

NATIONAL ARCHITECTURAL DESIGN COMPETITION

FOR

THE PROPOSED IIA HEADQUARTER BUILDING

AT CBD BELAPUR, NAVI MUMBAI



Organized by:

**THE INDIAN INSTITUTE OF
ARCHITECTS**

Presented by:

**THE IIA BUILDING & INFRASTRUCTURE
COMMITTEE**



Competition Docket (*available on*
<https://indianinstituteofarchitects.com/>)

As per Guidelines By:

COUNCIL OF ARCHITECTURE

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1. Architecture in India – a brief introduction

From ancient temples to sustainable smart cities, we trace the rich architectural journey of India — revealing how tradition, technology, and cultural exchange have shaped the country's-built environment across centuries.

Indian architecture is not merely a reflection of its built forms—it is the narrative of an ancient civilisation told through stone, wood, brick, and mortar. Spanning over 5,000 years, from the ingenious urban planning of the Indus Valley to the steel-and-glass towers of modern metropolises, Indian architecture has evolved in dialogue with religion, politics, culture, and climate. What makes this evolution exceptional is not just its timeline but its plurality—where cave temples and Mughal domes coexist with Art Deco bungalows and Brutalist institutions.

Post- Independence Indian Architecture

Post-1947, Indian architects sought a modern identity that broke from colonial legacies. Figures like Charles Correa, B.V. Doshi, and Achyut Kanvinde led this transformation. Projects such as Chandigarh's Capitol Complex and IIM Ahmedabad emphasized clarity, regionalism, and innovation.



Contemporary Indian Architecture and Global Trends

Modern Indian design reflects international trends while responding to local contexts — embracing sustainability, smart cities, and adaptive reuse. Firms increasingly use vernacular techniques in new-age buildings, integrating climate-responsive design with cutting-edge technology.



The Role of Architects in Shaping Modern India

Architects today address challenges like urban density, climate change, and affordable housing. Their work defines skylines, transforms rural landscapes, and contributes to India's reputation in global architectural discourse.

2. Brief History of IIA

The Indian Institute of Architects (IIA) was founded in 1917 as the Architectural Students' Association in Bombay, was renamed the Bombay Architectural Association in 1922, and officially became the Indian Institute of Architects in 1929. It has since become the national body for architects in India, with the primary goals of promoting the profession, establishing standards for architectural education, and uniting architects across the country.

- 1917: Founded as the Architectural Students' Association in Bombay.
- 1922: Renamed the Bombay Architectural Association.
- 1929: Officially inaugurated and registered as the Indian Institute of Architects (IIA).
- Post-1929: Expanded its role to become the national body for all architects in India, establishing standards for architectural education and practice, and representing the profession on national and international committees.
- Current: The IIA continues to promote the profession and unite architects, with its headquarters in Mumbai.

3. Invitation & Objective of the Competition

The Indian Institute of Architects (IIA) invites members having one time subscription for a single stage open design competition for submitting the **DESIGN OF IIA HEADQUARTER BUILDING AT CBD BELAPUR, NAVI MUMBAI.**

About the proposed IIA Headquarter Building at CBD Belapur, Navi Mumbai

Established in 1917, **Indian Institute of Architects (IIA)** has now completed more than 100 years and is currently operating from its registered Office at Fort, Mumbai. The new IIA Headquarter Building at CBD, Belapur is expected to include working Offices, Innovation labs, Museums and Interaction spaces for making the working of the Institute more efficient. The Headquarter Building shall also be used for promoting Interaction amongst Architects while becoming a Centre for showcasing Architecture related information to the general public. The proposed Building design needs to consider the above and be reflective of the prevailing and the future Architects ethos.

4. Eligibility

The Single Stage Design Competition is open for all members having one time subscription, Partnerships having all partners as one time subscription holder of the Indian Institute of Architects, except for the following –

- a. National Office Bearers / Council Members / Chapter, Centre & Sub-Centre Chairpersons / Chapter, Centre & Sub Centre – Executive Committee Members
- b. Members of the Board of Assessors
- c. Employees / Relatives of any of the above Members concerned with preparation or organizing of the competition shall also not be eligible to participate directly or in support of other Members.
 - Membership having one time subscription, needs to be an active at the time of Registration for Participation

5. Registration for the Competition

Members desirous of participating in the Competition shall need to apply by submitting the duly filled registration form available on the said IIA website <https://indianinstituteofarchitects.com/>.

Please note that the organizers reserve the right to accept or reject entries after due scrutiny.

6. Competition Schedule

S. No.	Schedule	Date
a.	Registration Start Date	10 th February 2026
b.	Registration End Date	28 th February 2026
c.	Last Date for Submission of Queries	7 th March 2026
d.	Answers to the online Queries received	14 th March 2026
e.	Closing Day for receiving Submissions at Mumbai	15 th April 2026, 5.00 pm.
f.	Announcement of Winners & Exhibition	Within 3 months of the last date of submission
g.	Exhibition of the winning Entries at various IIA Chapters	IIA reserves the right to display all the competition entries for One year from the date of announcement of Results

7. Submission of Queries

All queries shall be addressed to the Competition Secretariat on email iiadesigncompetition2026@gmail.com

Please note that, queries received only on the said email ID on or before the last date of submission of queries, as stipulated in the competition schedule above will be entertained.

8. Submission of Designs

- a. Submission of design implies acceptance of the competition conditions. Competitors are advised to retain copies of the design submitted.
- b. All registered competitors shall be issued an entry code for all future correspondence.
- c. All plans and accompanying documents and envelopes comprising a competition entry must bear on top right hand a 1cm high entry code from series given to you. No other symbol, motto or distinguishing mark will be placed on any part of the competition entry. The design and the documents of each competitor shall be dispatched in a single packet or e-file on USB drive.
- d. Each design must be accompanied by a declaration signed by the competitor or joint competitors or firms and enclosed in the envelope. Each competitor must be prepared to satisfy the Board of Assessors that he/she is the Bonafide author of the design he/she has submitted.
- e. Competition designs delivered by hand should reach the Promoter at the given address not later than:
 - i. 15th April 2026, 5.00 pm.
 - ii. Receipt with date and time of delivery will be issued by the promoter to the competitors.
- f. Competition designs sent by post or through forwarding agent must reach the promoter's office not later than:
 - i. 15th April 2026, 5.00 pm.
- g. All drawings, documents, report, presentation USB and photographs should be packed together and sealed. This packet will also include the sealed envelope containing the declaration. If the packet has to travel a long distance, it may be dispatched in a wooden crate. Both the packet and the wooden crate will bear only the name and address of the promoter and the entry code.
- h. The promoter is not responsible for any damages to the entry during transit.

9. Prizes and Mentions

The Indian Institute of Architects (IIA) undertakes to accept the decisions and the awards of the Board of Assessors and award the following on completion of the Competition.

a. Cash Awards

S.No.	PRIZES	AMOUNT
1	First prize	Rs. 15,00,000/-
2	Second prize	Rs. 7,50,000/-
3	Third prize	Rs. 3,00,000/-
4	Merit prizes	Rs. 50,000/- (5 nos. each)

- a. Certificate of Participation - to all the entrants.
 - b. IIA shall award the Design Consultancy works to the Winning Architect with Scale of Consultancy charges as per prevailing norms of Council of Architecture, New Delhi.
 - c. The prize money of the winner shall be adjusted against the first Installment of the Design Consultancy Fee.
 - d. The Scope of Consultancy work shall be as defined by CoA in Comprehensive Architectural Services, except liaisoning and sanctioning with local authority. The same shall also be including Site development, Landscape architecture, graphic design & signage works.
 - e. Exclusions, if any, to the Scope of work as specified by the Council of Architecture norms shall be taken up separately by IIA. The same shall not be limited to appointing a liaisoning Architect for seeking all statutory approvals.
- b. The Board of Assessors reserves the right to award partial scope of works, if the expertise and experience of the winning Architect is found lacking or the winning Architect does not consider joining hands with a more experienced Architect.**
- c. The promoter reserves the right to utilize the copyright of the design submitted by the winners in the event that the eligibility of the winning architecture firms is called into question.**

10. Insurance of Competition Design

Each competitor is responsible for insuring his/her entry against loss, damage or non-delivery up to the time of its receipt by the promoter at the given address.

11. Disqualifications of the Competition Entry

The Board of Assessors may disqualify entries for the following reasons:

- a. If dispatched by post or through the forwarding agent to or delivered in person at the promoter's address after the last date & time given in competition docket.
- b. If the competitor disregards any of the submission requirements and the conditions of competition.
- c. If the competitor attempts to influence any member of the Board of Assessors and/or discloses his identity.

12. Rights

- a. Drawings of the designs of all prize categories will be retained by the promoter as his property.
- b. Copyright of all designs including the designs winning the first prize will be that of the authors of the design but the right to use the whole or part will rest with the promoter giving due credit to the author.
- c. Design awarded the first prize only will be used by the promoter.
- d. The promoter reserves the right to proceed with the project using the first prize-winning design if the author declines to execute it. Alternatively, the design may be utilized in a joint venture between the winner and another firm in the event of the winner's ineligibility.
- e. The promoter's right on the designs awarded first prize covers this project execution. Repetition of the said design by the promoter will be with the written permission of the author and on confirmation of suitable terms.
- f. No other competitor's design, whether premiered or not, shall be used wholly or partly by the promoter without giving due credit and compensation to the respective competitor.
- g. Each competitor shall retain the right of reproduction of his designs.
- h. IIA shall be permitted to reproduce the design for promotion by all competitors without any changes.

13. Judging Procedure

The promoter will place a secretariat at the disposal of the Board of Assessors to minute their meetings and record their decisions.

The deliberations of the Board of Assessors will be secret. No member of the Board or Technical Adviser or member of the promoter staff or competition secretariat may disclose any details of the competitions, deliberations or decisions. The decisions of the Board of Assessors are final and binding on the promoter and competitors.

The judging of the entries is scheduled to take place during the month of May 2026 and any delay agreed by the Board of Assessors will be publicly announced.

The promoter will announce the award of the competition not later than two weeks after the judging has been completed.

14. Assessment Criteria/ Matrix

- a. Fulfillment of the promotor's aims, objectives and intent.
- b. Responsiveness to local microclimate and achievement of energy efficiency through design
- c. Integration of landscape design and using existing elements like trees.
- d. User friendliness of the design to facilitate various activities of the office bearers and visitors to the premises.
- e. Flexibility in design for additions, expansion or alterations for accommodating future needs.
- f. Sensitivity to the local character of the site and its surroundings.
- g. Appropriate parking, Efficient Traffic planning and logistics.
- h. Overall aesthesis of structure.

15. Board of Assessors

Eminent Architect members of The Indian Institute of Architects.

The Indian Institute of Architects reserve the right to appoint or change the assessors at any moment.

16. Anonymity

Anonymity will be strictly observed at all stages of the competition by the competitors, by the Board of Assessors, by the Promoter and by all those concerned with competition.

17. Settlement of Disputes

In the event of dispute not related to the judging procedure or the award of the Board of Assessors, the settlement will be by the arbitration by IIA only without recourse to the legal authorities. The jurisdiction for any kind of disputes will be Mumbai only.

18. Announcement of Award & Exhibition

- a. The promoter will publish the winning author awarded by the Board of Assessors and inform the authors of the prize winning and premiered designs individually.
- b. Selected designs will be exhibited on the day of Award Ceremony together with the copy of the signed report of the Board of Assessors. The date of award ceremony & exhibition will also be conveyed individually to selected competitors in advance.

19. Design Brief

- a. The building should possess a strong vibrant profile and high visibility.
- b. Views to and from the site from all aspects should be enhanced.
- c. The general arrangement should be environmentally responsive.
- d. Ingress and egress points and internal circulation should be logical and legible to optimize access and permeability within the building.
- e. A detailed note on the IIA Office and other Member centric requirements for the proposed Building may also be decided and included here

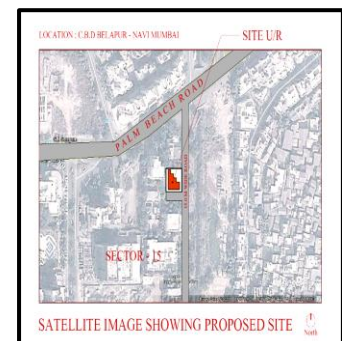
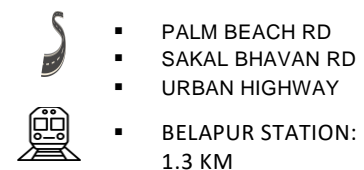
20. Design Control document as per updated UDCPR

Please refer “**Annexure A**” document for relevant provisions of UDCPR for Design control. However, it is a reference document only and provisions mentioned in the Notified updated UDCPR are final and will be applicable.

21. About the Site



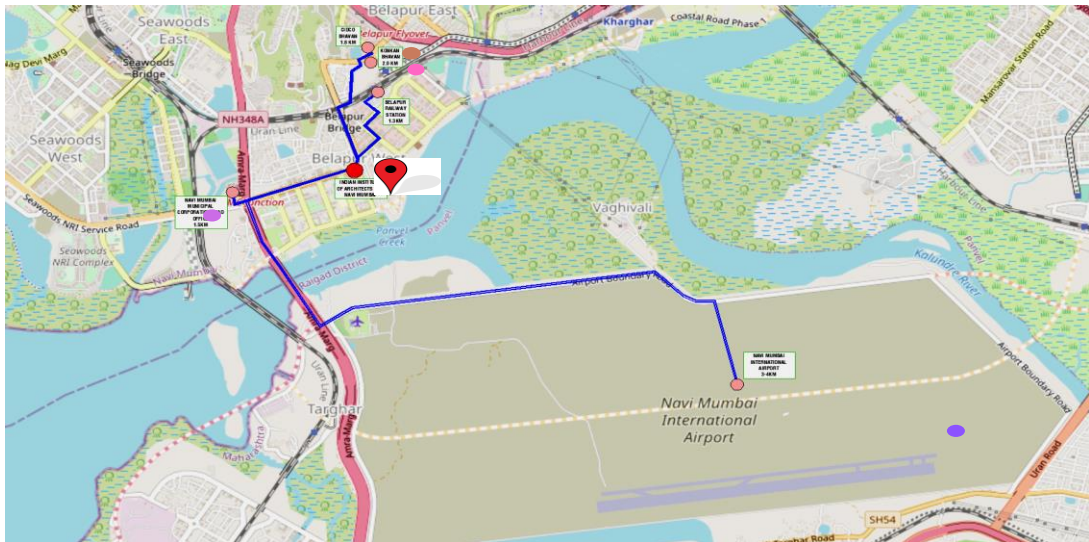
- The site is located in Belapur, a bustling node in the Navi Mumbai metropolitan area. Nestled between the serene backdrop of lush greenery and the bustling urban landscape, Belapur is known for its modern infrastructure and thriving commercial zones.
- This suburb boasts a mix of residential complexes, office spaces, and recreational areas, making it a desirable locale for families and professionals alike. The iconic Belapur Fort, a remnant of the region's rich history, adds a historical touch to the contemporary environment.
- The area is well-connected by a robust network of roads and public transport, including the Belapur railway station, ensuring easy access to Mumbai and beyond.
- With numerous parks, shopping centers, and educational institutions, Belapur offers a balanced lifestyle that combines convenience with tranquility.
- The Site is almost square in Shape with an access road of 15 m in the front, which connects it to the Palm Beach road.



- f. At a distance of approx. 2.5 km from the proposed IIA HQ Building, Navi Mumbai International Airport is also proposed which is one of the world's largest "greenfield " state-of-the-art international airports.

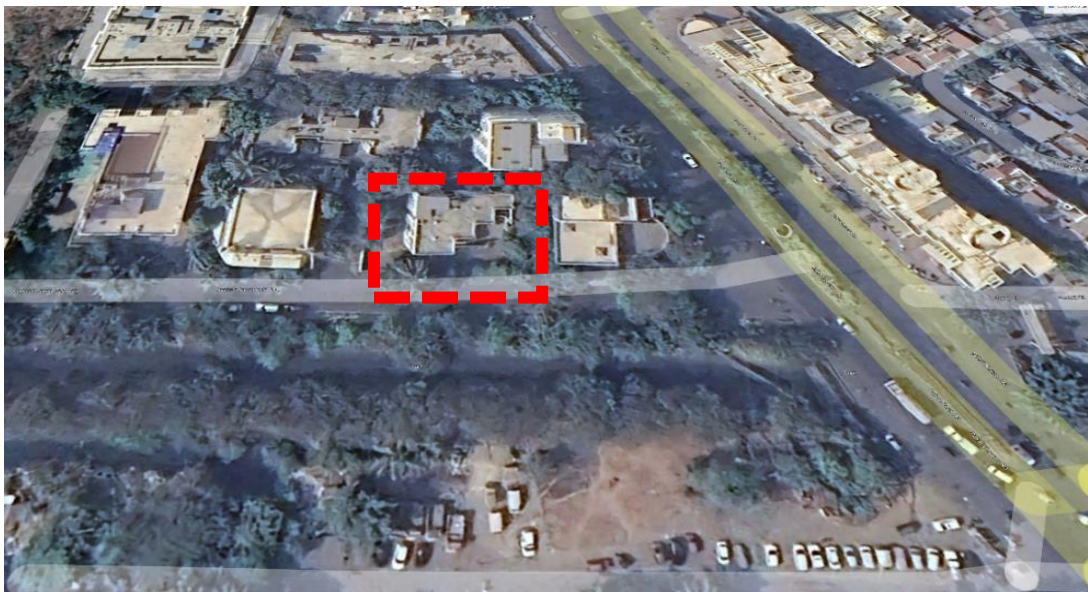


- NAVI MUMBAI AIRPORT:
2-3 KM



- | | | |
|---|--|--|
| ● CIDCO BHAVAN : 1.8 KM | ● NAVI MUMBAI MUNICIPAL CORPORATION HEAD OFFICE : 1.5 KM | ● NAVI MUMBAI INTERNATIONAL AIRPORT : 2-3 KM |
| ● KONKAN BHAVAN : 2.0 KM | | |
| BELAPUR STATION : 1.3 KM | | |

Drone View :-

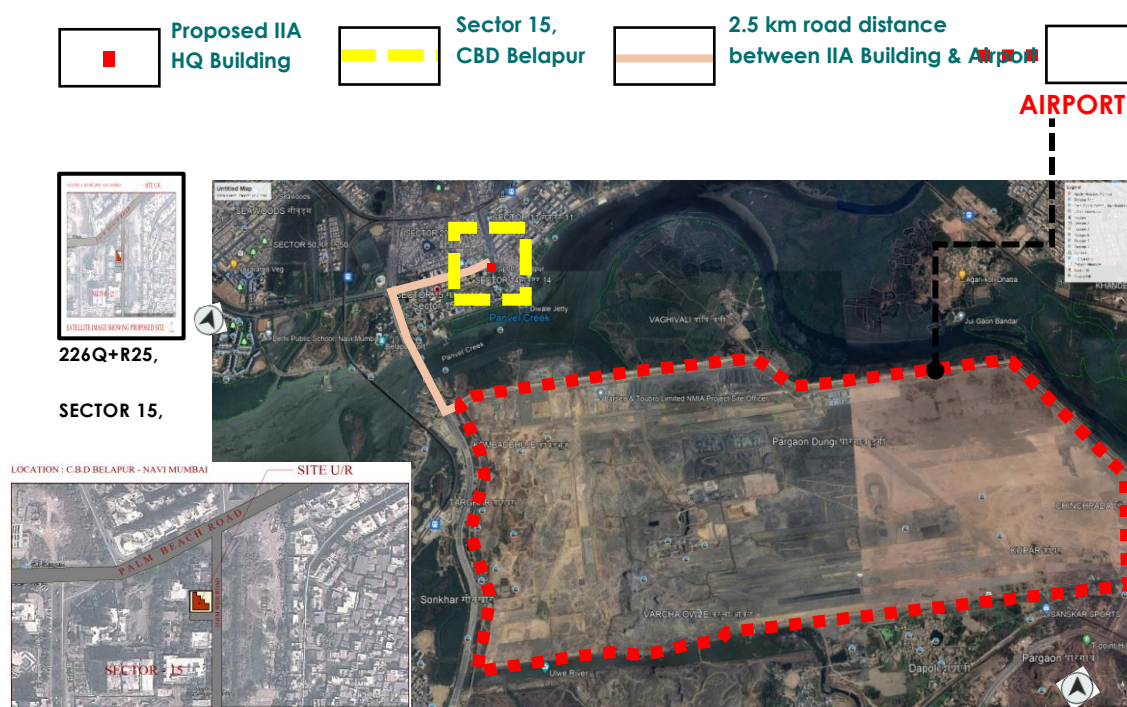


Details of the existing Building:



Sr. No.	Description	Area (Sq.m)
1	Plot area	891.29
2	Existing built up area	302.90

22. Site Plan



23. Program of Requirements

- Adequate parking as per market conditions and bye-laws.
- Retail showrooms on ground floor.
- Maximum floor plate on the above floors.
- Permissible height as per AAI.
- Fire compliances as per NBC-2016 or local fire compliances (the higher of the same shall apply)

24. Details of FSI available as per UDCPR

PROPOSED IIA HEADQUARTER BUILDING AT BELAPUR					
On Plot No. 105, Sector No. 15, CBD Belapur, Navi Mumbai					
Adjoining road width – 15.00 M					
Sr. No.		Description	FSI	Area	Unit
1		Plot area considered for proposal		891.29	Sq.m
2		Permissible FSI			
	i	As per Lease agreement	1.00		
	ii	As per UDCPR	1.10		
3		Permissible Basic FSI = 1x2.ii	1.10	980.42	Sq.m
4		Add for			
	i	0.50 Premium FSI on (1) = 0.50 x 1		445.65	Sq.m
	ii	0.9 TDR on (1) = 0.90 x 1		802.16	Sq.m
	iii	Total (i + ii)		1247.81	Sq.m
5		Total FSI entitlement 3 = 4.iii		2228.23	Sq.m
6		Ancillary FSI			
		80% Ancillary FSI on (5)		1782.58	Sq.m
7		Total permissible Built-up area (5) + (6)		4010.81	Sq.m
				43,172.31	Sq.ft

25. Termination of the Competition

If the Board of Assessors are unanimously of the opinion that no design could be assessed as the winner, the Promoter may request them to consider awarding the second, third and the additional prizes to the selected authors.

TRUSTEES



Dilip Chandra Chatterjee



Ar. Prakash Deshmukh



Ar. Jit Kumar Gupta

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Chairperson



Ar. Shekhar Bagool
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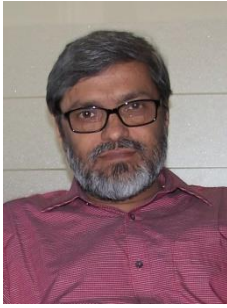


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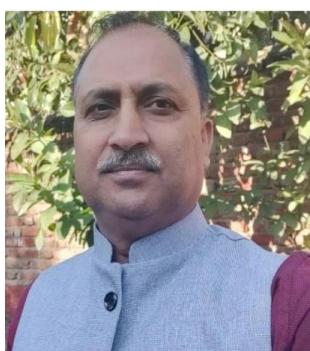
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THANK YOU!!

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| 3) Ar. Shekhar Bagool | 8) Ar. Vikas Arunkumar Achalkar |
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Annexure A - DESIGN CONTROL DOCUMENT AS PER UPDATED UDCPR 30/1/2025									
No.	Description		Remarks					UDCPR Rules Reference	
1	Site Setbacks, Open spaces								
	a	For Buildings	Marginal Distances and & set-back for Residential Buildings and mixed use with Height up to 15 m.						
			7	Type of Building	Minimum road width required	Minimum Marginal Distances		Table 6-E	
				Mercantile/ Business/ Hotel/ Commercial : special bldg	Road width as required for Special Building. (12.00 M)	Front 6m.,Side & rear 6m.			
				Notes: Please refer definition of Special Buildings in UDCPR					
				the marginal distance on all sides, except the front side of a building (where Light and ventilation is derived)shall be minimum H/5 (Where H = Height of the building above ground level)					Reg. 6.2.3 b,
				Provided that, such marginal distance shall be subject to a maximum of 12m. from the plot boundary and distance between two buildings shall be maximum 12 m.					Reg. 6.2.3 b, & 6.2.4
				Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in minimum front marginal distances. However, steps may be permitted within 1.2m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.					Reg. 6.2.1,pt 7,
				where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced to minimum of 6.0 m.					
	b	Step Margin		Step margins may be allowed to be provided on upper floors to achieve required side or rear marginal distances as mentioned in these regulations subject to minimum marginal distance of 6 m. on ground level in case of special building. Same provision applicable for congested area.					Reg. 6.2.3,C
	c	For Podium		Podium for parking alongwith ramp may be permitted with side and rear marginal distance of 1.5 m. from plot boundary, subject to following conditions :- a) Top of the Podium shall be accessible for Fire Engine by 7.5 m. Ramp with gradient 1:10. b) Structural Stability Certificate regarding such Podium and Ramp shall be submitted with respect to stand Fire Engine over it & sustain load of Fire Engine. c) Minimum 6 m. marginal distances with required turning circle over the Podium shall be provided for manoeuvring of Fire Engine. Provided that, if the podium is not accessible for Fire Engine then 6.0 m. marginal open space shall be provided all around the building excluding front margin. Turning circle shall not be less than 9.0 m. The refuge area in such cases shall be facing front road and shall be connected to Fire Tower as per Clause 2.24 of Part 4 of NBC 2016.					Reg. No. 10.2.12
	d	For Basement		If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary.					Reg. 9.11.1,i Pg.167
2	Permissible Height								
	a	Plinth		i. The height of the plinth shall not be less than 30cm. above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 45cm. above the high flood level. ii. Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactory drained.					Reg. 9.1
	b	Max.Height of Building		Height of building shall be allowed to the extent mentioned below subject to approval of Chief Fire Officer of the Authority or Director of Fire services, if required, under these regulations.					Reg.6.10.1, pg. 131
				Authority/ Area			Permissible height (m.) excluding parking floor upto 6m. Height		
			i	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area (2) and Area Development Authorities, Special Planning Authorities (3) CIDCO as Planning Authority by Virtue of NTDA within these areas.			Permissible height as per approval from Fire Department.		
				The appurtenant structures such as roof tanks and their supports, two toilets on terrace not exceeding 8sq.m. built-up area and height upto 3 m. in case of residential building, ventilating, airconditioning structures, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding height allowed in these regulations, and Solar panels not exceeding 1.8 m. in height shall not be included in computation of height of building.					
				The buildings of height more than 70 m., shall be allowed subject to fulfilment of the requirements mentioned in Regulation No.6.12. as follows :					
				It is mandatory for all the high rise buildings to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPR, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPR. The certificates from structural and geo-technical engineers about the fulfilment of necessary requirements shall be attached with the application. The responsibility of structural and other stability and safety of such high-rise buildings shall lie with owner/ developer and concerned expert, consultant, executants appointed by owner/developer.					Reg. 6.12 (refer Fire Safety norms DCR 9.32 : Part IV of Fire Protection of National Building Code India)

No.	Description	Remarks					UDCPR Rules Reference	
c	Height of Rooms	Habitable Rooms :						
		Size and dimension of habitable rooms, shall be as per requirement and convenience of the owner.					Reg. 9.2.1	
		Occupancy	Minimum Height in M.	Maximim Height (m.)	Notes		Reg. 9.2.2	
		Any Habitable room	2.75 m. (below bottom of slab)	4.5	The minimum head-way under any beam shall be 2.4 m.			
		Air-conditioned habitable room	2.4	4.5				
		Assembly Halls, Residential Hotels of 3 star category and above, Institutional,Educational, Industrial, Hazardous or storage, occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Exhibition Centre, Convention Hall, Theatre, Film Studio, Entrance Halls and Lobbies to these buildings.	3.0 (2.40 m. in case of Air conditioned room)	6.00 or higher according to the requirement of occupancy				
		Shops	3	4.5				
	The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.1m.					Reg. 9.4.2		
d	Stilt Height	The height of the stilt floor below the soffit of the beam shall not be less than 2.4 m. stilt at ground floor plinth of stilt shall not be more than 15 cm. from surrounding ground level.					Reg. 9.16	
		In case of stack parking, clear height of 4.50 m. shall be maintained.						
e	Parapet height	Parapet walls and handrails provided on the edges of roof terraces, balcony, and verandah shall not be less than 1.0m and not more than 1.2m in height from the finished floor level .In case of occupancies like educational, health etc. such parapet may be permitted upto 2.00 m. ht.					Reg. 9.22	
f	Podium Height	Height of the podium shall be at least 2.4 m. from the floor to the soffit of beam.					Reg. 9.13,i	
g	Basement Height	Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.					Reg. 9.11.2, a	
3	Parking Requirement							
	Occupancy	Size of tenement	Parking Spaces Required					
			car	scooter				
	Office and I.T. building	For every 200 sq.m. carpet area or fraction thereof.	3	11			Reg.8.2.1 Table 8b	
	Parking spaces							
	Sizes of parking spaces:	Type of Vehicle	Minimum size/ area of parking space				Reg. 8.1.1, ii	
		Car	2.50 m. X 5.00 m.					
		Scooter	1.0m. X 2.0 m.					
		Transport Vehicle	3.75 m. X 7.5 m.					
		Note :						
		i	In the case of parking spaces for motor vehicle, upto 50 present of the prescribed space may be of the size of 2.3 m. x 4.5 m.					
		ii	Minimum size of parking space in mechanized / puzzle parking system shall be 2.3 m. x 5.8 m. for big cars and 2.1 m. x 5.0 m. for small cars.					
		iii	The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking.					Reg. 8.1.1, v
		iv	In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor carpet area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.) subject to maximum requirement of 4 such parking spaces for office buildings and 6 parking spaces for other buildings. However, in case of office building, such parking spaces shall not exceed more than 4.					Reg. 8.1.1, viii b
		v	Mechanical / Hydraulic / Stack parking / Parking tower may be permitted at 1.5 m. in side and rear margin under following circumstances. 1. Minimum 6.0 m. drive way shall be kept clear from all kind of obstruction for easy manoeuvrability of fire and rescue appliances like ambulance. For building defined as High Rise building and special building in these regulations. 9.0 m. turning circle around the building shall be maintained. 2. For Non Special building as defined in these regulations, such distance shall not be less than 3.0 m. 3. Such mechanical / hydraulic / parking tower may be permitted touching the building on dead wall side. Provided that the dead wall must be 2 hours fire rated wall. 4. The fire protection arrangement as per storage building will be made applicable to such parking towers as per Table 7 of Part 4 of NBC 2016.					Reg. 8.1.1,viii f

No.	Description		Remarks			UDCPR Rules Reference		
			vi	Parking more than 50% over and above stipulated above, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR without taking into account guidelines therein. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.				
			vii	Fraction of parking spaces more than 0.5 shall be rounded to next digit.				
			x	Off street parking requirement for various Planning Authorities/ Areas shall be worked out by applying multiplying factor given in Table No.8Cbelow. This multiplying factor shall be applied to the total quantum of parking spaces worked out as per chart above:			Reg. 8.2.2, notes,	
				Authority / Area	Multiplying Factor			
				Other Municipal Corporations in MMR area except Thane M.C., (1) CIDCO as Planning Authority by Virtue of NTDA	0.8			
4	Staircase							
	The minimum width of staircases/ corridors for various buildings shall be as below.							
	d	Assembly , Institutional buildings	d	Institutional & educational buildings :	2.00 m.		Reg. 9.28.8	
	Provision of Staircase							
				All buildings having height more than ground floor shall have provision of one staircase. The special buildings shall have two staircases out of which one shall be fire escape staircase.			Reg. 9.28.7	
				They shall be of enclosed type. At least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision or otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with.				
5	Lifts							
				Atleast one lift shall be provided in every building more than 15m. in height . In case of buildings more than 24m. height , atleast two lifts shall be provided. However, in case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor. The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lift & Escalators of Part VIII - Building Services of National Building Code of India.			Rule No. 9.27	
6	Fire Lift -							
				Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m. in height or above shall be provided with fire lifts . In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. Minimum size should be 1.8 m X 1.8 m as insisted by CFO.			Rule No. 9.27.2 mentioned in regulation 9.29.8	
7								
	a	Balcony		Balcony or balconies of a minimum width of 1m. and maximum of 2m. may be permitted in residential and other buildings at any floor except ground floor, and such balcony projection shall be subject to the following conditions:-			Rule no. 9.14	
	b	Supported Double heighted terraces		Supported double height terraces shall be permitted (open terraces with railing and minimum height equal to two floors) within the building line.			Reg. 9.15, Reg. 170	
	c	Stilt		A stilt with one or more levels may be permitted underneath a building. The height of the stilt floor below the soffit of the beam shall not be less than 2.4 m. Atleast two sides of the stilt shall be open. In case of stack parking, clear height of 4.50 m. shall be maintained. The open stilt portion shall not be used for any purpose other than for vehicles parking or play area for children. However, habitable use may be allowed in part of the stilt which shall be counted in F.S.I. In case of stilt at ground floor plinth of stilt shall not be more than 15 cm. from surrounding ground level.			Reg. 9.16, Reg. 170	
	d	Meter room		Meter room shall be provided as per the requirement of M.S.E.D.C.L. or power supply company as per the number of tenements/ units.			Reg. 9.19, Reg. 170	
8	Canopy							
				A canopy or porch not exceeding 5m. in length and 2.5m. in width in the form of cantilever and unenclosed over the main and subsidiary entrances providing a minimum clear height of 2.4m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5m. between the plot boundaries and canopy . Provided that more than one canopy may be permitted in the case of special buildings as per requirement.			Rule no. 6.7d	

No.	Description	Remarks				UDCPR Rules Reference								
9	Architectural Projections													
			Architectural Projections may be allowed to the following extent.			Reg. 9.30,								
			<table><tr><th>Horizontal</th><th>Vertical (above building)</th></tr><tr><td>H/20 subject to min 0.3 m. and max 3 m. exclusive of side and rear marginal distance of 6 m. required for movement for fire fighting vehicle in case of special buildings.</td><td>H/20 subject to max 6 m.</td></tr><tr><td colspan="2">Where H=Height of building from ground level.</td></tr><tr><td colspan="2">The owner shall submit the undertaking to the authority that, such architectural projection shall not be converted to any habitable or other purpose.</td></tr></table>				Horizontal	Vertical (above building)	H/20 subject to min 0.3 m. and max 3 m. exclusive of side and rear marginal distance of 6 m. required for movement for fire fighting vehicle in case of special buildings.	H/20 subject to max 6 m.	Where H=Height of building from ground level.		The owner shall submit the undertaking to the authority that, such architectural projection shall not be converted to any habitable or other purpose.	
Horizontal	Vertical (above building)													
H/20 subject to min 0.3 m. and max 3 m. exclusive of side and rear marginal distance of 6 m. required for movement for fire fighting vehicle in case of special buildings.	H/20 subject to max 6 m.													
Where H=Height of building from ground level.														
The owner shall submit the undertaking to the authority that, such architectural projection shall not be converted to any habitable or other purpose.														
10	Additional requirements													
	Telecom room		BUA Upto 465 sq. m -size of telecomroom 3.00 M X 2.4 M			Notification dated 25.08.2023								
			BUA Upto 465 sq. m to 930 Sq.m-size of telecomroom 3.00 M X 3.4 M											
			More than 930 Sq.M - Additional Telecom Room required with same space norms.											
13	Mezzanine floor													
			The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of carpet area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed. Note - Mezzanine floor area shall be counted towards FSI.			Reg. 9.7								
			Height of Mezzanine Floor : The head room under mezzanine floor shall not be less than 2.1 m.											
14	Store room													
			The area of a store room/ rooms, if provided in a residential building, where light, ventilation and height are provided at standards lower than as required for living room, shall be as per requirements and convenience of the owner.			Reg. 9.8								
15	Travel Distance :													
			Arrangement of Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit are required for a floor of a building, exit shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels. Note – For the buildings where sprinkler system has been provided in entire building for fire fighting, the travel distance may be increased by 50% of the value specified in above table.			Reg. No. no. 9.28.4								
16	Podium & Basement													
			Podium			Reg. No. 9.11,9.13								
			Podium shall be permissible joining two or more buildings or wings of buildings, subject to availability of manoeuvring space for fire engine. In such case, the distance between two buildings/wings of the building shall be provided as otherwise required under these Regulations.											
			Part of the podium may be used for recreation or play area for schools.											
			Part of the podium may be used for club house			Reg. 9.11.								
			Basement											
			Base ment shall be constructed within the prescribed setbacks/ margins with one or more level											
			Multilevel basements may be permitted if the basement is used for parking.											
			The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However, it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level;											
17	Ramp													
			Ramp to basements and upper storeys for vehicles- For parking spaces in a basement and upper floors, at least two ramps of minimum 3.0 m. width with slope not more than 1:8 shall be provided, preferably at the opposite ends. Instead of two ramps , one ramp of 6.0m width may be allowed In addition to these carlift may be provided. For Two wheeler parking ,at least two ramps of minimum 2.0 m. width with slope not more than 1:8 shall be provided , preferably at the opposite ends. Instead of two ramps , one ramp of 4.0m width may be allowed. In case of plot admeasuring 1000 sq. m. or less, only one ramp of 3 m. may be provided for car / two wheeler parking or one ramp of 2 m. may be provided for two wheeler parking or the owner may provide minimum 2 Car lifts instead of Ramp. In case of plot admeasuring up to 2000 sq.m., one ramp of minimum 6 m. width may be provided for car / two wheeler parking or the owner may provide minimum 2 Car lifts instead of Ramp. Note - Sub Regulation No. 9.12.1 (g) shall also be applicable in this regulation.			Reg. No. 9.12.2,								

No.	Description	Remarks	UDCPR Rules Reference
18	Light & Ventilation		
		<p>a Adequacy & manner of provision</p> <p>i. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall not less than 1/10th of the floor area of the room.</p> <p>ii) No portion of room shall be assumed to be lighted, if it is more than 7.5m. away from the opening assumed for light and ventilation, provided additional depth of any room beyond 7.5m. may be permitted subject to proportionate increase in the area of opening.</p> <p>iii) A staircase shall be deemed to be adequately lighted and ventilated, if it has have one or more openings and area taken together admeasures not less than 1 sq.m. per landing on the external wall.</p> <p>iv)An opening with a minimum area of 1 sq.m. in kitchen, and 0.30 sq.m. with one dimension of 0.30 m. for any bathroom, water closet or store.</p> <p>b Ventilation Shaft:-For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given in the said regulation</p> <p>a For buildings above 30m.mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft.</p> <p>b For fully air conditioned residential / other buildings, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also provided there is an alternative source of power supply.</p> <p>Artificial Lightning and Mechanical Ventilation : where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India, 2005.</p>	Reg. 9.20,
19	Refuge area		
		<p>For buildings more than 24 m in height, refuge area of 15 sqm. or an area equivalent to 0.3 sqm. Per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under :</p> <p>The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.</p> <p>a For floors above 24 m and Up to 39 m. One refuge area on the floor immediately above 24 m.</p> <p>b For floors above 39 m. One refuge area on the floor immediately above 39 m. and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints, shall not be counted in FSI, provided, such excess area does not exceed 100% of the required refuge area.</p>	Reg. 9.29.6
20	Solar Provision		
		<p>INSTALLATION OF SOLAR ASSISTED WATER HEATING (SWH) SYSTEM/ ROOF TOP PHOTOVOLTAIC (RTPV) SYSTEM</p> <p>SWH or RTPV systems shall be mandatory in all types of buildings to be constructed on plot area of more than 4000sq.m.</p> <p>In order to facilitate the installation of SWH/RTPV System, the new buildings shall have the following provisions:-</p>	Reg. 13.2
21	Sanitation		
		UDCPR regulation no. 12-O to be referred for water supply, drainage and sanitation requirements	Reg. 12.5,
22	High Rise Building Guidelines		
		There is no mention of NOC from High Rise Committee	
		REQUIREMENTS IN CASE OF BUILDING MORE THAN 70 M. HEIGHT reg. under 6.12 and Reg. 9.29.9 to be followed	Reg. 6.12
		<p>SERVICE FLOOR</p> <p>A service floor of height not exceeding 1.8 m. may be provided in a building exclusively for provision/diversion of services. Provided further that a service floor with height exceeding 1.8 m. may be allowed in a building of medical use or in building having height more than 70 m. with the special permission of Authority with reasons recorded in writing.</p>	Reg. 9.33