

Ref. No. MCHI/CEO/16-17/070

September 7, 2016

To  
**Shri Vinod Chitore**  
Chief Engineer (DP),  
Municipal Corporation of Greater Mumbai  
Mumbai - 400 001



Dear Shri Chitore ji,

Please refer to the meeting with Hon'ble Municipal Commissioner MCGM and Immediate Past President Shri Vyomesh Shah, where in MCHI-CREDAI explained the need of granting commencement certificate for full height in respect of staircase/ lift area along with the passages there of.


It was represented to Municipal Commissioner that under Ease of Doing Business the commencement certificate for full height in respect of staircase lift area along with the passages there of should be given since FSI is now availed of in multiple phases. Also the construction can be carried on for the core or representing staircase and lift area are constructed through slip forms and slabs comprising of living, areas where FSI is consumed, are constructed subsequently. Since Core area comprising of staircase and lift area can never be converted into living area granting of its commencement certificate of such area separately and for the proposed full height can never be misused. It was also represented that cc can be endorsed for the full proposed height for Core area comprising of staircase/ lift area along with the passages there of and for the area comprising of living areas and which utilizes FSI upto the floor, for which FSI is available.

Besides above reasons, it was represented that we have already submitted the reason for allowing aforesaid wide letter dated 2<sup>nd</sup> July 2016 and further to that as follows :

MCHI-CREDAI has requests that, though concession are sought for the entire FSI to be constructed, the CC for construction of FSI generated from the payment of premium on account of Fungible FSI or TDR is taken in phases. Also there is a need to handover occupation of flats on the lower floors, while the construction of upper floors are carried on. This need has arisen since in case of tall building, time taken to complete a building is more than 48 months. In the high rise buildings, MCHI has requests that the staircase, lift, lift machine room, lobbies connecting staircase and lifts and overhead water tank, if situated above staircase well, should be permitted to be constructed upto full height proposed for which concession report is approved. NOC from High Rise Committee and Civil Aviation, where ever applicable, will be insisted before issue of CC for aforesaid areas for full height proposed. It is for Hon'ble MC's consideration whether to allow the construction of the lift machine room, lift, staircase, lift lobby, staircase lobby, overhead water tank above staircase well upto the full height approved under the concession report subject to submission of NOC from High Rise Committee and Civil Aviation Authority, where ever applicable.

Kindly refer the same to Hon'ble Municipal Commissioner MCGM for his perusal, necessary consideration and approval.

Regards,  
For MCHI-CREDAI

  
**S. S. Hussain**  
Chief Executive Officer

- PRESIDENT**  
Dharmesh Jain
- IMMEDIATE PAST PRESIDENT**  
Vimal Shah
- PRESIDENT-ELECT**  
Mayur Shah
- VICE PRESIDENTS**  
Nayan Shah  
Deepak Goradia  
Boman R. 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
- JOINT TREASURER**  
Mukesh Patel
- CO-ORDINATORS**  
Jagdish Ahuja  
Pujit Aggarwal  
Domnic Romell
- COMMITTEE MEMBERS**  
Jayesh Shah  
Nayan Bheda  
Sanjay Chhabria  
Shailesh Sanghvi  
Tejas Vyas  
Jitendra Jain  
Deepak Gundecha
- INVITEE MEMBERS**  
Sandeep Raheja  
Munish Doshi  
Navin Makhija  
Rushank Shah  
Pratik Patel  
Rajeev Jain  
Dhaval Ajmera  
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Shyamal Mody  
Nikunj Sanghavi  
Digant Parekh  
Shailesh Puranik
- POST 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**
- PRESIDENT, THANE**  
Ajay Ashar
- PRESIDENT, KALYAN-DOMBIVLI**  
Praful Shah
- PRESIDENT, MIRA VIRAR CITY**  
Ashit Shah
- PRESIDENT, RAIGAD**  
Vilas Kothari
- PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

**PRESIDENT**  
Dharmesh Jain

**IMMEDIATE PAST PRESIDENT**  
Vimal Shah

**PRESIDENT-ELECT**  
Mayur Shah

**VICE PRESIDENTS**  
Nayan Shah  
Deepak Goradia  
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Harish Patel

**HON. SECRETARY**  
Nainesh Shah

**HON. TREASURER**  
Sukhraj Nahar

**CEO**  
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Late Lalit Gandhi  
Late Babubhai Majethia

**MCHI-CREDAI UNITS**  
**PRESIDENT, THANE**  
Ajay Ashar

**PRESIDENT, KALYAN-DOMBIVLI**  
Praful Shah

**PRESIDENT, MIRA VIRAR CITY**  
Ashil Shah

**PRESIDENT, RAIGAD**  
Vilas Kothari

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. MCHI/CEO/16-17/031



July 02, 2016

To,  
Shri Vinod Chithore  
Chief Engineer (DP)  
Municipal Corporation of Greater Mumbai  
Mumbai - 400001

Dear Mr. Chithore,

MCHI-CREDAI has requests that, though concession are sought for the entire FSI to be constructed, the CC for construction of FSI generated from the payment of premium on account of Fungible FSI or TDR is taken in phases. Also there is a need to handover occupation of flats on the lower floors, while the construction of upper floors are carried on. This need has arisen since in case of tall building, time taken to complete a building is more than 48 months. In the high rise buildings, MCHI has requests that the staircase, lift, lift machine room, lobbies connecting staircase and lifts and overhead water tank if situated above staircase well, should be permitted to be constructed upto full height proposed for which concession report is approved. NOC from High Rise Committee and Civil Aviation, where ever applicable, will be insisted before issue of CC for aforesaid areas for full height proposed. It is for Hon'ble MC's consideration whether to allow the construction of the lift machine room, lift, staircase, lift lobby, staircase lobby, overhead water tank above staircase well upto the full height approved under the concession report subject to submission of NOC from High Rise Committee and Civil Aviation Authority, where ever applicable.

If Hon'ble Municipal Commissioner & Ch. Engineer DP is agreeable to our request then Circular to be issued will be as follows;

For any building the lift well, lift room, staircase, lobbies connecting staircase and lift, lift lobby, staircase lobby and over head water tank above stairwell shall be allowed to be constructed for full height for which concession is approved subject to:-

- Premium for staircase, lifts and lobbies shall be paid for all levels upto full height.
- Concession report is approved for the full height proposed by Municipal Commissioner
- CC shall be issued for construction of Staircase, Liftwell, Liftroom, passages connecting Staircase and Lift and overhead water tank situated over stairwell for full height proposed alongwith CC for which FSI is available.

- d) RCC Consultant Certificate shall be submitted certifying that necessary precaution and protection have been designed to ensure seamless connection of the habitable floors to staircase and lift well which are constructed ahead of construction of habitable floors.
- e) Where ever applicable, NOC from civil aviation and High Rise Committee shall be submitted.

MCHI CREDAI urges your goodself that this is one more step towards ease of doing business & kindly consider our request issue as early as possible.

Yours faithfully,  
For MCHI-CREDAI



S. S. Hussain (I.A.S. Retd.)  
Chief Executive Officer