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Dharmesh Jain

IMMEDIATE PAST PRESIDENT

Vyomesh Shah

PRESIDENT-ELECT

Mayur Shah

VICE PRESIDENTS

Nayan Shah
Deepak Goradia
Boman Irani
Harish Patel

HON. SECRETARY

Nainesh Shah

HON. TREASURER

Sukhraj Nahar

CEO

S. Shahzad Hussain
I.A.S. (Retd.)

SPECIAL PROJECTS

Bandish Ajmera
Rasesh Kanakia
Parag Munot

HON. JOINT SECRETARIES

Sandeep Runwal
Lakshman Bhagtani

JT. TREASURERS

Mukesh Patel

CO-ORDINATORS

Jagdish Ahuja
Pujit Aggarwal
Domnic Romell

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Nayan Bheda
Sanjay Chhabria
Shailesh Sanghvi
Tejas Vyas
Jitendra Jain
Deepak Gundecha
Sandeep Shah

INVITEE MEMBERS

Sandeep Raheja
Munish Doshi
Navin Makhija
Rushank Shah
Pratik Patel
Rajeev Jain
Diipesh Bhagtani
Dhaval Ajmera
Shyamal Mody
Nikunj Sanghavi
Digant Parekh
Shailesh Puranik

PAST PRESIDENTS

Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajini S. Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

MCHI-CREDAI UNITS

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Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI

Praful Shah

PRESIDENT, MIRA VIRAR CITY

Ashit Shah

PRESIDENT, RAIGAD

Vikas Kothari

PRESIDENT, NAVI MUMBAI

Prakash Baviskar

Ref. No. : MCHI/CEO/16-17/129

February 13, 2017

To,

Shri Ajoy Mehta (I.A.S.)

Municipal Commissioner,

Municipal Corporation of Greater Mumbai

Mumbai - 400001.

Dear

Sub: Exclusion of staircase block comprising of Staircase / Lift / Lobby areas and Passages to staircase form computation of F.S.I on payment of premium.

It is observed that while processing the proposals for grant of exclusion of staircase blocks items from the computation of FSI vide DCR 35(2), the staff has not been allowing the common passage lift lobbies / landings which are extending beyond the staircase / lift widths. During discussion it is has been explained that this has done to avoid the misuse of such lobbies. It is humbly stated for high rise building or building requiring firefighting facilities the lobbies / passages are likely to go beyond the widths of staircase / lift.

The common passages / lobbies which cannot be misused should be excluded from calculation of FSI and may be permitted even if such lobbies/ passages are extending beyond width of staircase / lifts.

The provision of DCR 35(2) is reproduced below for the ready reference.

35(2) *The following shall not be counted in FSI*

(iv) Areas covered by staircases/ lift wells including lobbies as specified, excluding those covered under D.C.Regulation No.35 (2) (iii) with special written permission of the Commissioner subject to payment of premium.

From the above provision of DCR it can be seen that the areas covered by staircase / lift wells including lobbies have been excluded from FSI computation subject to payment of premium. The regulation by itself doesn't specify the extent of lobbies connecting to staircase or lifts which shall be excluded from Computation of FSI subject to payment of premium.

We further request that any additional staircase provided as per the requirement of fire NOC and which are in addition to what is required to be

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provided as per the requirements of the DCR then no premium for such additional staircase shall be charged.

We further represent that any lift well is a void having only one floor at the lowest level. The MCGM has been charging premium for the imaginary area at all landing levels of the lift. The premium for any area can be charged only for constructed area and cannot be charged for a void. In view of the above, we request that the area at the bottom of the lift well shall be subjected to calculation of the premium and non constructed landing level / voids shall not be subjected to any additional premiums payment.

In the light of the provision of DCR (35)2 and above facts brought before the Hon. Municipal commissioner it is requested that the circular under no. CHE/22276/DP/Gen dated 12.01.2012 may be suitably modified to exclude the staircase, lifts, common passages and lobbies from computation of FSI on the payment of premium applicable for staircase / lift / passages.

Thanking you,

Yours Faithfully,
For **CREDAI MCHI**

S. S. Hussain (IAS Retd.)
Chief Executive Officer