क्र. DI/DC(1)/DIPP/२०१५/ १०२४७, दि. १३.१०.२०१५.

प्रिय श्री.

भारत सरकारच्या औद्योगिक घोरण व प्रसिद्धी विभागाकडून ३४४ बिंदू सुधारणा कृती आराखडा देण्यात आलेला आहे. जागतिक बँकेकडून सन २०१६ मध्ये राज्यांचे मूल्यमापन (Ranking) करण्यासाठी वर नमूद ३४४ बिंदू सुधारणा कृती आराखडा हाच मापदंड वापरला जाणार आहे. सर्व राज्यांना या कृती आराखड्यातील उपाययोजना तातडीने म्हणजेच माहे फेब्रुवारी, २०१६ पर्यंत अंमलात आणावयाच्या आहेत.

वरील पत्रात नमूद केल्याप्रमाणे सर्वसमावेशक इमारत संहिता संपूर्ण राज्यासाठी अंमलात आणावी अशा सूचना आपणाकडून प्राप्त झाल्या आहेत. (Enact a comprehensive formal building code applicable to the entire State).

याबाबत आपणांस कळविण्यात येते की, राज्यातील सर्व महानगरपालिका, नगर परिषदा, विशेष नियोजन प्राधिकरणे यांच्या विकास नियंत्रण नियमावली शासनाकडून मंजूर करण्यात आलेल्या आहेत. या सर्व विकास नियंत्रण नियमावलींसाठी राष्ट्रीय इमारत संहितेचा (National Building Code) आधार घेतलेला आहे. संपूर्ण देशात राष्ट्रीय इमारत संहिता उपलब्ध असताना तसेच त्यावर आधारित विकास नियंत्रण नियमावली अस्तित्वात असताना राज्यासाठी स्वतंत्र आणि वेगळी इमारत संहिता लागू करण्याची आवश्यकता वाटत नाही.

आपला

o/c (नितिन करीर)

श्री. सुरेंद्रकुमार बागडे,
विकास आयुक्त (उद्योग),
उद्योग संचालनालय, महाराष्ट्र शासन.



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2. Relevant provisions of the National Building code referred in the Development Control Regulations:

Relevant provisions of National Building Code referred in Development Control Promotion Regulations
for 'A', 'B' & 'C' Councils

Regulation No.	Regulation	Remark
2.1.2	Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in the - i) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 ii) The Maharashtra Regional and Town Planning Act, 1966 and iii) National Building Code (2005 or amended from time to time)	
2.2.3	Combustible Material :- A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, given in the National Building Code.	
17.12.3	Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.	
20.0	FIRE PROTECTION REQUIREMENTS All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part VI of these regulations and Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6.1. the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.	
25.1	Fire protection requirements - In addition to the general provision given in these regulations, the Authority may insist on suitable protection measures given in this chapter for building covered by Regulation NO.6.2.6.1 Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.	While granting development permission generally it is not required to refer this provision because aspect related to planning are covered in other regulations.
25.2.2	Construction material The interior finish materials shall not have a flame spread ability rating exceeding Class I (See 3.4.15.2 of part 4 of National Building Code)	--do--



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25.4.4.2	Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part & Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code	
25.9	Gas Supply Note - For detailed information on gas pipe installations, reference may be made to Para 9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.	
25.17	Lightening protection of buildings The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.	
25.21	Fire drills and fire orders Fire notices/orders shall be prepared to fulfill the requirements of fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering. For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.	
25.24	Materials for interior decoration / furnishing The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc. For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.	
26.1	STRUCTURAL DESIGN The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section-3- Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7- Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.	
27.1	QUALITY OF MATERIALS AND WORKMANSHIP All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time	
28.3.1	Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall	

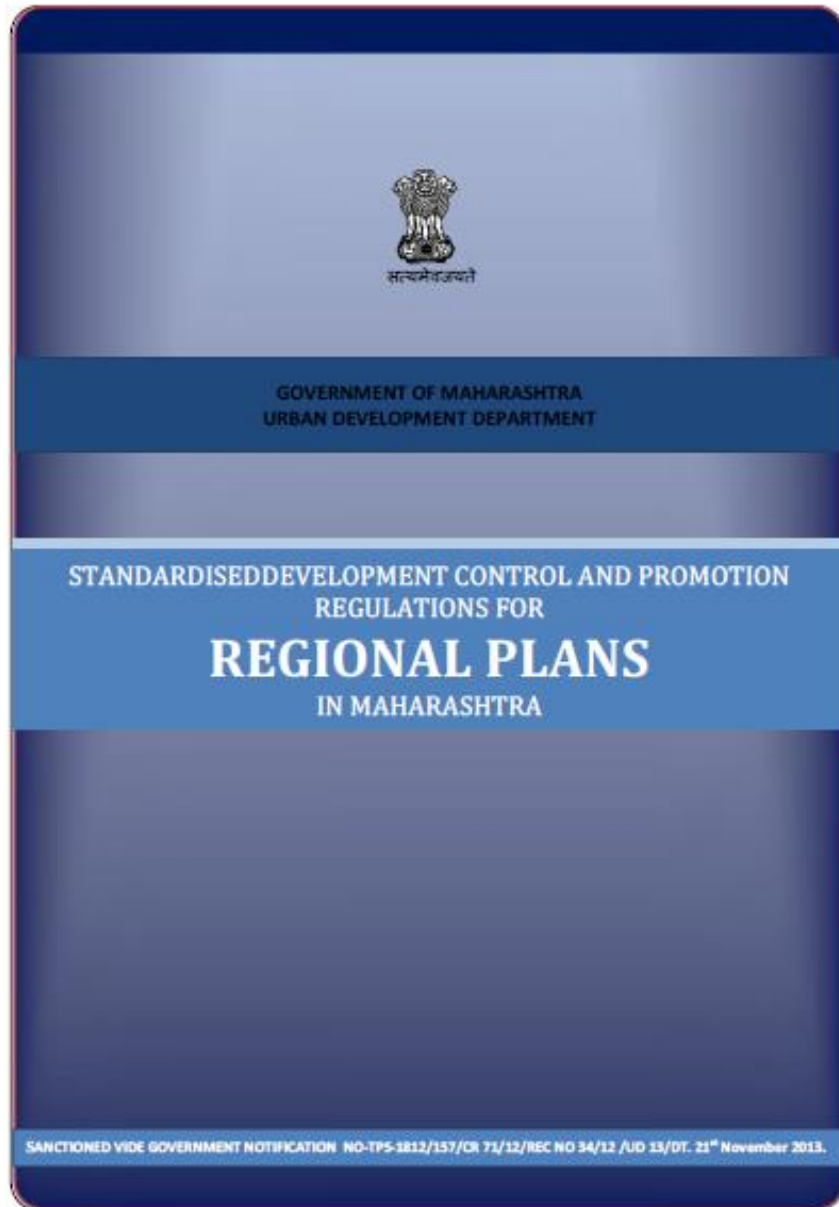
	determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.	
29.0	BUILDING SERVICES 29.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time. 29.2 The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.	
30.1	WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 - Gas supply of National Building Code of India as amended from time to time.	
32.1	SIGNS AND OUTDOOR DISPLAY STRUCTURES The display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.	



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3. Development control and promotion Regulations' for all Municipal councils & Nagar panchayats and all RP areas across Maharashtra





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सत्यमेव जयते

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT

STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR
MUNICIPAL COUNCILS AND NAGAR PANCHAYATS
IN MAHARASHTRA

SANCTIONED VIDE GOVERNMENT NOTIFICATION NO-TPS-1812/157/CR 71/12/REC NO 34/12 /JD 13, DT. 21st November 2013