

No. EXC/MTG/117.

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan, 5th Floor,
Bandra (East), Bombay-400 051.

Date : November 22, 1988.

The minutes of the Hundred & Seventeenth Meeting
of the Executive Committee of the Bombay Metropolitan
Region Development Authority, held on the 4th October,
1988 are enclosed.

S. V. Asgaonkar 24/11/88
(S. V. ASGAONKAR)
SECRETARY
EXECUTIVE COMMITTEE.

To:

- The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya.. - Chairman
- The Metropolitan Commissioner, B.M.R.D.A. - Member
- The Special Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya. - Member
- The Secretary to the Government of Maharashtra, Housing and Special Assistance Department, Mantralaya. - Member
- The Municipal Commissioner, Bombay Municipal Corporation. - Member
- The Managing Director, C.I.D.C.O., Bombay. - Member
- Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, Bombay-400 004. - Member
- Shri Shirish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, Bombay-400 023. - Member
- Dr. P.G. Patankar, Director, Central Institute of Road Transport, (Training and Research), Poona-Nasik Road, Pune-411 026. - Member

INVITEE :

- The Secretary(II), Urban Development Deptt., Mantralaya.
- The Financial Adviser, B.M.R.D.A.

Copy to :-

The Legal Adviser, B.M.R.D.A.

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MINUTES OF THE 117TH MEETING OF THE EXECUTIVE COMMITTEE,
B.M.R.D.A.

DATE : 4th October, 1988 (Tuesday).
TIME : 4.00 p.m.
PLACE : Chief Secretary's Committee Room,
5th floor, Mantralaya.

MEMBERS PRESENT :

Shri D.M. Sukthankar, Chief Secretary to the Government of Maharashtra.	- Chairman.
Shri S.R. Kakodkar, Metropolitan Commissioner.	- Member.
Shri D.K. Jain, Spl. Secretary to the Govt. of Maharashtra, Urban Development Deptt.	- Member.
Shri D.K. Afzulpurkar, Secretary to the Govt. of Maharashtra, Housing & Special Assistance Department.	- Member.
Shri K. Nalinakshan, Managing Director, C.I.D.C.O., Bombay.	- Member.
Shri Charles M. Correa.	- Member.
Shri Shirish B. Patel.	- Member.

INVITEES :

Shri K.R. Shanbhogue, Financial Adviser, BMRDA;
Shri K.N. Patel, Legal Adviser, BMRDA; and
Shri K.B. Diwadkar, Chief, T&CP Division, BMRDA.

Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

Item No.1 : Confirmation of the minutes of the
last (116th) Meeting of the
Executive Committee.

The minutes were confirmed.

Item No.2 : Bench Mark Study of Slums to be upgraded under BUDP - SUP.

2.1 In the course of discussion on this Item, the Committee wanted to know whether the Evaluation Committee had satisfied itself about the reasonableness of the offer made by M/s. Kirloskar Consultants Limited. It was clarified by the Metropolitan Commissioner that an Evaluation Committee consisting of Shri V.K. Phatak, Chief, Planning Division, BMRDA, Dr. (Mrs.) V.P. Desai, Assistant Health Officer, BMC and Mrs. Jyoti Pandya, Head Social Worker, BMC, had carefully evaluated the proposals received from different Consultants and had concluded that the offer of M/s. Kirloskar Consultants costing Rs. 12.5 lakhs, was the best. The Financial Adviser had also concurred about the reasonableness of the offer of M/s. Kirloskar Consultants.

2.2 In view of this clarification, the Executive Committee approved the proposal to accept the offer of M/s. Kirloskar Consultants Limited, Pune, and passed the following Resolution :

RESOLUTION NO. 410 :

"Resolved that the Executive Committee hereby accords sanction, under Section 7(3)(iii) of BMRDA Act, 1974, to the award of consultancy assignment for the Bench Mark Study of Slums to be upgraded under BUDP : SUP to Kirloskar Consultants Limited, Pune, at a cost of Rs. 12.5 lakhs, as proposed.

...3/-

"Resolved further that the Committee hereby empowers the Metropolitan Commissioner to enter into an appropriate agreement with Kirloskar Consultants Limited, in this regard."

Item No.3 : Study of Service needs in the Eleven Municipal Councils of Bombay Metropolitan Region.

During the discussion on this item, the Committee wanted to know whether the Evaluation Committee had satisfied itself about the reasonableness of the offer made by M/s. Tata Consultancy Services. The Financial Adviser clarified that he was himself a member of the Evaluation Committee which had come to the conclusion that the offer made by Tata Consultancy Services was quite reasonable. In view of this clarification, the Executive Committee approved the proposal to accept the offer of M/s. Tata Consultancy Services for carrying out the proposed study and passed the following Resolution:

RESOLUTION NO. 411:

"Resolved that the Executive Committee hereby approves, under Section 7(3)(iii) of the BMRDA Act, 1974, that the assignment of carrying out the study of Service Requirement in the 11 Municipal Councils of Bombay Metropolitan Region be entrusted to Tata Consultancy Services at a cost of Rs. 8.80 lakhs, as proposed.

"Resolved further that the Executive Committee hereby empowers the Metropolitan Commissioner to enter into a suitable agreement with Tata Consultancy Services for carrying out the proposed study."

Item No. 4 : Application under Section 13 of the BMRDA Act, 1974, from Senior Superintendent of Post offices - Construction of departmental Post Office Building at General Bhonsale Marg, Bombay.

4.1 The Committee noted that the proposal was for change of use of floor area of 130 square metres, from residential to Post Office on plot No. 151-A, S.No.1972, Backbay Reclamation Scheme, Block III at Gen. Jagannath Bhonsale Marg, in 'A' Municipal Ward.

4.2 It was recapitulated that the Committee, under its Resolution No. 315, dated 21.10.1985, had granted permission for erection of a building with ground and three upper floors containing 1008 square metres (878 square metres for office use plus 130 square metres for residential use) with FSI 1.30, on the plot under reference.

4.3 The plot under reference has been leased by Government of Maharashtra to the Postal Authorities. In the draft Revised Development Plan published by the Municipal Corporation of Greater Bombay, the plot is reserved for Posts & Telegraphs Department. As per the draft Development Plan proposals formulated by BMRDA (as a Special Planning Authority for Backbay Reclamation Scheme Blocks III to VI), the same user is proposed to be continued.

4.4 Government of Maharashtra (lessor) recently directed the Postal Department to use the entire building for office purpose and hence the application under reference was submitted by the Postal Authorities for permission to change the use of 130 square metres from residential to Post Office.

4.5 The Committee after detailed consideration decided to grant the permission applied for and passed the following Resolution :

RESOLUTION NO. 412 :

"Resolved that in partial modification of the permission granted under Committee's Resolution No. 315, dated 21.10.1985, and in exercise of the powers conferred by clause (iv) of sub-section (3) of Section 13 of the BMRDA Act, 1974, read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to the Posts & Telegraphs Department (application bearing registration No.525/3/8/88) for change of use of a part of the building, covering floor area of 130 square metres, on plot bearing S.No.1972, Plot No.151-A, Backbay Reclamation Scheme, Block III at Gen. Jagannath Bhonsale Marg, in 'A' Municipal Ward from residence to Post Office, thereby allowing the entire building containing floor area of 997.74 square metres (revised) to be used as Post Office premises."

Item No.5 : Application under Section 13 of the BMRDA Act, 1974 from Post Master General Maharashtra Circle, Bombay - Reconstruction of Apollo Pier Mail Motor Service Garage and Service Depot at Chhatrapati Shivaji Marg, Fort, Bombay.

5.1 The Committee considered the application and noted that the proposal was for reconstruction of a building known as 'Apollo Pier Mail Motor Service Building', on C.S. No.38 at Chhatrapati Shivaji Marg, Fort, in 'A' Municipal Ward, thereby increasing the

floor area from 185.50 square metres to 2943.82 square metres, with FSI 1.33. The Committee also noted that the additional floor space thus created would be used for relocation of the following postal offices which are scattered at various places in the Island City of Bombay, etc. :

(1) Apollo Pier Delivery Office catering to Colaba, Nariman Point and Council Hall Post Offices.

(2) Postal Insurance Section presently located in a rented premises at Sewree.

(3) Office of Senior Superintendent of Post Offices, Bombay City South Division presently located in Chinchbunder Post Office.

(4) Office of Regional Director Postal Services (RDPS), Bombay, presently located in Bombay G.P.O. building, and

(5) Inspection Quarters containing floor area of 230 square metres.

5.2 The Committee noted that as per the sanctioned Development Plan as well as Draft Development Plan published by the Municipal Corporation of Greater Bombay, the plot under reference falls in commercial zone, wherein the Post Office user is permissible.

5.3 The applicant had also stated that after the proposed relocation of the offices in the reconstructed building, the space presently occupied by Postal Life Insurance Section (565 square metres) at Sewree would be surrendered to the landlord as the rent

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charged was Rs. 2,09,000/- per month which was quite high and that the remaining vacated space would be used by other Postal Divisions.

5.4 After detailed discussion, the Committee decided to grant the permission applied for and passed the following Resolution :

RESOLUTION NO. 413 :

"Resolved that, in exercise of the powers conferred on it by clause (iv) of sub-section (3) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974, read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to the Postmaster General, Maharashtra Circle (application bearing registration No.526/17/8/88) for reconstruction of a building known as 'Apollo Pier Mail Motor Service', building on C.S. No.38 at Chhatrapati Shivaji Marg, Fort, in 'A' Municipal Ward, thereby increasing the floor area from 185.50 square metres to 2943.82 square metres, with FSI 1.33, for being used as Apollo Pier Mail Motor Service garage and service depot, postal offices and inspection quarters, as detailed in the application."

Item No.6 : Application under section 13 of the BMRDA Act, 1974, from Sterling Investment (Pvt.) Ltd. - Reconstruction of building alongwith change of user from office and godowns to shops (retail trade).

6.1 The Committee considered the application and noted that the proposal was for reconstruction of a building on C.S.No. 8/1487 of Girgaum Division at Tata Road No.1

Swadeshi Mill Estate, in 'D' Municipal ward, thereby creating floor area of 5492.17 square metres equal to the floor area in the existing building, with FSI 1.93. The Committee also noted that while the existing building contained shops, offices, godowns and staff quarters, the proposed building was to be used for shops having retail trade.

6.2 The applicant had also stated that the Municipal Corporation of Greater Bombay had approved the plans only for internal additions and alterations to the existing building involving reconstruction of only a certain portion of the building as well as for change of use for shops.

6.3 In the sanctioned Development Plan as well as draft Revised Development Plan published by the Municipal Corporation of Greater Bombay, the plot under reference falls in Commercial Zone and is partly affected by the reservation of playground.

6.4 The Committee took into account the directives issued by the State Government to the Municipal Corporation of Greater Bombay, under Sections 37(1) and 154(1) of the Maharashtra Regional and Town Planning Act, 1966, regarding addition of a new rule viz. Rule 10(B), to the existing Development Control Rules for Greater Bombay. It was seen that as per the directives, reconstruction in whole or in part of a building, existing on or before 1.1.1970 which is not wholly occupied by warehousing use and which is not a ground floor structure, was permitted with floor space index of original building or

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2.4 times of the permissible floor space index, whichever is less, only if such a building falls in one of the following categories :

- (a) If the building has ceased to exist on or after 10.6.1977, in consequence of an accidental fire, natural collapse, or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Municipal Corporation of Greater Bombay (MCGB) or of the Bombay Housing and Area Development Board (BHADB); or
- (b) If the building is likely to be demolished for the reason of the same having been declared unsafe by or under a lawful order of the MCGB or BHADB and for which necessary certificate has been given either by the MCGB or BHADB as the case may be;
- (c) If the building is partly affected by a reservation of Development Plan.

6.5 The Committee, found that the application under reference **did** not fall in any of the above categories of buildings mentioned in the new Development Control Rule 10(B) and hence the request of the applicant **could not** be granted.

6.6 The Committee also noted that as stated in Section 13 Notification presently in force, the Committee had no powers to grant any permission which may be in excess of or contrary to any provision of the Development Control Rules for the time being in force. The

application was, therefore, rejected as ultra-vires of the Committee's powers and, therefore, not maintainable. The Committee accordingly passed the following Resolution :

RESOLUTION NO. 414 :

"Resolved that the application submitted by M/s. Sterling Investment (P) Ltd. (bearing registration No.527/6/9/88) for reconstruction of a building on C.S.No.8/1487 of Girgaum Division at Tata Road No.1, Swadeshi Mill Estate in 'D' Municipal Ward, thereby creating floor area of 5492.17 square metres, as in the existing building, with FSI 1.93 which was intended to be used as shops having retail trade, being ultra-vires of the powers of the Committee and, therefore, not maintainable is hereby rejected."

Item No. 7 : Continuance of Shri R.A.Kamat as Assistant Chief Accounts Officer in Planning Division on contract basis.

7.1 The Metropolitan Commissioner informed that the proposal was to further continue the appointment of Shri R.A. Kamat, a retired officer from the Accountant General as Assistant Chief Accounts Officer till 13.11.1989, on contract basis, with a consolidated salary of Rs.1850/- p.m. only. He stated that his continued services are essential for looking after the accounts work of BUDP in view of the fact that Shri Kamat was entirely associated with the Bombay Urban Development Project right from its inception and had acquired invaluable knowledge, experience and expertise on matters relating to credit utilisation,

..11/-

filing reimbursement claims, etc. in regard to this externally aided project. He stated that his continued presence is required effectively for formulating procedures for creation of a Revolving Fund as per the agreement with the World Bank. He stated that it was difficult to obtain the services of a suitable candidate internally or from the open market. In this connection, he pointed out that some Jr. Accounts Officers from the F&A Division of BMRDA had been staking their claims for promotion to this post but their claims were not found to be justified.

7.2 The Financial Adviser pointed out that as per the Recruitment Rules for the post of Assistant Chief Accounts Officer, appointment by promotion is restricted to 33 1/3% of the total posts. Out of three posts of ACAOs effectively in existence, one post is already held by an officer on promotion from Jr. Accounts Officer as Assistant Chief Accounts Officer. As such, no further promotion can be made for the present as per the Recruitment Rules. He further pointed out that for appointment to the post of ACAO by selection, the candidate is required to be a Chartered Accountant or ICWA or Ist class Commerce or Economics Graduate and possess at least 5 years experience. None of the Jr. Accounts Officers in BMRDA were fulfilling this qualification and hence none of them could be considered for direct recruitment also. Continuance of Shri Kamat for a further period of one year will, therefore, in no way jeopardise the legitimate promotion opportunities of Jr. Accounts Officers in the F&A Division of BMRDA.

7.3 After considering the above, the Executive Committee approved the proposal to extend the existing contract for service of Shri R.A. Kamat for a period till 13.11.1989. The following Resolution was accordingly passed :

RESOLUTION NO. 415 :

"Resolved that in exercise of the powers conferred under clause (i) of sub-section (3) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974, the Executive Committee hereby accords its sanction to the extension of contract for service of Shri R.A. Kamat for a further period of one year, with effect from 14.11.88, on a consolidated salary of Rs.1850/- per month and on the existing terms and conditions, as proposed in the Item Note."

The Committee then decided to take up first for consideration, the following Item No.9 on the Agenda :

Item No. 9 : Quarterly Accounts of the BMRDA
for quarter ending 30th June, 1988.

After discussion, the Committee approved the Quarterly Accounts.

Item No. 8 : J.B. D'Souza Committee's Report on Revised Development Control Rules for Greater Bombay and Secretaries Committee's recommendations thereon.

The Committee considered various recommendations made in the Report of the Bombay Development Plan Advisory Committee (D'Souza Committee) and decided as follows :

(i) Height Restriction :

The Committee agreed with the recommendation of D'Souza Committee that the maximum height of

buildings in Greater Bombay should be restricted to 30 metres. The Committee did not approve the recommendation of the Secretaries Committee that the maximum height should be 45 metres in view of the fact that if the buildings are taller than 30 metres, not only the cost of construction per sq.ft. and subsequent cost of service and maintenance of the building increases more than proportionately but the risk of casualties in the event of fire goes up sharply because, even though fire fighting equipments may be available, it becomes extremely difficult to reach the site of the gutted building and evacuate occupants of higher floors.

(ii) Off-Street Parking :

The Executive Committee went into the recommendations of the D'Souza Committee as well as the recommendations made by the Secretaries Committee and approved the recommendations made by the Secretaries Committee as brought out in the Item Note.

(Revised Notes vide Annexure).

(iii) Shopping :

The Executive Committee went into the recommendations of the D'Souza Committee as well as the recommendations made by the Secretaries Committee and approved the recommendations made by the Secretaries Committee as brought out in the Item Note.

(iv) Public Housing/High Density Housing (PH/HD):

The Executive Committee went into the recommendations of the D'Souza Committee as well

as the recommendations made by the Secretaries Committee and approved the recommendations made by the Secretaries Committee. The Committee did not agree with the proposal of D'Souza Committee to grant bonus FSI of 20% for attaining high density of 450 tenements per net ha.

(v) Accommodation Reservation :

The Committee noted that the Secretaries Committee had recommended the proposal of Accommodation Reservation as contained in D'Souza Committee's report with the modification that the owner would not be entitled to the full permissible FSI of the plot after developing and handing over to MCGB the area required for a particular public amenity but that he would be allowed to utilise only the balance FSI after deducting the FSI already consumed in providing public amenities from the total permissible FSI.

The Executive Committee approved the Secretaries Committee's recommendations subject to the following :

- (1) MCGB should prescribe, as part of the Development Control Rules, minimum sizes and other essential provisions for various types of public amenities; and
- (2) Independent access should be provided to the public amenity.

(vi) Transferable Development Rights (TDRs):

After some preliminary discussion, further consideration of this item was deferred to the next

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meeting of the Executive Committee which was fixed on 8th October 1988.

The Meeting accordingly adjourned with a vote of thanks to the Chair.

Annexure.

Off-Street Parking.

The proposed provisions for off-street parking as contained in the draft D.C. Rules submitted by the BMC and those recommended by the D'Souza Committee and suggested by the Additional Commissioner of Police (Traffic) are in the attached Annexure.

The Secretaries' Group has decided to recommend that the provisions proposed in the BMC's draft Rules may be accepted with a few exceptions as the D'Souza Committee's recommendations are not very much different from those suggested by the BMC, except that the Committee has preferred to regulate parking with reference to areas rather than to rooms/tenements. The Additional Commissioner of Police (Traffic) who was consulted, has generally accepted the D'Souza Committee's recommendations suggesting stricter provisions in some cases.

It was felt in the Secretaries' Group that the provisions in the BMC's draft Rules which have been suggested after due procedure according to the law may be accepted with a few exceptions, since they had been published and had given an opportunity to all of submitting objections and suggestions, and further since any new provision more stringent in nature, would need re-publication. The new parking rules would apply prospectively and would take more care than hitherto of the off-street parking problems of Bombay. PEATA's suggestion is to bring down the parking requirements to those in the sanctioned Rules which has not been **favoured** by the Group.

The proposals made in the BMC's draft rules are submitted for approval, as recommended by the Secretaries' Group, and after considering the suggestions made by the Additional Commissioner of Police, except that they be as follows in the occupancies mentioned below as suggested by the Group :-

For five, four and three star hotels.... One parking space for every 60 sq.m. of total floor area.

..2/-

- For lodging establishments. .. One parking space for every 120 sq.m. of total floor area.
- Hospitals and medical institutions. .. One parking space for every 75 sq.m. of total floor area, except that it would be one parking space for every 150 sq.m. of total floor area in the case of Government, municipal hospitals and medical institutions, since such institutions do not attract more vehicles of the visiting public, but only those of the doctors.
- Cinemas and theatres. .. As in the Cinema Rules (after consideration of the Dr. Godbole Committee's Report) viz. :
Provision of parking space equivalent to four percent. of the total number of seats with additional parking as otherwise also required for other permissible uses in conjunction with that of a cinema/theatre.
- Shopping (included under Mercantile Occupancy). .. One parking space for 75 sq.m. of total floor area in the case of shopping user with shops upto 20 sq.m. in area (i.e. in convenience shopping) and one parking space for 25 sq.m. of total floor area for shops over 20 sq.m. in area.
- Stadia and Clubs (included under Assembly Occupancy). .. One parking space for every 200 seats plus additional parking as in the rules for occupancies like those of restaurants, etc. with such stadia or clubs.

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OFF-STREET PARKING

Provisions in the draft D.C. Rules submitted by the BMC. (1)			Provisions in the draft D.C. Rules submitted by the DPAC (D'Souza Committee) (2)		
Sr. No.	Occupancy	Parking space required.	Sr. No.	Occupancy	Parking space required (Fractional space being rounded up upwards).
1.	2.	3.	1.	2.	3.

1. Residential One parking space for every or part thereof -

(i) Multi-family Residential. In Malabar Hill, Cumballa Hill, Reclamation areas, Fort and Colaba area and Reclamation areas of Backbay, Bandra, Pali Hill, Juhu, Vile-Parle Dev. Scheme, Sassoon Dock and Napean Sea Road

(a) One tenement with a carpet area upto 45 sq.m.
 (b) 2/3 tenement with a carpet area exceeding 60 sq.m.
 (c) 1/2 tenement with carpet area exceeding 100 sq.m.
 (d) In addition to parking spaces specified in (a), (b) & (c) above, 25% excess parking space subject to a minimum of one shall be provided within the compound for visitors' parking.

1. Residential.

(A) In areas of high concentration of vehicles i.e.

(i) the area south of Bombay University Stadium, A.Poddar Marg, Lokmanya Tilak Marg and Carnac Bunder.

(ii) the area west of Tardeo Road, Jaojee Dadaji Road, Pandita Ramabai Marg.

(iii) the area west of Dr.Ambedkar Road, starting from Pali Junction upto its junction with the 13.40 m. road on the north of Bai Avabai Petit School.

(i) One parking space for every -
 (a) 4 tenements with a carpet area of more than 25 sq.m. but not exceeding 40 sq.m, each.
 (b) tenement with a carpet area of more than 40 sq. m. but not exceeding 60 sq. m; and

(ii) Three parking spaces for every 2 tenements with a carpet area of more than 60 sq.m. but not exceeding 80 sq.m. each.

(1)			(2)		
1.	2.	3.	1.	2.	3.

(iv) Juhu Vile Parle Development Scheme. (This is not in either the BMC's or the D'Souza Committee's Rules but has been suggested by the Addl. Commissioner of Police (Traffic).

(iii) Two parking spaces for every tenement with a carpet area of more than 8) sq.m.

NOTE: All the above parking spaces to be within stilted portion of building on upper floors or in a basement. In addition, parking spaces for visitors shall be provided to the extent of at least 25% of the number stipulated above. These spaces may be in the marginal side and rear open spaces of the plot.

		1.				2.	
1.	2.		3.		1.	2.	3.

In the rest of City areas, suburbs and extended suburbs :

- (a) 4 tenements having carpet area above 35 sq.m.
- (b) 2 tenements having carpet area of 45 sq.m. to 70 sq.m.
- (c) 1 tenement having carpet area above 70 sq.m.
- (d) In addition to the above parking spaces specified in (a), (b) and (c), 10 percent excess parking space subject to a minimum of one shall be provided within the compound for visitors.

(B) In other areas.

- One parking space for every -
- (a) 8 tenements with a carpet area above 25 sq.m. but not exceeding 40 sq.m. each.
 - (b) 4 tenements with a carpet area above 40 sq.m. but not exceeding 60 sq.m. each.
 - (c) 2 tenements with a carpet area above 60 sq.m. but not exceeding 80 sq.m. each.
 - (d) every tenement with a carpet area of more than 80 sq.m. each.

In addition, parking spaces for visitors shall be provided to the extent of at least 10% of the number stipulated above subject to a minimum of one space. These spaces may be in the marginal side and rear open spaces of the plot.

1.			2.			
1.	2.	3.	1.	2.	3.	4.

(ii) Lodging, establishments, tourist homes, and hotels with lodging accommodation.

- (a) 5 guest rooms in hotels of 3-Star/4-Star/5-Star category.
- (b) 10 guest rooms in hotels of category other than above.
- (c) 18 sq.m. of permit room, dining room, cafeteria, hall, banquet hall and shopping arcade.

(2) Lodging, establishments, tourist homes and hotels.

One parking space for every 60 sq.m of total floor area.

Additional Commissioner of Police's proposal :

- One parking space for (a) 60 sq.m. of total floor area (excluding the areas covered in (c) below) in hotels of 3-Star/4-Star/5-Star category.
- (b) 120 sq.m. of total floor area (excluding) the areas covered in Item (c) below in hotels other than (a) above.
- (c) 18 sq.m. of permit room, dining room, cafeteria/hall/banquet hall and shopping arcade.

(iii) Restaurants.

- (a) For Grade I Hotels, eating houses, 25 sq.m of area of restaurant including hall, dining room, etc.
- (b) For Gr. II & III hotels, eating houses, etc. for an area of 80 sq.m. or part thereof.

(3) Restaurants (all grades).

One parking space for every 60 sq.m. of total floor area.

Additional Commissioner of Police's proposal :

- One parking space for -
- (a) For Grade I restaurant/eating houses, etc., 25 sq.m. of total floor areas.
- (b) For Grade II & III restaurants/eating houses, etc. 60sq.m. of total floor area.

1.			2.			
1.	2.	3.	1.	2.	3.	4.
2.	*Educational	70 sq.m. carpet area for fraction thereof of the administrative office area and public service area.	(4)	Educational Institutions-	One parking space for every 300 sq.m. of total floor area.	<u>Addl. Commr. of Police proposal</u> - -----
			(a)	Government Secondary & technical schools.		
			(b)	Municipal primary schools.	Nil	
			(c)	Others.	One parking space for every 75 sq.m. of total floor area.	
3.	Institutional (Hospitals, medical institutions.)	(a) 15 beds in a private hospital. (b) 20 beds in a Government or Municipal hospital. (c) Besides the parking spaces as above, one space for ambulance parking, measuring 10 m.x4m shall be provided for hospitals having bed strength of 100 or above.	(5)	Institutional (i.e. hospitals and medical institutions).	One parking space for every 75 sq.m. of total floor area.	<u>Addl. Commr. of Police proposal</u> - One parking space for- (a) every 75 sq.m. of total floor area except for institutions at (b) below; (b) every 150 sq.m. of total floor area in the case of Govt. or municipal hospitals and medical institutions.

1.		2.	
1.	2.	3.	4.

4. Assembly (theatres, cinema houses, concert halls, assembly halls (including those in colleges and hostels, etc. stadia, clubs.

(6) Assembly (theatres, cinemas, concert halls assembly halls including those in colleges and hospitals, stadia or clubs mangal karya-layas and places of religious congregation -
 (a) with fixed seats.

(b) without fixed seats.

One parking space for every 20 seats.

One parking space for every 15 sq.m. of total floor area.

Addl. Commr. of Police's Proposal.

Assembly Occupancy except stadia and clubs.

(a) with fixed seats - one parking space for every 20 seats.

(b) without fixed seats - one parking space for every 30 sq.m. of total floor area.

For stadia and clubs :

One parking space for -

(a) 100 seats.

(b) 100 sq.m. area of swimming pool, indoor games facilities.

NOTE: For canteen, bar, restaurant, lodging establishment, etc. the parking requirements will be as per separate provisions made for such purposes.

1.			2.			
1.	2.	3.	1.	2.	3.	4.
5.	Government or Semi-public or private office/business buildings.	75 sq.m. of office upto 1500 sq.m. and 150 sq.m. of additional space for areas exceeding 1500 sq.m. in other areas.	(7) (a)	Office buildings.	One parking space for every 75 sq.m. of total floor area.	One parking space for - (a) every 75 sq.m. of total floor area in case of individual unit not exceeding 20 sq.m. in size.
			(b)	Mercantile (markets department stores, shops over 100 sq.m. in area, etc.)		(b) 25 sq.m. of total floor area in case of individual unit exceeds 20 sq.m. in size.
6.**	Mercantile (markets, department stores, restaurants, shops and other commercial uses).	80 sq.m. of floor area upto 800 sq.m. and for every 160 sq.m. of space or fraction thereof for areas exceeding 800 sq.m.				
7.	Industrial	200 sq.m. or fraction thereof subject to 2 spaces minimum.	(8)	Industrial.	One parking space for every 200 sq.m. of total floor area subject to a minimum of 2 spaces.	Proviso suggested by Addl. Commissioner of Police (Traffic) : Provided that in reconstruction/renovation projects neither involving change of use nor any addition to the existing built-up area in the island city, in gaothan areas elsewhere, and on narrow plots upto 9 m. width, requirements of parking spaces should not be insisted upon.
8.	Storage.	300 sq.m. or fraction thereof subject to two spaces minimum.	(9)	Storage.	One parking space for every 300 sq.m. of total floor area subject to a minimum of 2 spaces.	

*NOTE - 1 - In the case of auditoria of educational buildings, parking space shall be as per Sr.No.2

**NOTE - 2 - For plots upto 100 sq.m. in the case of shops, parking spaces need not be insisted.