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- iii) Balcony - In any residential zone (R-1) and residential zone with shop line (R-2), or in a purely residential building in any other zone, balconies may be permitted free of FSI at each floor, excluding the grounds and the terrace floors, of an area not more than 10 percent of the area of the floor from which such balcony projects subject to the following conditions -
- a) No balcony shall reduce the minimum marginal open space to less than 3 m. at the rear and sides and 1.5 m. in the front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge.
 - b) Balconies may be allowed to be enclosed subject to payment of premium. When balconies are enclosed one-third of the area of their faces shall have louvers glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters.

81. Accessory Building -

The following accessory buildings may be permitted in the marginal open spaces-

- i) In existing building, sanitary block of one storey in height, in the rear and side open space at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permitted, where facilities are not adequate.

Provided that, the Commissioner may reduce the 1.5 m. margin in rare cases to avoid hardship.

- ii) Parking lock-up garages not exceeding 2.4 m. in height shall be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot.

Parking lock-up garages when located within the main building shall be 7.5 m. away from the road line and shall be of such construction as will give fire resistance of 2 hours.

The area of sanitary block and parking lock-up garages shall be taken into account for the calculations of F.S.I. and covered area calculations, subject to the provisions of regulation 82.

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- iii) An unenclosed porch open to three sides, not more than 5.5 m. in length parallel to the main building in front of common entrance only and except rear open space. No part of such porch shall be less than 1.5 m. from the boundary.
 - iv) Watchman's booth not over 3.0 sq.m. in area or less than 1.2 m. width or diameter.

82. Additional area to be excluded from FSI Computation -

The following shall not be counted towards FSI -

- i) Structures permitted in recreational open spaces.
- ii) All the features permitted in open spaces.
- iii) Area covered by staircase rooms, lift rooms above the topmost storey, lift-wells, stair well and stair-cases, architectural features, chimneys and elevated tanks of permissible dimensions in buildings, permissible only in residential & commercial zone.
- iv) Area of fire escape stairways and fire escape passages.
- v) Area of the basement.
- vi) Area of unenclosed but covered parking spaces.
- vii) [*] *Area of one office room of maximum 15 sq.mts. size of a co-operative housing society of apartment owners association and in the layout of buildings, the society office shall be provided for two buildings.*
- viii) [*] *"Area of the sanitary block consisting of bath-room and water closet of prescribed dimensions, for buildings having one sanitary block for every 7 floors accessible from midlandings or located on common access for the use of domestic servants engaged on the premises".*
- ix) Refuge area
- x) Area covered by -
 - a) Lofts
 - b) Meter Rooms
 - c) Air-conditioning plant rooms
 - d) Porches

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- e) Canopies
 - f) Service floor of height not exceeding 1.5 m. with the special permission of the Commissioner.
 - g) Video room of size 5 sq.m.
 - h) Waterman's cabin of size 5.00 sq.m.
 - xi) Area of balconies as per regulation 80 (iii)
 - xii) Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra pollution control board or other relevant authorities.

Provided, however, in case of an existing industry, if no vacant land is available, the Commissioner may permit structures for such effluent treatment plant on 10% amenity open space.

- xiii) Areas covered by service ducts, pump rooms, electric substations, passages and additional amenity of lift and/or staircase beyond those required under the rules with the permission of the Commissioner.
- xiv) Area covered by additional lift, including passage to be provided in a building with the permission of Commissioner.
- xv) Area of one milk booth under the public distribution system with the permission of the Commissioner.
- xvi) Area of one public telephone booth and one telephone exchange (PBX type) per bldg. with the permission of the Commissioner.
- xvii) [*] *Area of one room not exceeding 20 sq.mtrs. for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam Ltd., and also Cellular operator / Radio Paging operator who have been licensed by D.O.T. of G.O.I. for implementation cellular mobile telecommunication system.*
- xviii) Area of separate letter box on the ground floor of residential and commercial buildings with 5 or more storeys to the satisfaction of Commissioner.
- xix) Area covered by new lift & passage thereto in an existing building with a

height upto 16 m.

- xx) Area of covered passage of clear width not more than 1.52 m. leading a lift exit at terrace level to the existing stair case so as to enable descend to lower floor in building to reach tenements not having direct access to a "New Lift" in a building without an existing lift.
- xxi) Entrance foyer - a) The area between external face of the building upto staircase / lift, (b) the width of foyer shall not be more than lift & stair width.
- xxii) Cupboards to the extent of 0.6 x 2.4 m. shall be permitted in required open space & on one side of room. However, cupboards may be permitted on ground floor within the building line.
- xxiii) [*] [**] *Any covered antenna / dish antenna / communication / tower used for Telecom (Basic cellular or satellite telephone or ITE purposes, V-sat, Routes, Transponders or similar IT related structures or equipment as specified by D.O.T. of G.O.I."*

83. Height of Building -

- i) [*] *Height vis-a-vis the road width - The height of the building shall not exceed two times the total width of street on which it abuts and the required front open space. For this purpose, the width of the street may be the prescribed width of the street, provided the height of the building does not exceed two and half times the sum of the width of the existing street and the width of the proposed required open space between the existing street and the bldg. Provided however, above restrictions on height of the bldg., will not be applicable for bldg. erected on a plot which fronts on road having width of 18 m and above if front marginal open spaces of not less than 12 m is provided. However provisions shall not be applicable for development / redevelopment in congested area and reconstruction & redevelopment of old bldgs. undertaken under the provisions of Appendix "R".*

Explanations - (a) "Prescribed width" here means the width prescribed in the development plan or the width resulting from the prescription of a