

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

CIRCULAR

No. MIDC/CP/ C55134 /2017

Date: 13.07.2017

Subject: - Risk Based Classification of Buildings

The Department of Industrial Promotion and Policy (DIPP) has recommended introducing the Risk Based proposal approval process for granting construction permit for Ease of Doing Business. As per recommendations of DIPP, a circular is issued to introduce as per risk based building proposal approval process for granting construction permit on 29/06/2016. The matter was discussed in 371th Board Meeting held on 21/06/2017. It is decided to classify the building based on Risk as per the attached Classification.

Buildings are classified as per risk as follows

- a) High Risk Buildings
- b) Medium Risk Buildings
- c) Low Risk Buildings

The classification is depend upon various factors like building height, use of building, total built up area, type of structure etc. The classification of building is elaborated in the enclosed Appendix along with this Circular.

Based on above Classification of Cases, Inspection will be carried out only for High Risk Buildings, while issuing Building Permission Certificate, Building Completion Certificate, Occupancy Certificate, and issuing various Tree Permissions by the Tree Authority.

- a) **Low Risk Buildings** will be exempted from inspections or allowed self certification by Owner as per details prescribed in Appendix.
- b) **Medium Risk Buildings** will be allowed by third-party certification such as Architect/Structural Engineer and Licensed Fire Agencies as per details prescribed in Appendix.
- c) **High Risk Buildings** will be selected for inspection by computerized risk assessment system based on owner's application and designated inspector will inspect the site based on selection of inspector by computerized allocation system as per details prescribed in Appendix.
 - Joint Inspection will be carried out by concerned Special Planning Authority, Fire Department, Engineering, Planning, Water Department, Land Survey, Tree Officer and other Internal Departments (if required) responsible for granting development /construction permit in MIDC Areas. (All concerned are requested to take a note of this.)

- On line Submission and Uploading of Inspection Report on MIDC Website within 48 Hours is Mandatory for all Inspectors also it will be assured by Competent Authority MIDC that same Inspector will not inspect the same establishment /customer twice consecutively.

This circular is issued with prior approval of Hon Jt C E O (DMIC).

**Chief Planner
MIDC, Mumbai-93**

Copy submitted to Hon. CEO, MIDC for information please.

Copy submitted to Hon. Jt. CEO/Jt. CEO (IT)/ Jt. CEO (DMIC), MIDC, for information.

Copy FWCs to all HODS, MIDC, for information.

Copy to All EEs / SPAs / ROs for information & necessary action.

APPENDIX

Risk based classification of buildings

TABLE-A: - FOR NEW RESIDENTIAL BUILDINGS

Sr No	Particulars	Low	Medium	High
1	Building height	Upto 10 m	10 m to 15 m	Above 15 m and all high rise buildings
2	Use	Residential	Residential	Residential
3	Total Built up area	Upto 1000 sq m	1001 to 5000 sq m	Above 5000 sq m
4	Exposure hazard	No hazard	Yes, Partially	Yes, Fully
5	Basement	No basement	Single basement only for parking	Multilevel basement for parking. ancillary users
6	Fire norms	As per Fire Department	As per Fire Department	As per Fire Department
7	Type of structure RCC/Steel framed/Load bearing	RCC	RCC/Steel framed	Load bearing/RCC
8	Coastal Regulation Zone	Shall not be situated	CRZ-II	CRZ-II
9	Civil Aviation Height permissibility	As per Civil Aviation Plan	As per Civil Aviation Plan	As per Civil Aviation Plan
10	Prohibited, restricted, buffer zones/regulations	As per requirement of respective authority	Yes	Yes

TABLE-B: - FOR NEW COMMERCIAL BUILDINGS

Sr No	Particulars	Low	Medium	High
1	Building height	Upto 10 m	10 m to 15 m	Above 15 m and all high rise building
2	Use	Office	Mercantile and mall	Mercantile and mall
3	Total Built up area	Upto 1000 sq m	1001 to 5000 sq m	Above 5000 sq m
4	Exposure hazard	No hazard	Yes, Partially	Yes ,Fully
5	Basement	No basement	Single basement only for parking	Multilevel basement for parking. ancillary users
6	Fire norms	As per Fire Department	As per Fire Department	As per Fire Department
7	Type of structure RCC/Steel framed/Load bearing	RCC	RCC/Steel framed	RCC/Steel framed
8	Coastal Regulation Zone	Shall not be affected	CRZ-II	CRZ-II
9	Civil Aviation Height permissibility	As per Civil Aviation Plan	As per Civil Aviation Plan	As per Civil Aviation Plan
10	Prohibited, restricted, buffer zones/regulations	As per requirement of respective authority	Yes	Yes

TABLE-C: - FOR NEW INDUSTRIAL, IT, BT, NT, STORAGE USES / BUILDINGS

Sr No	Particulars	Low	Medium	High
1	Building height	Upto 10 m	10 m to 15 m	Above 15 m
2	Industrial Use	Warehouse ,godown and industrial activities listed in attached Schedule-I, IT,BT,NT & service industries	Warehouse ,godown and industrial activities listed in attached Schedule-I, IT,BT,NT & service industries	Warehouse ,godown and industrial activities listed in attached Schedule-I, IT,BT,NT & service industries
3	Total Built up area	Upto 4000 sq m	4001 to 10000 sq m	Above10000 sq m
4	Exposure hazard	No hazard	Yes, Partially	Yes ,Fully
5	Basement	No basement	Single basement only for parking	Multilevel basement for parking. ancillary users
6	Fire norms	As per Fire Department	As per Fire Department	As per Fire Department
7	Type of structure RCC/Steel framed/Load bearing	RCC/Steel frame/Load bearing	RCC/steel framed	RCC/steel framed
8	Coastal Regulation Zone	Shall not be affected	CRZ-II	CRZ-II
9	Civil Aviation Height permissibility	As per Civil Aviation Plan	As per Civil Aviation Plan	As per Civil Aviation Plan
10	Prohibited, restricted, buffer zones/regulations	As per requirement of respective authority	Yes	Yes

Note: - Low, medium and high risk buildings are classified depending on industrial activity as per Schedule I attached herewith.

TABLE-D: - FOR OTHER BUILDINGS

Sr No	Particulars	Low	Medium	High
1	Building height	Upto 10 m	10 m to 15 m	All high rise buildings
2	Use	Social Amenities and Utilities/Amenities	Social Amenities Entertainment Amenities	Special Buildings those are 1.hotel,educational,institutional, business,mercantile,industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 sq m 2) educational buildings having height 9 m or more 3) institutional buildings having height 9 m or more 4) all assembly buildings 5) Buildings having area more than 300 sq m of incidental assembly occupancy or any floor 6) buildings with two basements or more, or with one basement of area more than 500 sq m
3	Total Built up area	Upto 1000 sq m	1001 to 5000 sq m	Above 5000 sq m
4	Exposure hazard	No hazard	Yes, Partially	Yes ,Fully
5	Basement	No basement	Single basement only for parking	Multilevel basement for parking. ancillary users
6	Fire norms	As per Fire Department	As per Fire Department	As per Fire Department
7	Type of structure RCC/Steel framed/Load bearing	RCC	RCC	RCC
8	Coastal Regulation Zone	Shall not be affected	CRZ-II	CRZ-II
9	Civil Aviation Height permissibility	As per Civil Aviation Plan	As per Civil Aviation Plan	As per Civil Aviation Plan
10	Prohibited, restricted, buffer zones/regulations	As per requirement of respective authority	Yes	Yes

Schedule 1

BROAD CLASSIFICATION OF INDUSTRIAL OCCUPANCIES INTO DIFFERENT DEGREE OF HAZARD

Low	Medium	High
Abrasive Manufacturing Premises	Aluminum factories	SUB-CATEGORY (A)
Aerated Water Factories	<i>Atta</i> and Cereal Grinding	Aircraft Hangers
<i>Agarbatti</i> Manufacturing	Bakeries and Biscuit Factories	Aluminium/Magnesium Powder Plants
Areca Nut Slicing and/or Betel nut Factories	<i>Beedi</i> Factories	Bituminised Paper and/or Hessian Cloth/Tar Felt Manufacturing
Analytical and/or Quality Control Laboratories	Bobbin Factories	Cotton Waste Factories
Asbestos Steam Packing and Lagging Manufacturing	Bookbinders ,Envelopes and Paper Bag Manufacturing	Celluloid Goods Manufacturing
Battery Charging/Battery Service Stations	Cable Manufacturing	Chemical Manufacturing using raw materials having flash points below 23 degree Celsius
Battery Manufacturing	Camphor Boiling	Cigarette Filter Manufacturing
Breweries	Candle Works	Cinema Films and T.V.Production Studios
Brick Works	Carbon Paper/Typewriter Ribbon manufacturing	Coal and /or Coke and/or Charcoal Ball and Briquettes Manufacturing
Canning Factories	Cardboard Box Manufacturing	Collieries
Cardamom Factories	Carpenters, Wood Wool and Furniture Manufacturing	Cotton Seed Cleaning or De-linting Factories
Cement Factories and/or Asbestos or Concrete Products Manufacturing	Carpet and Durries Factories	Distilleries
Ceramic Factories and	Cashewnut Factories	Duplicating /Stencil Paper Manufacturing
Crockery and Stoneware Pipe Manufacturing	Chemical Manufacturing using raw materials having flash points above 23 degree Celsius	Fire-works Manufacturing
Clay works	Cigar and Cigarette Factories	Foam Plastics Manufacturing and/or Converting Plants
Clock and Watch Manufacturing	Coir Factories	Godowns and Warehouses (Storing Combustible/Flammable Goods)
Coffee Curing Roasting and Grinding Premises	Coir Carpets, Rugs, Tobacco, Hides and Skin Presses	Grass, Hay ,Fodder and <i>Bhoosa</i> (chaff) Pressing Factories
Condensed Milk Factories, Milk Pasteurising Plant and Dairies	Cold Storage Premises	Industrial Gas Manufacturing (Other than Inert/Halogenated Hydrocarbon (Gases))
Confectionery Manufacturing	Cork Products Manufacturing	Jute Mills and Jute Presses
Electric Generating Houses (Hydro electric)	Dry Cleaning ,Dyeing and Laundries	Linoleum Factories
Electric Lamps (Incandescent and Fluorescent) and TV Picture Tube Manufacturing	Electric Substations/Distribution Stations	LPG Bottling Plants (Mini)
Electro Plating Works	Electric Generating Stations (Other than Underground Power Houses)	Man Made Fibres (Acrylic Fibres /yarn Manufacturing)
Engineering Workshops	Enamelware Factories	
	Filter and Wax Paper manufacturing	
	Flour Mills	

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Low	Medium	High
Fruits and Vegetables Dehydrating and Drying Factories	Garages	Mattresses and Pillow Making
Fruit Products and Condiment Factories	Garment Makers	Metal or Tin printers (where more than 50 percent of floor area is occupied as Engineering Workshop; this may be taken as ordinary hazard risk)
Glass and Glass Fibre Manufacturing	Glee Factories (other than Vegetable)	Oil Mills
Godowns and Warehouses Storing Non-combustible Goods only	Godowns and Warehouses (other than those under Low and High Hazard A Categories)	Oil Extraction Plants
Green Houses	Grain and /or Seeds Disintegrating and/or Crushing Factories	Oil Terminals /Depots handling flammable liquids having flash point of 23 degree Celsius and Below
Gold Thread/Gliding Factories	Grease Manufacturing	Paints and Varnish Factories
Gum and/or Glue and Gelatine Manufacturing	Hosiery .Lace, Embroidery and Thread Factories	Paper and Cardboard Mills having raw material yards
Ice, Ice Candy and Ice-cream Manufacturing	Incandescent Gas Mantle Manufacturing	Piers, Wharves and Jetties- Handling Extra Hazardous Materials
Ink (Excluding Printing ink) Factories	Industrial Gas Manufacturing (Inert/Halogenated hydrocarbon gases)	Printing Ink Manufacturers
Mica products Manufacturing	Man-made Yarn/Fibre Manufacturing (Other than Acrylic Fibres/Yarn Manufacturing)	Rosin Lamp-Black and Turpentine Factories
Pottery Works		Saw Mills
Poultry Farms	Manure and Fertilizer Works (Blending, Mixing and granulating)	Sponge Iron Steel Plants (Gas Based)
Salt Crushing Factories and Refineries	Mineral Oil Blending and Processing	Surgical Cotton Manufacturing
Stables	Oil and Leather Cloth Factories	Tarpaulin and Canvas Proofing Factories
Sugar candy Manufacturing	Oil Terminals /Depots Other than those categorized under High Hazard A	Turpentine and Rosin Distilleries
Sugar Factories and Refineries	Open Storage Of Flammable Liquids in Drums, Caans etc	Tyre Retreading and Resoling Factories
Tanneries/Leather Goods Manufacturers	Oxygen Plants	SUB-CATEGORY (B)
Umbrella Assembling Factories	Paper and Cardboard Mills without Raw Material Yards	Ammonia and Urea Synthesis Plants
Vermicelli Factories	Piers ,Wharves ,Jetties and Dockyards other than those Categorized Under High Hazard A	CNG Compressing and Bottling Plants
Water Treatment /Filtration Plants and Water Pump Houses	Plastic Goods Manufacturing	Coal Based Methane Plants
Zinc /Copper Factories	Plywood /Wood veneering Factories	Explosive Factories
		NOTE- In case of complexes having separate plants having varying degree of hazard, authority having jurisdiction shall

	Printing Press Premises	be consulted to decide on level of protection to be provided.
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Low	Medium	High
	Pulverizing and Crushing Mills Rice Mills Rope Works Rubber Goods Manufacturing Rubber Tyre and Tubes Manufacturing Shellac Factories Silk Factories Soaps and Glycerine Factories Spray Painting Starch Factories Tea Factories Textile Mills Tobacco (Chewing) and Pan Masala making Tobacco Grinding and Crushing Tobacco Redrying Factories Woolen Mills	

NOTE-Any occupancy that is not covered in this annex shall be classified in the most appropriate class which resembles the proposed occupancy.