

3) The Commissioner may entrust the operation and maintenance of such developed amenity to an appropriate agency as per the prescribed guidelines. 4) In cases, where proposals are already approved as per the provisions of Regulations in force prior to these Regulations, the lands/BUA which are required to be handed over to MCGM or the Appropriate Authority, as the case may be, for public purpose, as per the provisions of regulations in force prior to these Regulations, such lands/BUA shall be deemed to be reservations/ existing amenity of DP and shall be developed for the intended purposes, even if such reservations/ existing amenity/amenities are not reflected on the DP.

5) Constructions required for ingress and egress of passengers using Public Mass Transit Facilities shall be permitted on any land reserved/existing amenity for any public purpose irrespective of its permissibility given in any land use classification.

**Table No: 3**

***Common set of conditions for development of Reservations and Authority/Person who may develop Reservation***

Symbol	Applicable Conditions for Development
1	The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency
2	The Owner will be allowed to develop the reservation only for its intended purpose
3	The Owner will be allowed to develop the reservation on Accommodation Reservation basis.
Za	Maximum % of plot area that can be used for ancillary uses.
Zb	Maximum % of permissible built up area as per Zonal (basic) FSI of the reservation area that can be used for ancillary users.
X	Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.
Y	Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.

**Table No: 4**

***Reservations to be developed for the intended purposes along with permissible uses & ancillary activities.***

Sr. No	Reser vation main Cate gory	Reservation Sub Category		Users Permitted		Applicable conditions for developme nt	
		Code	Name	Permissible uses	Ancillary Activities		
1	Public Open Spaces	ROS1. 2	Promenades	Coastal Road, Promenade/Promenades along periphery of waterbody/river/sea/ pipeline	Watchman cabin, Gardener chowky, toilet block, Art and culture related uses, Public Toilet facilities	1	
2		ROS2. 3	Zoo	Zoo, Aquarium with permissible FSI of 0.025		1	
3		ROS2. 4	Municipal Sports Complex	Sports Complex for various or individual sports activity, Enclosed Sports Facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, Drama Theater, Public Toilet facilities, Changing Rooms, Locker Room	Open air stage, cafeteria, restaurant, rest rooms, , welfare activities, social and cultural activity\amenitie s, Art and culture related uses, hostel rooms and other ancillary facilities watchman's cabin, gardener's chowky, instrument room, Sport Store/Shop etc.	1, Zb=15	
4			ROS2.7	Green Belt	Green belt / Promenades and Substation, Distribution Facility	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	

Sr. No	Reser vation main Cate gory	Reservation Sub		Users Permitted		Applicable conditions for developme nt
		Code	Name	Permissible uses	Ancillary Activities	
5		ROS2. 8	Botanical Garden	Botanical Garden	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1,
	Housi ng					
6	Publi c Utility and Facili ties	RPU2.1	Fuel Station	Fuel filling station with vehicle washing, City gate station, Gas distribution station and battery charging facility.	Administrative area, Ancillary uses of ATM, book shop, cafeteria, canteen (without cooking with open flame) with subject to NOC from CFO and NOC from controller of Explosive.	1 or 2  Za=10 Zb=10
7		RSA5. 1	Exhibition Centre	Exhibition Center cum Convention Hall, along with other uses if any, such as, Organizers office, Protocol Lounge, VIP Lounge, Press Lounge, Registration Area, Pre-function Area, Canteen cum refreshment area, surveillance and security rooms, strong room, first aid and emergency response	Branch of a Bank, ATM, Information Kiosk, CFC, police chowky, etc.	1 or 2  Zb=10

Sr. No	Reser vation main Cate gory	Reservation Sub		Users Permitted		Applicable conditions for developme nt
		Code	Name	Permissible uses	Ancillary Activities	
				room with supporting activities as Hotels not less than 3-Star category, Food court, fine dining, restaurant area, shopping, ATM, recreation area, Art and culture related uses, Indoor games area, fitness center, fire services		
8		RSA 7.1	Film Studio/ TV Studio	Film Studio/ TV Studio/Dubbing & Recording Studio/ Preview Theater with administrative office, Art and culture related uses	ATM, shops, Dispensary, Canteen,	1 or 2 Zb=10
9		RSA 8.1	Animal shelter	Animal shelter, shed for animals with animal eating & drinking facilities	Chowky & toilet block	1 or 2 Zb=10
10		RMS3. 2	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site		1, Za=10 Zb=10
11		RMS4. 1	Sewage Treatment Plant/Facili ties	Sewerage Treatment Plant, Aerated Lagoons, ETP & Allied Services along with other uses if any, such as Municipal Chowky, Municipal Store, Municipal Office, Workshop with Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank,	1, Za = 10, Zb = 10
12		RMS4. 3	Sewage Pumping Station	Sewage Pumping Station along with other uses if any, such as, Municipal Chowky, Municipal Store, Municipal Office, Municipal Workshop, Staff	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10

Sr. No	Reser vation main Cate gory	Reservation Sub		Users Permitted		Applicable conditions for developme nt
		Code	Name	Permissible uses	Ancillary Activities	
				Quarters		
13		RMS5. 1	Reservoir	Water Reservoir, Overhead Service Reservoirs, and Play Ground Pumping Station along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10
14		RMS5. 2	Water Pumping Stations	Water Pumping Stations along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store and Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10
15		RMS5. 3	Water Treatment Plant	Water Treatment Facility and Allied Services, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10
16		RMS6. 1	Storm Water Pumping Station	Storm Water Pumping Station		1, Zb = 10
17		RT1.2	State Transport Depot	State Transport Depot along with other uses if any, such as Tracks for Vehicle Testing, Regional Transport Office, Staff Quarters, Canteen.	Branch of a bank,	1, Zb=10
18	Transp ort	RT2.1	Water Transport	Water Transport Station Parking Lot for Public, Bus Stops, Sheds, Helipads, Repairing Facilities, Rickshaw and Taxi	Canteen, ATM of bank, other ancillary uses with facilities for staff and visitors	1, Zb=15

Sr. No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
			Terminal	Parking		
19		RT2.2	Jetty	Jetty, along with other uses if any, such as, Office, Parking, Emergency Medical Centre	Other ancillary uses with facilities for staff and visitors	1, Zb=15
21		RAM	Reservation Amenity	Social/Education/Health services & facilities as decided by Municipal Commissioner considering deficiency in Amenity in ward/ Appropriate Authorities		1

Table No 5

**Reservations to be developed for the intended purposes or as per Accommodation Reservation.**

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
1		RE1.1	Municipal School	Primary school, Secondary School, Higher Secondary School, High School, College, Integrated School with hostel, Pre-School Centre, Nursery or other educational purposes Auditorium, art and culture related users After hours of	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
				principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre		
2	Education	RE1.2	Primary and Secondary School	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School with hostel, Pre-School Centre, Nursery or other educational purposes Auditorium and art and culture related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10  In case of 3 a)X= 50 b)Y=50
3		RE1.3	Special School	Institute for Differently able, hostel or other educational purposes, Auditorium. Other facilities for children with special needs, such as soft play areas, sensory rooms	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen.	1 or 2 or 3 Zb = 10  In case of 3 a)X= 50 b)Y=50

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditio ns for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
				or swimming pools which are necessary for treating students with certain conditions. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yagalaya, welfare centre.		
4		RE2.1	Higher Educati on	Primary School, High School, Bachelors and higher degree colleges including Technical, Medical, Architecture, Management Institutions with/without hostel, hostel for Girls student or other educational purposes auditorium and art and cultural related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yagalaya, welfare centre.	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50
				Primary School, Secondary School,	Sport Center, Gymnasium,	1 or 2 or 3



Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
5		RE3.1	Other Education	Higher Secondary School, High School, College, Integrated School General College Vocational Training Institutes Training Centre, Industrial Training Institute, etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other educational purposes, Auditorium and art and culture related uses. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre .	Canteen, Banks, Post Office, Dispensary, Shops.	Zb = 20 In case of 3 a) X= 50 b) Y=50
6		RE 4.1	Urban Planning Institute	Urban Planning, Environmental Planning and other related Institutes Viz. Transportation, Housing, Public Policy, Infrastructure Planning, GIS and Geography with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a)X=50 b)Y=50

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
7		RE 4.2	Medical Institute	Institutes for Medical Institutions Education as defined by Medical Council of India with/without hostel facilities, and art and cultural related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50
8		RE 4.3	Financia l Institute	Institutes devoted to the study of Financial, Economics and such other field with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50
9		RE 4.4	Other Institute s	Institutes for Art, Culture, Fine Arts, Social education with/without hostel facilities and art and culture related uses Research & Testing laboratories.	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50
10		RH1.1	Municipa l Dispensa ry/ Health Post	Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab, Physiotherapy etc.	Nurses Quarter Post-Partum center, Recovery centers, Generic Medicine dispensing facility. Medical Stores/Shops, Public toilet facilities	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b)Y=40
11		RH1.2	Hospital	Hospital, Dispensary, Maternity Home, Municipal Health Facility, Diagnostic centre, Rehabilitation	Nurses and other staff Quarters, Care taker Shelters, Generic Medicine dispensing	1 or 2 or 3 Zb =30 In case of 3 a) X= 50

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
	Health			Centre, Peripheral / General Hospital, Specialty Hospital, Multi-specialty / Tertiary Hospital, Peripheral / Intermediate Hospital, Dharmashala.	facility and built up area of commercial uses such as Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed 10% of the Zonal(basic) or 5% of permissible FSI whichever is more	b)Y=40
12		RH1.3	Municipal Maternity Home	Maternity Hospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	Nurses and other staff Quarters, Care taker Shelters for staff, Generic Medicine dispensing facility and built up area of commercial uses such as Medical Stores/Shops&. Public toilet facilities shall not exceed 10% of the Zonal(basic)FSI	1 or 2 or 3 Zb =30  In case of 3 a) X= 50 b)Y=40
		RH3.1	Rehabilitation Centre	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	Nurses and other staff Quarters, Generic Medicine dispensing	1 or 2 or 3 Zb=20  In case of 3

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
13					facility, Commercial uses such as Medical Stores/Shops& Public toilet facilities.	a)X=50 b)Y=40
14		RH3.4	Veterinary Hospital	Veterinary hospital	Other compatible uses, Medical Stores/Shops	1 or 2 or 3 Zb=20 In case of 3 a)X=50 b)Y=40
15	Public Open Spaces	ROS1.4	Play Ground	Play Ground	Art and culture related uses, Vipassana/ yoga meditation, Watchman cabin, Gardener chowky, toilet block.	1 or 3 In case of 3, Y=70and minimum area of reserved plot shall be 1000 sq. m.
16		ROS 1.5	Garden/ Park	Garden, Parks, Botanical Garden, Children Park with Waking Track, Wooded Areas Water Body	Art and culture related uses, Vipassana/ yoga meditation, Watchman cabin, Gardener chowky, toilet block.	1 or 3 In case of 3, Y=70and minimum area of reserved plot shall be 1000 sq. m
17		ROS2.1	Club/ Gymkhana	Club/ Gymnasium/ Yogalaya, swimming pool	Art and culture related uses, Vipassana/ yoga meditation,	1 or 2 or 3 In case of 3

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
					Watchman cabin, Gardener chowky, toilet block.	a)X=50 b)Y=40
18		ROS2.5	Sports Complex /Stadium	Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, Changing Rooms, Locker Room	i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\ amenities, watchman's cabin, gardeners chowky, instrument room. Art and culture related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.	1 or 2 or 3 a) Za= 25 b)Zb= 50 In case of 3 Y=70 and minimum area of reserved plot shall be 50000 sq. m.
19	Housing	RR1.1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, Administrative area		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
20		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		1 or 3, Zb=10 In case of 3 a) X=50

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
						b) Y=40
21		RR1.3	Government Staff Quarters	Govt. Staff Quarters, Administrative Area		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
22		RR 1.5	Municipal Housing	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS		1 or 3, In case of 3 a) X=50 b) Y=40
23		RR1.6	Police Housing	Police Housing		1 or 3, In case of 3 a) X=50 b) Y=40
24		RR1.7	Government Housing	Government Housing, Staff Quarters, Guest House/ Hostel		1 or 3, In case of 3 a) X=50 b) Y=40
25		RR2.1	Rehabilitation & Resettlement	Rehabilitation Tenements.		1 or 3, In case of 3 a) X=50 b) Y=40
26		RR2.2	Affordable Housing	Affordable Housing		1 or 3, In case of 3 a) X=50 b) Y=40
27		RR3.1	Koli Housing	Koli Housing	Art and Culture related uses,	1 or 3, In case of 3 a) X=50 b) Y=40

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
28	Public Utilities &Facilitie s.	RPU 1.1	Fire Station	Fire Brigade Station, Training center, staff quarters, Municipal office.		1 or 3, In case of 3 a) X=50 b) Y=50
29		RPU 3.1	Police Station	Police station, Police Chowky, lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters	Branch of Bank, Bill payment Kiosk	1 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
30		RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms		1 or 3, In case of 3 a) X=50 b) Y=40
31		RPU3.3	Correctio n Facilities	Jail, Juvenile Home, Police Station etc.	Bank ATM	1 or 3 Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
32		RPU3.4	Police Facilitie s	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo copying shop	1 or 3 Zb=15 In case of 3 a) X=50 b) Y=40
33		RPU		Court, along with other uses if any, such as Library,	Branch of a bank, stationary shop, cafeteria,	1 or 3, Zb=10

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
		3.5	Courts	Canteen, Meeting Rooms for Lawyers, Administrative Office, judicial quarters	Photocopying shop, book store	3 subject to NOC from Law and Judiciary Depart ment. In case of 3 a) X=50 b) Y=40
34		RPU4.1	Post & Telegrap hic Office	Post & Telegraphic Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/telephon e bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
35		RPU5.2	Electricity Transmiss ion & Distribut ion Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office	Emergency/esse ntial staff quarters	1 or 3 Zb=20 In case of 3 a) X=50 b) Y=40 and minimum area of reserved plot shall be 1000 sq. m
36		RPU 6.1	Service Industri al Estate	Service industrial users, shop/commercial user permitted in		1 or 3, In case of 3 a) X=50



Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
				service industrial Estate		b) Y=40
37	Public Offices	RO1.3	Municipa l Office	Municipal Office along with other uses if any, such as Staff Quarters, Disaster Management Facility	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center, Public toilet block.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
38		RO2.1	Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
39		RO3.1	Disaster Management Facility	Administrative Office, Storage facility for materials/goods, Fire Station, Medical aid, any ancillary/ Training Centre for Disaster Management/Municipal/Govt. office/Home guard station & facilities thereof	Canteen, dispensary, ATM, Public toilet facilities.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
40		RSA1.1	Municipal Market with Vending Zone	Markets for fruits and vegetables, Flower, Fish, weekly Markets, Organized informal Market and Shops for Rehabilitation of	Municipal office, Police chowky, Drama theatre, reading rooms, Branch of Bank, Refuse shed, Public	1 or 3. Zb =30. In case of 3, a) X = 50 b) Y =

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
				PAP's if required (Min. 15% vending area of which 50% for women)	toilet facilities.	50
41	Social Amenities	RSA1.2	Retail Market with Vending Zone	Markets for Fruits and vegetables, Flower, Fish and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Reading rooms, Branch of Bank, Public toilet facilities	1 or 2 or 3. Zb =20. In case of 3, a) X = 50 b) Y = 50
42		RSA2.1	Multi-Purpose Community Centre	Community Centre, Student Hostel, Dormitories, Library, reading Rooms, Study Rooms for Students, Public toilets, Community hall, exhibition hall	Art and cultural related users, Banks, Restaurants, bill payment kiosk, Citizen Facilitation Centre	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y= 50
43		RSA2.7	Students Hostel	Students Hostel including quarters for faculty and staff	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen	1 or 2 or 3 Zb =30 In case of 3 a) X = 50 b) Y = 50
44		RSA2.9	Homeless Shelter	Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Dispensary, Watchman's cabin	1 or 2 or 3. Zb = 10 In case of 3 a) X= 50 b) Y= 50
		RSA3.3	Cultural Centre/ Drama	Cultural Centre/Drama Theatre Open Air	Recording rooms, dubbing rooms,	1 or 2 or 3 Zb=30

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
45			Theatre/ Theater	Theatre, Art Gallery, Aquarium, Auditorium along with other uses if any, such as rest room, make-up room, welfare activity center, welfare activity center, Parking Lot	restaurant, café, Reading halls, Library, hostel rooms for artists	In case of 3 a) X=50 b) Y=50
46		RSA3.5	Museu m	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 or 3 Zb=30 In case of 3 a) X = 50 b) Y = 50
47		RSA3.6	Art Gallery	Art and cultural facilities	Public Toilet facilities.ATM	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=50
48		RSA3.7	Leisure Park	Garden, Semi Open areas, Food stalls with temporary roofing facility, Food courts with temporary roofing facility, Open spaces, Children play area, Art display area, Cultural spaces, Amphitheaters, water sports facility etc.	Watchman cabin, Gardener chowky, Public toilet facilities.	1 or 3 In case of 3 Y=70
				Cemetery, Cremation	Storage for	1 or 3

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
49		RSA4.8	Cemeter y	Ground, Burial Ground, Electric/gas/Diesel/Petrol Cremation Unit, Pyre shed	Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc.	Zb=15 In case of 3, Y=70and minimum area of reserved plot shall be 1000 sq. m.
50		RSA4.9	Old Age Home	Dormitories along with other uses if any, Health Clinic, Canteen, Recreational Area, Office, Day Care Centre For Elders, Geriatric Care Centre, Activity Room, Day Care for Children	Branch of a bank, ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
51		RSA5.2	Multi-Purpose housing for working Women	Hostel, Dormitories and guest rooms for working women, for women in distress, single Women/Student, dormitories for women, activity room. Balwadi, Day Care for children, Old Age people, Counseling Centre, Care centre shall not be more than 10% of the zonal basic FSI.	ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
52		RSA6.1	Care Centre	Care centre for Children and Women, Children	ATM, shops, Dispensary	1 or 2 or 3 Zb=10

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
				Play area, Reading area, activity area		In case of 3 a) X=50 b) Y=40
53		RSA6.2	Adhar Kendra with skill developme nt centre	Women Skill Development Centre & Livelihood Centre, Municipal Purpose	Art and culture related uses, ATM, CFC	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
54		RSA6.3	Public Convenience	Public Toilet, Toilet for Women, Rest Rooms, Drinking Water Hubs		1 or 2 or 3 In case of 3 a) X= 50 b) Y = 40
55		RMS1.1	Road Depot	Municipal Material Depot, Municipal Labour Chowky, Store, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40
56		RMS1.2	Municipal Chowky	Municipal Labour Chowky, Material Store, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40
57	Municipal Services	RMS1.3	Municipal Facilities	Municipal Workshop, Municipal Central Store Municipal Labour Chowky, Material Depot, Store, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40
58		RMS2.1	Transport Garage	Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky, Municipal Office, Workshop	Auto-parts shop, ATM of bank, canteen, municipal store, Public Toilet facilities	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
59		RMS3.1	Solid Waste Management Facilities and Allied Activity	Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block		1 or 3 In case of 3 Y=60 and minimum area of reserved plot shall be 1000 sq. m.
60		RMS3.3	Scrap Yard	Scrap Yard	ATM of bank, canteen, store,	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
61		RMS5.5	Hydraulic Engineering Store/Office	Municipal Store, Municipal Office, Municipal Chowky, Pumping station, Workshop with staff quarters	ATM, Information Kiosk, CFC, Public Toilet facilities	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40
62	Primary Activity	RP1.1	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	Art and culture related uses, Footstalls/ Restaurant, Bank Branch	1 or 2 or 3 a) Za= 15 b) Zb=15 In case of 3, Y=70 and minimum

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditions for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
						m area of reserved plot shall be 1000 sq. m.
63		RP2.1	Dhobi Ghat	Art and culture related uses	Public Toilet facilities	1 or 2 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40
64	Transport	RT1.1	Truck Terminus	Truck Terminus, along with other uses if any, such as Workshop, Store, Garage, Dormitory with toilet and bath	Restaurant, Branch of Bank, ATM, Information Kiosk, CFC, Police Chowky, PSC	1 or 2 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
65		RT1.4	BEST Bus Facilities	BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads without affecting traffic, Essential staff quarters for operational uses Rickshaw and Taxi Parking and Administrative office, fuel station	Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank,	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
66		RT1.6	Parking Lot	Parking Lot, Municipal Chowky	PSC Security Chowky	1 or 3 Zb=10 In case of 3

Sr No	Reservat ion main Category	Reservation Sub Category		Users Permitted		Applicab le conditio ns for develop ment
		Code	Name	Permissible uses	Ancillary Activities	
						X=125
66 A		RT3.1	Metro/Mon o Rail Car shed	Metro/Mono Car Shed, along with other uses if any, such as, material Depot Store, Workshop, Office.	As may be decided by MMRDA or Appropriate Authority	1 or 3 (Y=50 )
67	Other Education	RE3.1	Industri al Training Institute /Centre	ITI as per the Norms prescribed by the concerned Technical Authority (Inclusive of provision for required parking space) for the designated amenity.	Art and culture, Cafeteria, Canteen, ATM of a Bank	1 or 3 Zb=10 In case of 3 a) X= 50=% b) Y=40%
68	Higher Education	RE2.1	National Law Universi ty of Maharas htra	Education etc.	As requirement ancillary to law per University	1 or 3 (Y= 50)

**Note: -**

1 a) The plot area to be handed over to MCGM/Appropriate Authority under AR shall be deducted from the plot area for the purpose of calculation of full permissible BUA under these regulations ) except in respect of proposal processed under Regulation No 33(5),33(7),33(7)(A),33(8),33(9),33(9)(A),33(9)(B),33(10),33(10)(A),33(20)(A), 33(21).b) The BUA handed over to MCGM shall be free of FSI and balance plot will be allowed to be developed as per these Regulations, without taking into account said BUA so handed over

c)BUA of staircase, lift & lift lobby and BUA permissible free of FSI as per the provisions of Regulation no 31(1) shall not be counted in BUA to be handed over to MCGM and the same shall be without charging premium for the provision of built up amenity under AR.

d) The developer/owner shall be entitled for the BUA/TDR in lieu of cost of construction of built up amenity under AR as follows: