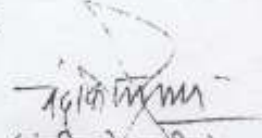


विकास नियंत्रण नियमावली - पुणे  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ चे कलम-३७(२)  
अन्वये फेरबदल प्रस्ताव मंजूर करणेबाबत  
ईमास्तीची उंची संबंधी.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०७/२५२/प्र.क्र.६३०/०७/नवि-१३  
दिनांक :- १५ नोव्हेंबर २००७

शासन निर्णय :- सोबतची जोडलेली अधिसूचना शासनाच्या राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

  
(नंदकिशोर पाटील)  
अवर सचिव, महाराष्ट्र शासन.

प्रति,  
विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
मा. आयुक्त पुणे महानगरपालिका, पुणे.  
जिल्हाधिकारी, पुणे  
उपसंचालक नगर रचना, पुणे विभाग, पुणे.  
सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.  
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त पुणे महानगरपालिका, पुणे उप संचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.  
निवडनस्ती (नवि-१३).

**NOTIFICATION**  
**Government of Maharashtra**  
**Urban Development Department,**  
**Mantralaya, Mumbai 400 032.**  
**Date - 15<sup>th</sup> November 2007**

**Maharashtra**  
**Regional &**  
**Town Planning**  
**Act, 1966,**

No. TPS-1807/252/CR-630/07/UD - 13: Whereas, the Revised Development Plan (hereinafter referred to as the "said Development Plan") along with the Development Control Rules (hereinafter referred to as the "said Rules") has been sanctioned under the provisions of section 31(1) of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") by the Government of Maharashtra vide Notification No. TPS-1884/1377/CR-220/84(iii)/UD-7, dated 5<sup>th</sup> January, 1987 so as to come into force from 5<sup>th</sup> February, 1987;

And whereas, the Pune Municipal Corporation after carrying out the legal procedure under section 37 of the said Act, submitted the proposal to Government for sanction vide their letter No.DPG/206 dated 29.01.2007; to modify the provisions of rules regarding permissible height of the building and other relevant rules;

And whereas after making inquiry it is felt necessary that the rules regarding permissible height and other related rules shall be modified as proposed by the Pune Municipal Corporation;

And whereas, Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said Modification is necessary in the public interest and shall be sanctioned with some changes with some modifications;

Now, therefore, in exercise of the powers conferred under section 37(2) of said Act, the Government hereby sanctions the said modification with changes to said Rule as per Schedule 'A' attached herewith. And for that purpose amends the said notification as follows:-

After the last entry in the schedule of Modifications to the said notification sanctioning the said regulations the following new entry shall be added viz:

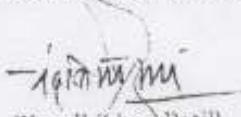
**- ENTRY -**

Sanctioned modifications to the Existing Development Control Regulations are given in the Schedule 'A' attached herewith.

**NOTE :**

- (1) The said modification is kept open for inspection of the general public in the office hours on all working days in the office of the Commissioner, Pune Municipal Corporation, Pune.
- (2) This notification is also published in Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra.

  
(Nandkishor Patil)  
Under Secretary to Govt. of Maharashtra

**SCHEDULE - A**

Accompaniment to Govt. Notification No. TPS-1807/252/C.R.630/07/UD-13

**ENTRY**

- (1) New Development control Regulation No.21.6.6. is added after regulation No.21.6.5.

**Rule No.21.6.6 :-** Height of the building shall be permissible for High Rise Buildings as per provisions of Table given below :-

**D.C. Rule. No. 21.6.6**

**High Rise Building Table**

Sr. No.	High Rise Building permissible height	Minimum Area of plot required	Minimum width of Access road required in mts.	Marginal spaces on other sides in mts.	Front set Back In mts.
1	Above 36 m. and upto 40.0 m.	2000	12	9	9
2	Above 40.0 m. upto 50.0 m.	4000	15	9	12
3	Above 50.0 m. and upto 70 m.	6000	18	10	12
4	Above 70.0 m and upto 100.0 m.	8000	24	12	12

**Note -**

- (a) H - is overall height of the building as measured from surrounding average ground level of the plot.
- (b) For buildings having height more than 36 mts. the required marginal distances, parking requirements and fire fighting requirements shall not be relaxed by Municipal Commissioner.
- (c) Before permitting such high rise buildings/Tower like structures on the lands which fall under the extended lines of Airport or Gliding Center Air funnel, No objection certificate from the concerned Airport Authority shall be obtained.
- (d) (1) More than two basements may be permissible.



- (2) If basement parking is provided & is sufficient for parking then stilt shall not be insisted.
- (e) Rule No.21.6.5 (a) (b) (c) are also applicable for building height more than 36 m.
- (f) Additional fire protection requirement mentioned in appendix (v) annexed here to shall be applicable as subject to clearance of chief fire officer and payment of premium as may be decided by the Municipal Commissioner.
- (g) Appointment of structural engineer of special category as certified by the Pune Municipal Corporation shall be made while applying for building permission and his structural stability certificate shall be furnished while applying for plinth checking certificate.
- (h) In case of two or more high rise buildings proposed on a single site the set back shall be applied considering them as a common building. In such cases the distance between the two buildings shall be open space required for single highest building.
- (i) High rise building above 36.0 m. and up to 70.0 m. shall be permitted only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped to meet the requirements. The approval for buildings having height more than 70 Mt. shall be given only after the clearance from technical committee appointed by the Government. Technical committee shall be consisting of structural engineer, Environmentalist, Senior Architect, Chief fire Officer, City Engineer and Persons having knowledge & Specialization in Soil Mechanics, Earth Quake.
- (j) The access road mentioned in table above should join another street of equal or greater width
- (k) Separate provision of service & fire lifts shall be necessary.
- (l) Service auditing in each year is compulsory for high rise building.
- (m) Any provision which is not covered under this regulation shall be governed by the National Building code.

- (n) Basement or podium shall not be permissible within required front and other marginal open spaces.
- (o) No construction of any sort shall be permissible within minimum required marginal Distances. (for example Ota, Chabutara, stairs, water tank, podium basement, ramp etc.)
- (p) Soft copy of the structural Design shall be submitted to Municipal Corporation at the time of submission of Building plan and shall be preserved by the Municipal Corporation carefully.
- (q) Municipal Corporation shall charge "Fire Infrastructure charges" as given below. Fire infrastructure charges shall be deposited in the separate account under the Head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

Height of the Bldg.	Fire Infrastructure charges per Sq.mt. Built up area.
From 40 mts. up to less than 60 mts.	Rs.1000
From 60 mts. up to less than 80 mts.	Rs.1500
From 80 mts. up to 100 mts.	Rs.2000

- (r) While calculating fire infrastructure charges the rates given for the height specified in the table shall be made applicable. For example while calculating Fire Infrastructure charges for Building of 100 mts., height rate of Rs.1000/ sq.mt. shall be applied for first 20 mts. rate of Rs.1500/sq.mt. for next 20 mts. and rate of Rs.2000/sq.mt. for next 20 mts.
- (s) Any of the provisions of these rules may be relaxed by Govt. except F.S.I.
- (2) New Rule No.P.6(A) is added after Rule No. P.6.6 in Appendix P.

**Rule No.P-6(A) Fire lifts**

The following provision shall be made for a fire lift.

- a) To enable fire services personnel to reach the upper floors with minimum delay, one or more of the lift shall be also designed as to be available for the exclusive use of such personnel in an



emergency and be directly accessible to every dwelling/ lettable floor space of each floor.

- b) The lift shall have a floor area of not less than 1.4 sq. m. with a minimum dimension of 1.2m. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator of an adequate capacity, cables shall run in route safe from fire i.e. within the lift shaft. In case of failure in normal electric supply, information technology shall automatically trip over the supply however for apartment building this change over of supply could be done through a manually operated change over switch.
- d) The operation of fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be a car control only or an priority control device. When the switch is off, the lift will return to normal working this lift can be used by the occupants in normal times.
- e) The words FIRE LIFT shall be conspicuously displaced in fluorescent paint on the lift landing doors at each floor level.
- f) Collapsible gates shall not be permitted for lifts, the lifts shall have solid doors with fire resistance of at least one hour.
- g) The speed of the fire lifts shall be such that it can reach the top floor from ground level within one minute.

- (3) **Rule No.P-13.2(A)** :- The wet riser/wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table 30.

Table No.30  
Fire fighting Installations Requirements

Sr. No.	Type of the building occupancy	Requirements				
		Water supply	Pump Capacity			
		Type of Installation	Under ground Static Tank	Terrace Tank	Near the Ground Static Tank	At the Terrace Level
1	2	3	4	5	6	7
1	Apartment buildings below 15 m. in height.	Nil	Nil	Nil	Nil	Nil
2	Apartments Buildings					
	a) above 15 m. but not exceeding 24 m.	Wet riser-cum-down comer with provision of fire service inlet only near ground level	Nil	10000 lts.	Nil	100 litres per minute giving a pressure not less than 1.5 kg/cm <sup>2</sup> at the topmost hydrant.
	b) exceeding 24 m. but not exceeding 45 m.	Wet riser-cum-down comer.	50000 Litres	20000 Lts.	1400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> at the topmost hydrant.	450 lit. per minute giving a pressure not less than 2.1 Kg/cm <sup>2</sup> at the topmost hydrant.
	c) above 24 m and not exceeding 36 m. shopping area upto 250 s.qm. and restricting the shopping area to the ground floor only.	Wet riser cum-down comer	50000 Litres	20000 Lts.	1400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> at the topmost hydrant.	450 lit. per minute giving a pressure not less than 2.1 Kg/cm <sup>2</sup> at the topmost hydrant.
	d) above 24 m and not exceeding 35 m. with shopping area upto 250 s.qm. and restricting the shopping area to the ground floor only.	Wet riser cum-down comer	50000 Litres	20000 Lts.	1400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> at the topmost hydrant.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm <sup>2</sup> at the topmost hydrant.

	e) above 45 m and not exceeding 60 m.	Wet riser cum-down comer	75000 Litres	20000 Lts.	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> at the topmost hydrant.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm <sup>2</sup> at the topmost hydrant.
	f) above 60 m in height but not exceeding 100 m.	Wet riser cum-down comer	100000 Litres	20000 Lts.	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> at the topmost hydrant. The pump provided should be or multistage type with suction and delivery sizes not less than 6" dia with low level riser upto 15 storeys and high level riser delivery for upper floors.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm <sup>2</sup> at the topmost hydrant.
3	Non-Apartment Buildings					
	a) Industrial, storage & Hazardous upto 15 m in height.	Nil	50000 Litres	Nil	Nil	Nil
	b) Above 15 m. in height but not exceeding 24 m. excepting educational buildings.	Wet riser cum-down comer	50000 Litres	10000 Litres	350 litres per minute giving a pressure not less than 3.2 Kg. C/2 at the topmost hydrant except for institutional, Business and Educational Building.	450 lit. per minute giving a pressure not less than 2.1 Kg/cm <sup>2</sup> at the topmost hydrant.
	c) Educational building above 15 m. but not exceeding 24 m. height.	Wet riser cum down comer	Nil	10000 litres	Nil	Nil
	d) Above 24 m. but not exceeding 35 m.	Wet riser cum-down comer.	75000 litres	20000 litres	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> . The pump provided will be of multi/stage tyupe with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors.	Nil.



e) Above 35 m. but not exceeding 50 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	100000 litres	Nil	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> . The pump provided will be of multi/stage type with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors.	Nil
f) Above 35 m. but not exceeding 70 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	150000 litres	Nil	i) 2400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> . The pump provided will be of multi/stage type with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors. ii) A stand by pump of equal capacity shall be provided on alternate source of supply.	Nil
g) Above 70 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	200000 litres	Nil	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm <sup>2</sup> . The pump provided will be of multi/stage type with suction and delivery sizes not less than 6" dia with low level riser upto 15 storeys and high level riser delivery for upper floor 60 m. Another pump of equal performance with a break tank of 12000 litres capacity at 75 m. level and a set of ball valves to supply the tank with atleast 2400 litres per minute from the first pump. ii) A stand	Nil

					by pump of equal capacity shall be provided on alternate source of supply.
--	--	--	--	--	--

Note 1) Any of the above categories may incorporate an automatic sprinkler drencher system, if the risk is such that it requires installation of such protective methods.

Note 2) Minimum of two hydrants shall be provided within the courtyard.

Note 3) Wet riser-cum-down comer is an arrangement for fire fighting within the building by means of vertical rising mains not less than 10.00 cm. Internal dia. With hydrant outlets and hose reel on each floor/landing connected to an overhead water storage tank for fire fighting purpose, through a booster pump, check valve and a non return valve near the tank-end and a fire pump, gate and non-return valve over the underground static tank. A fire service inlet at ground level fitted with a non-return valve shall also be provided to the rising main for charging information technology fire services pump in case of failure of static fire pump over the underground static tank.

Note 4) The performance of pumps specified above shall be at R.P.M. not exceeding 2000.

Note 5) The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use. The layout of underground water static tank shall be as per sketch attached.

Note 6) Size of the riser shall be as under (Internal diameter) a) Apartment buildings, i) upto 45m-10 cm with single hydrant outlet and hose reel on each floor. ii) above 45 m. - with twin hydrant outlets and hose reel on each floor. B) Non-apartment building - i) Upto 24m- 10cm with single hydrant outlet and hose reel on each floor. ii) above 24m-15cm with twin hydrant outlets and hose reel on each floor.

Note 7) A facility to boost up water pressure in the riser directly from the mobile pump shall be provided to the wet riser system with a suitable fire services inlets (collecting breaching with 2 numbers of 63 mm inlets with check valves for 15 cm dia rising main) and a non-return valve and a gate valve.

Note 8) House Reel-Internal diameter of rubber hose reel shall be minimum 19mm. A shut off branch with nozzle of 4.8 mm. Size shall be provided.



Provided that, no automatic detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers.

(4) New Rule No.P-13.3(A) is added after Rule No.P.13.3.

**Rule No.P-13.3(A)** :- West riser installations:

They shall conform to IS: 3644-1966 code of practice for installations of internal fire hydrants in multistoried or high rise buildings. In addition, the wet riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in risers and hose pipe. In addition to wet riser, wet riser cum down corner, first aid hose reels shall be installed on the floors of buildings above 24 m. and shall conform to IS 884-1969. Specifications for First aid hose reel for fire fighting (fixed installation) the couplings of landing valves directly to the wet risers in the case of single outlet of the wet riser installations by means of adapter :

(5) New Rule No.P-14(A) is added after Rule No.P14.

**Rule No.P-14(A)** :- **Fire Alarm System** :

All buildings mentioned below shall be equipped with fire alarm system as given below.

- (a) Special building above 15 m. in height and businesses and industrial building above 24 m. in height.
  - (i) Such buildings shall be equipped with a manually operated electrical fire alarm system with one or more call boxes located at each floor. The call boxes shall be so located that one or the other of them shall be accessible to all occupants of the floor without having to travel more than 22.5 m.
  - (b) The call boxes shall be of the 'break glass' type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
  - (c) All call boxes shall be wired in closed circuit to a control panel in the control room located as given in this rule so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full



load. The battery shall be arranged to be continuously trickle-charged from the electric mains. The circuit may be connected to an alternate source of electric supply as in sub-regulation (4) in Regulation 11 in this Appendix.

(d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building are warned whenever any call box is actuated.

(e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.

(ii) All other buildings exceeding 24 m. height excluding those mentioned in clause (1) above -

These buildings shall, in addition to the manually operated electrical fire alarm system be equipped with an automatic fire alarm system. The latter shall be in addition to any automatic fire extinguishing system installed in any particular occupancy in accordance with IS : 2189-1976 code of Practice for Automatic Fire Alarm System of any other relevant Indian Standard prescribed from time to time.

(6) New rule No.P-16(A) is added after rule No.P.16

**Rule No (p) 16 -Control Room -**

For all buildings mentioned in regulation in p14 in this appendix except residential building, there shall be a control room on the entrance floor of the building with communication system ( suitable public address system) to all floor planers along with details of the fir fighting equipment and installation shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator board connection the fire detecting and alarm system on all floors. The staff in charge of the control room shall be responsible for the maintenance of the various services and fire fighting equipment and installation. Control room shall be manned round the clock.

(7) New rule No.20(A) is added after rule No.20

**Rule No 20(A)**- With the prior approval of Government the Commissioner, in consultation with the chief fire officer, may from time to time, add to or alter or amend the provisions in this appendix:

(8) **Following existing D.C. Rules are modified as given below:-**

<u>Existing D.C. Rule</u>			<u>Sanctioned modification</u>		
Rule No 17.14.5 Ventilation shaft - For ventilating the spaces for water closures and bath room, if not opening on the front side rear and interior open spaces shall open on to the ventilation shaft, the size of which shall not be less than the values given below -			Rule No 17.14.5 Ventilation shaft - For ventilating the spaces for water closures and bath room, if not opening on the front side rear and interior open spaces shall open on to the ventilation shaft, the size of which shall not be less than the values given below -		
Height of Buildings in m.	Minimum area of ventilation shaft in sq. m.	Minimum side of shaft in m.	Height of Buildings in m.	Minimum area of ventilation shaft in sq. m.	Minimum side of shaft in m.
Up to 12	3	1.5	Up to 12	3	1.5
18	4.5	1.8	18	4.5	1.8
20	6	1.8	24	6.0	2.4
			30	9.0	3.0
			50	16	4.0
			Above 50	25.0	5.0

Note: - For building above 50m. Mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft



Existing D.C. Rule	Sanctioned modification
<p>Rule No.18:- Provision of lifts: 18.1 Provision of lifts shall be made for all buildings more than 16m. in height (see rule no. 25.2) provided however that the lift shall be provided in Public hospital buildings exceeding 8.0 m. in height.</p>	<p>Rule No.18.1.1:- Provision of lifts shall be made for all buildings more than 16 m. in height (see rule no. 25.2) provided however that the lift shall be provided in Public hospital buildings exceeding 8.0 m. in height</p> <p>18.1.2. - In the case of building more than 24.0 m. high at least two lifts shall be provided for every dwelling except those situated on the ground and first floor without having to climb or to go down more than one floor.</p> <p>18.1.3. - In multi storied and high rise building more than 36 m. in height one of the lift installed shall be where in one dimension is of 2.5 m. length so as to accommodate a stretcher incase of emergency.</p>
<p>Rule No.19:- <u>Exit Requirement</u></p> <p>a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.</p> <p>b) In every building exits shall comply with the minimum requirements of this part except those not accessible for general public use.</p> <p>c) All exit ways shall be free of obstructions.</p> <p>d) No building shall be altered so as to reduce the number width or protection of exits to less than that required.</p> <p>e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the population to floor concerned.</p> <p>f) All exit ways shall be properly illuminated.</p> <p>g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there</p>	<p>Rule No :- 19.1</p> <p>a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.</p> <p>b) In every building exits shall comply with the minimum requirements of this part except those not accessible for general public use.</p> <p>c) All exit ways shall be free of obstructions.</p> <p>d) No building shall be altered so as to reduce the number width or protection of exits to less than that required.</p> <p>e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the population to floor concerned.</p> <p>f) All exit ways shall be properly illuminated.</p> <p>g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there</p>



should be clear indication about its location from either side of the exit way.

- h) Alarm devices shall be installed for buildings above 15 m. in height, (see rule No. P-11) to ensure prompt evacuation of the population concerned through the exits.
- i) All exits shall provide continuous means of access to the exterior of a building or to an exterior open space leading to a street, and
- j) Exits shall be so arranged that they may be reached without having to pass through another occupied unit, except in the case of residential buildings.

should be clear indication about its location from either side of the exit way.

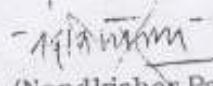
- h) Alarm devices shall be installed for buildings above 15 m. in height, (see rule No. P-11) to ensure prompt evacuation of the population concerned through the exits.
- i) All exits shall provide continuous means of access to the exterior of a building or to an exterior open space leading to a street, and
- j) Exits shall be so arranged that they may be reached without having to pass through another occupied unit, except in the case of residential buildings.
- k) In multi-storied high rise and special buildings access to main stair case shall be gained through at least half an hour fire resisting Automatic closing doors, placed in the enclosing walls of the staircases they shall be swing type doors opening in the direction of the escape.
- l) In multi-storied high rise and special buildings exit signs with arrows indicating the escape route shall be provided at height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.

Rule No:- 19.4.8 Refuge Area-  
For all building exceeding 15 m. in height excepting multi-family dwellings one refuge area shall be provided.  
a) Deleted  
b) Deleted  
c) Deleted

Rule No :- 19.4.8 Refuge Area-  
For all buildings exceeding 24.0 m. in height one refuge area shall be provided as follows.  
a) For floors 24.00 m. to 36.00 -  
One refuge are on the floor immediately after 24.00 m.  
b) For floors 36.00 m. to 100.0 -  
One refuge area immediately after 36.0 and on every seventh floor thereafter.

19.4.8.1  
Refuge area shall be provided on the external walls as cantilever projection or in any other manner (which will not be covered in F.A.R.) with a minimum area of 15sq. m.

19.4.8.1  
Refuge area shall be provided on periphery of the floor and open to air at least on one side protected with suitable railings. Each refuge area shall be minimum  $1/4^{\text{th}}$  of the max. Coverage of building. This refuge area shall not be counted in FSI.

  
(Nandkishor Patil)  
Under Secretary to Government