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Prakash Baviskar

Ref. No. MCHI/PRES/18-19/362

July 15, 2019

To,  
**Shri Ajoy Mehta (I.A.S.)**  
Chief Secretary  
Government of Maharashtra  
Mantralaya, Mumbai - 400032

मुख्य सचिव  
सामान्य प्रशासन विभाग  
मंत्रालय, मुंबई 400032

**Sub: Request for consideration in additional staircase requirement of High-rise building up to 120 m.**

Respected Sir,

Regulation 48 of DCPR 2034 prescribes the requirements of exits for individual floor of buildings. Sub clause 5(A) of the said regulation recommends Additional staircase as reproduced below:

**(5) (A) Additional Staircase:**

*(a) In case of high-rise Residential buildings of 70 m or less, additional staircase shall be necessary.*

*Provided, however, it will not be necessary, if,*

*(i) Travel distance does not exceed that mentioned in sub regulation (3)(ii)(i)(i&ii) of regulation 47 and;*

*(ii) If floor area on any floor does not exceeds 500 sq. m*

*Note: These staircases shall be of enclosed type having minimum width of 1.5 m.*

*(b) Buildings having height 70 m or more, shall be provided with two enclosed type staircases, each having width not less than 2.0 m.*

Regulation 17 of DCPR 2034 allows Owners/Developers to handover larger area / built up area to the authorities as prescribed in the regulation, by availing entire permissible BUA of reserved plot on the remaining smaller portion of the plot.

The city is certain to benefit tremendously due to such incentivized regulation as more and more Open Spaces and Amenities will be made available to the citizens.

However, for effective implementation of this regulation by allowing as much FSI consumption as possible to make the project feasible, it is requested that the provisions (i) and (ii) of the aforementioned Regulation 48(5)(A)(a) be extended for buildings having height upto 120 mtr. by insisting single staircase of 2.00 mtr.

We request you to consider our suggestion and advise the authorities to make requisite addition to the Regulation 48 (5) (A) (b) of DCPR 2034 by allowing single staircase of 2.00 mtr. width for buildings having height more than 70 mtr. upto 120 mtr. where :


- (i) Travel distance does not exceed that mentioned in sub regulation (3)(ii)(i)&(ii) of regulation 47 and;
- (ii) If floor area on any floor does not exceeds 500 sq. m

Thanking you,

Your sincerely,  
For CREDAI-MCHI



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary



**Sanjiv S. Chaudhary MRICS**  
Chief Operating Officer

CC :

**Shri Praveen Pardeshi (I.A.S.)**  
Municipal Commissioner,  
Municipal Corporation of Greater Mumbai  
Mumbai - 400 001

**Dr. Prabhat Rahangdale**  
Chief Fire Officer  
Mumbai Fire Brigade,  
Byculla, Mumbai

