



MODIFIED D.C.REGULATION (MUMBAI)

D.C.Regulation where modification is proposed :

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1. DCR 29 - Open Space requirement
 2. DCR 30 - Features permitted in Open Spaces
 3. DCR 35 - Floor Space Index computation
 4. DCR 36 - Parking Space requirement
 5. DCR 38 - Requirements of parts of buildings.
 6. DCR 43 - Fire Protection requirements.
 7. DCR 44 - Requirement of individual exits at each floor.

DCR 35(2) :- Exclusion from FSI computation :

- Sanctioned modification :-

The said regulation is divided into three parts as follows –

- 35(2) : Areas which are not counted in F.S.I
- 35(3) : Areas which are counted in F.S.I.
- 35(4) : Compensatory Floor Space Index (FSI)

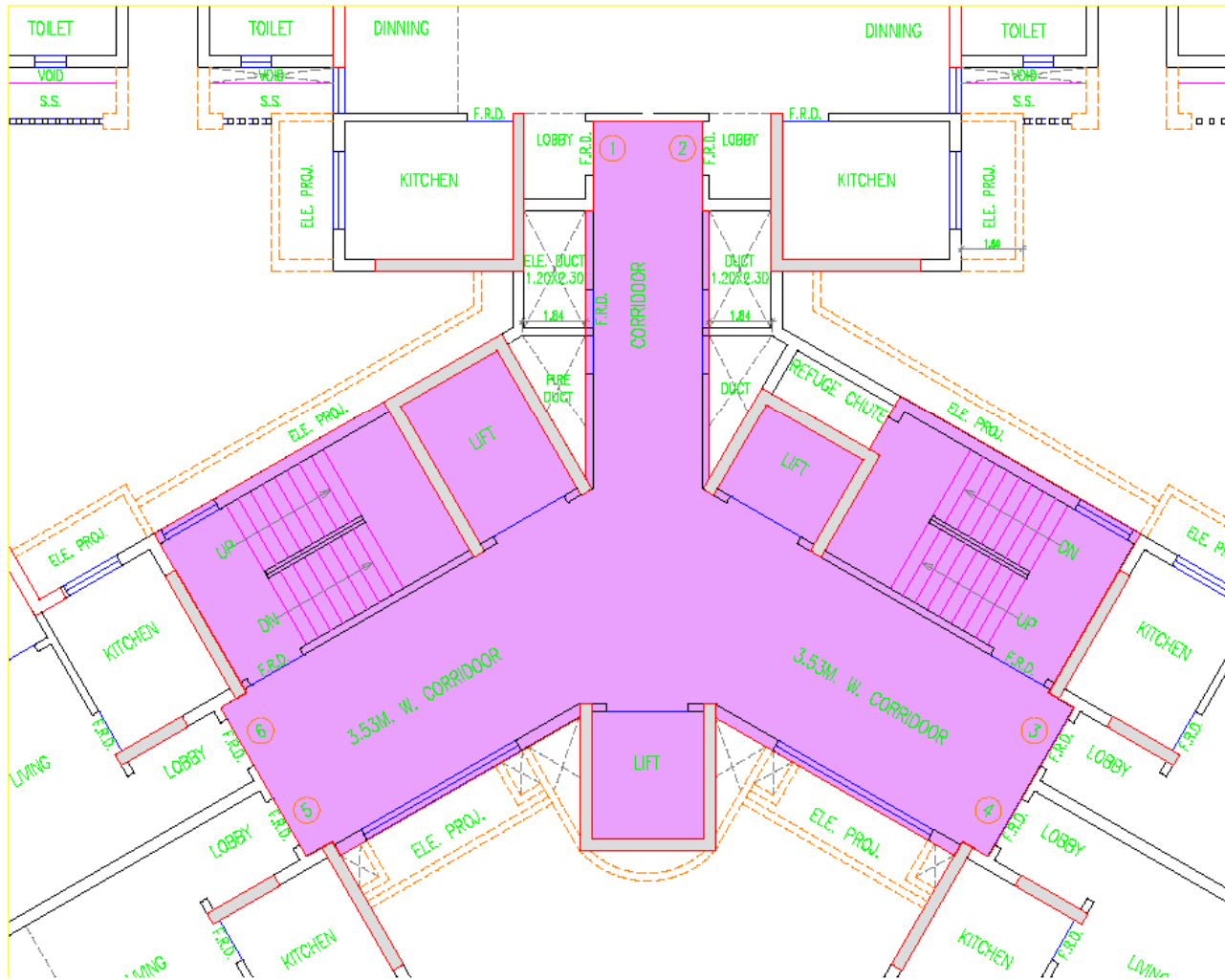
DCR 35(2) – Areas which shall be free of F.S.I. :

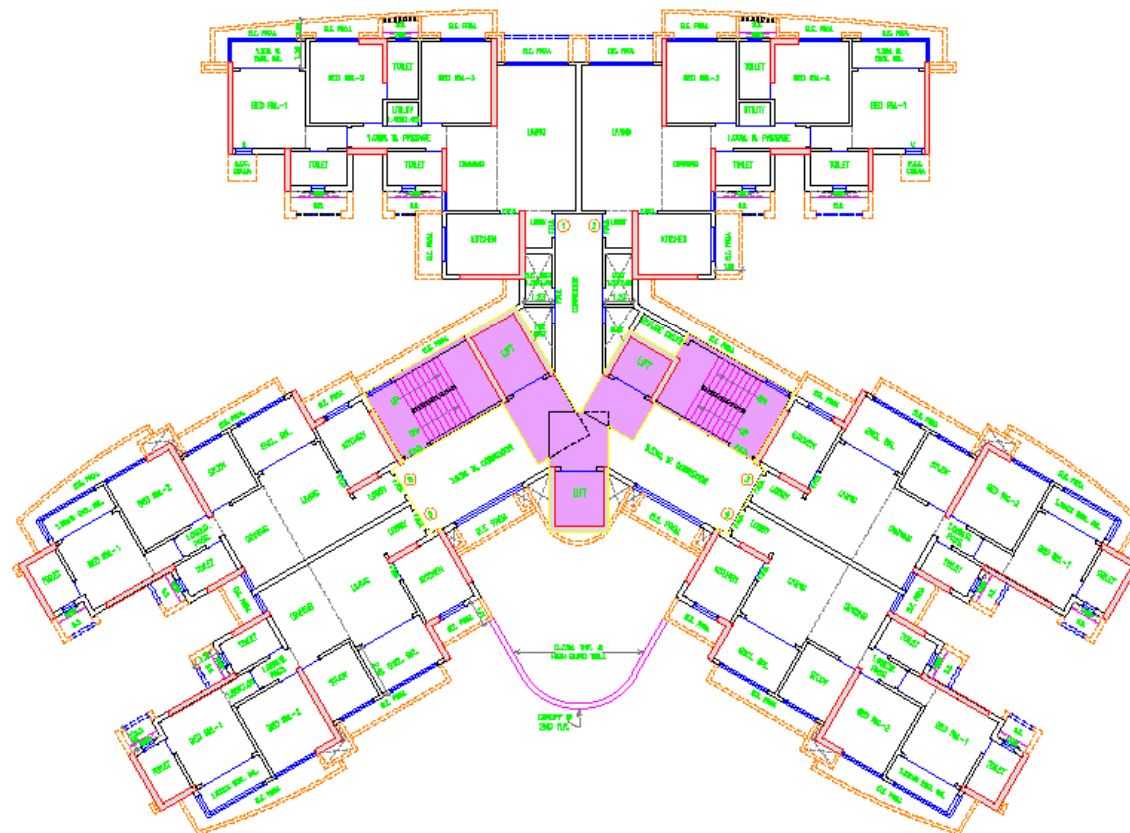
- i. Areas of structures permitted in R.G. as per D.C.R.23(g).
- ii. Areas covered by features permitted in open spaces as per DCR 30 except for 30 (1)(b), 30 (ii) (e) and 30 (ii) (f) (ii)
- iii. Areas covered by staircase rooms, lift rooms, staircase / lift and passages in stilt and basement / parking floors.

DCR 35(2) – Areas which shall be free of F.S.I. :

- iv. Staircase / lift / Lift wells include specified lobbies –

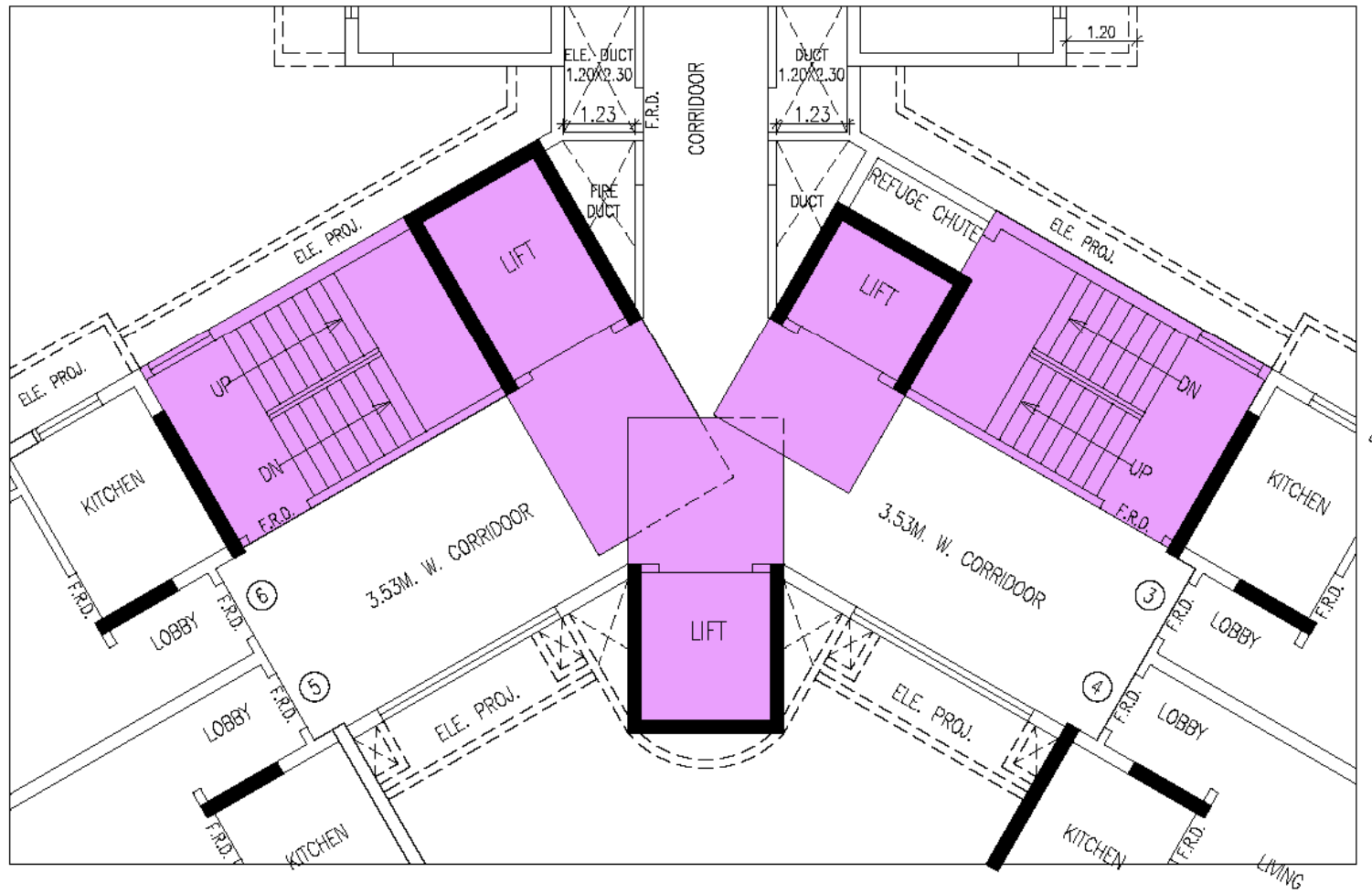
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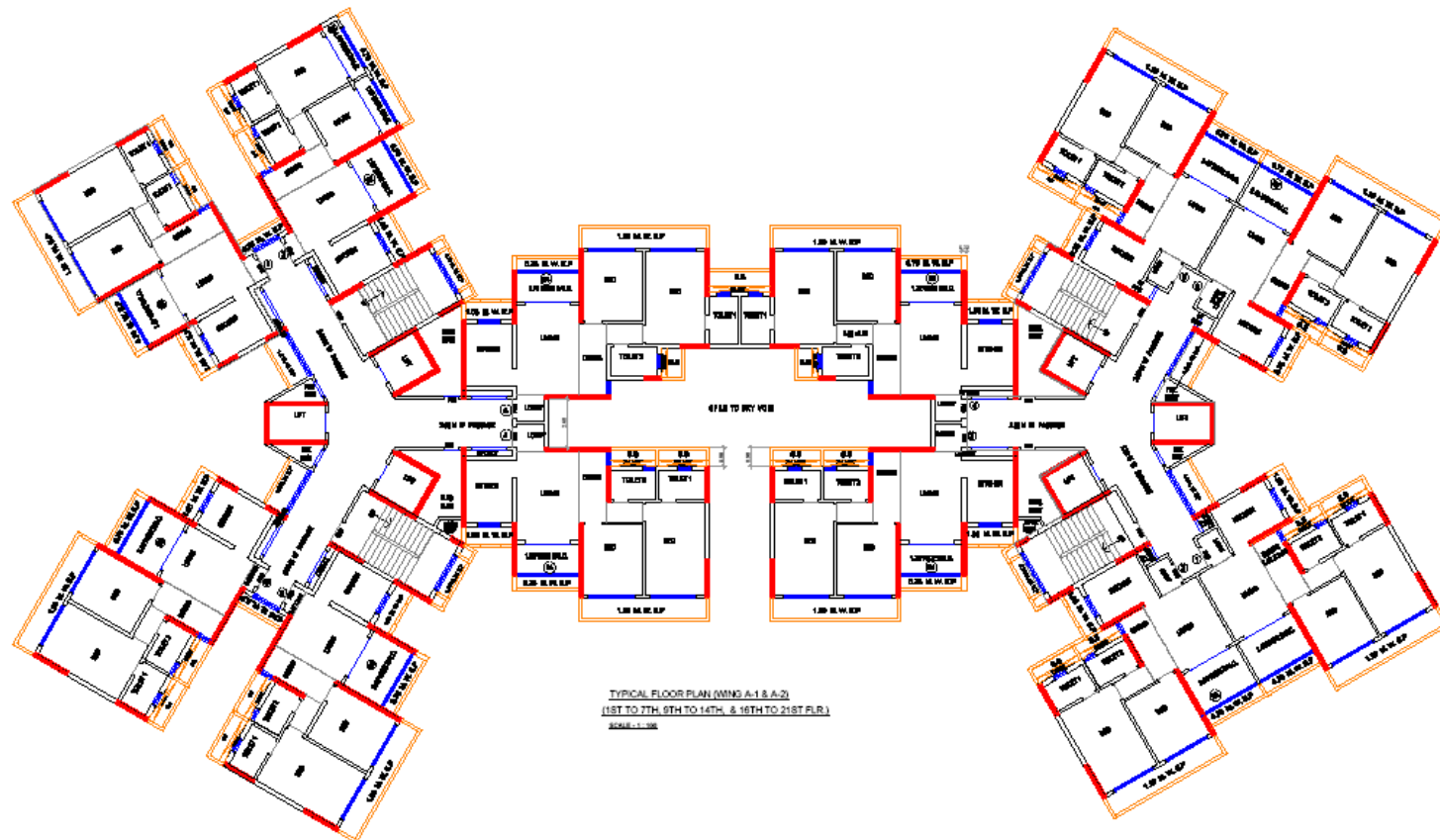




TYPICAL FLOOR PLAN
(FROM 2ND TO 10TH FLOOR & 10TH TO 11TH FLOOR)
SCALE: 1:100

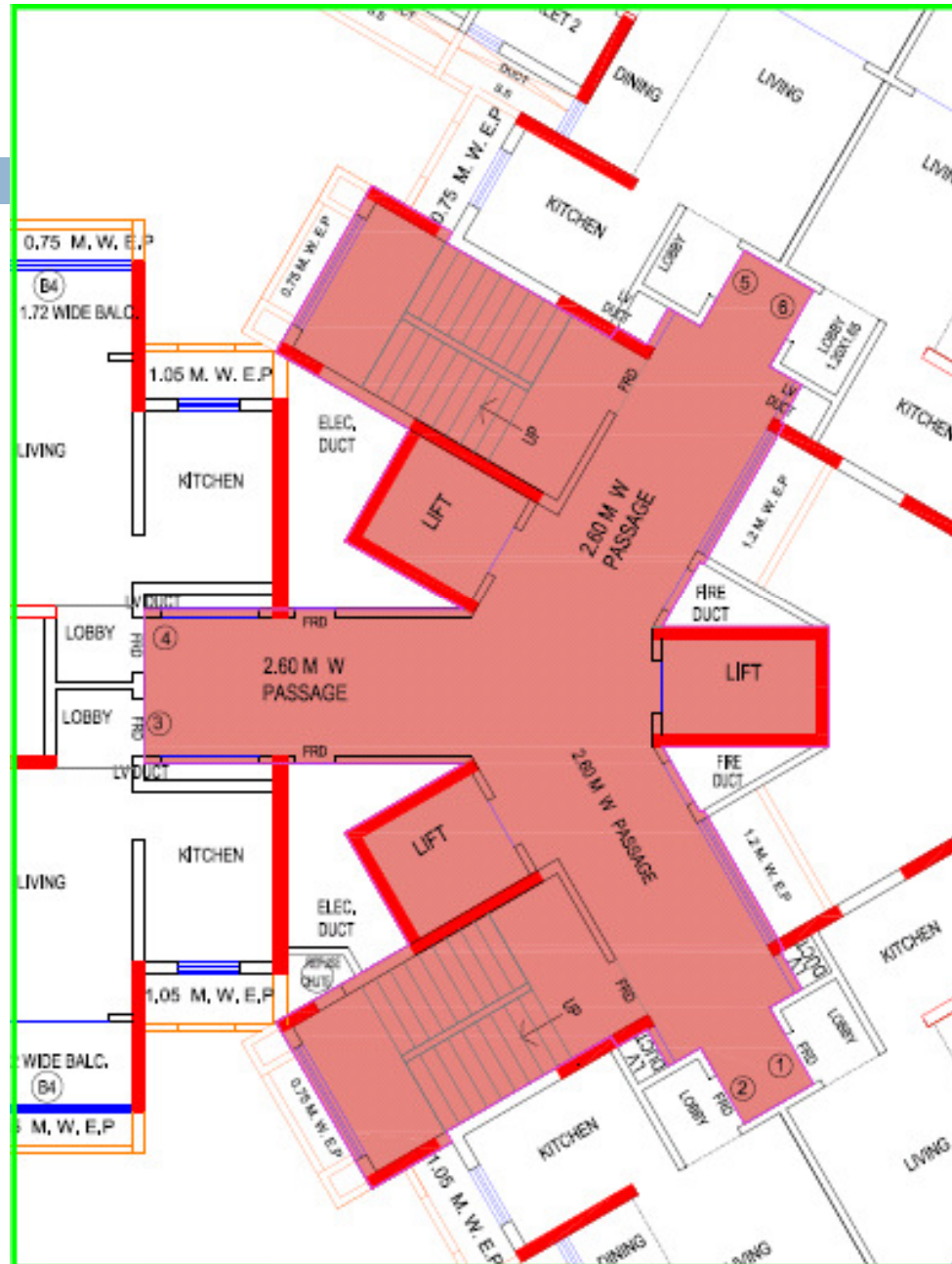
FLOOR AREA F.S.I = 578.00 SQ.MT.
STAIRCASE, LIFT & PASSAGE AREA = 77.46 SQ.MT.
(AREA AS PER NORMS) = 13.40 %





TYPICAL FLOOR PLAN (WING A-1 & A-2)
 (1ST TO 7TH, 9TH TO 14TH, & 16TH TO 21ST FLS.)
 SCALE: 1/8" = 1'-0"








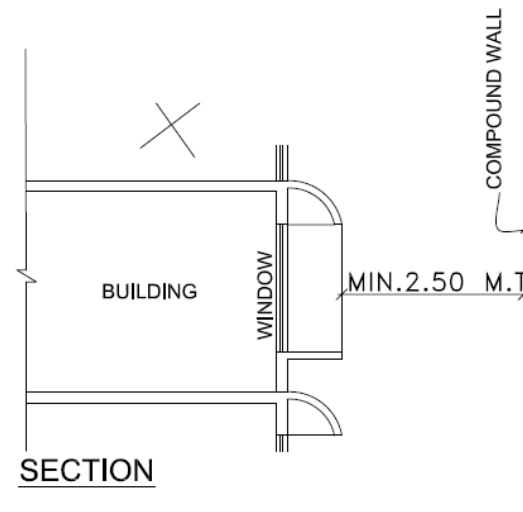
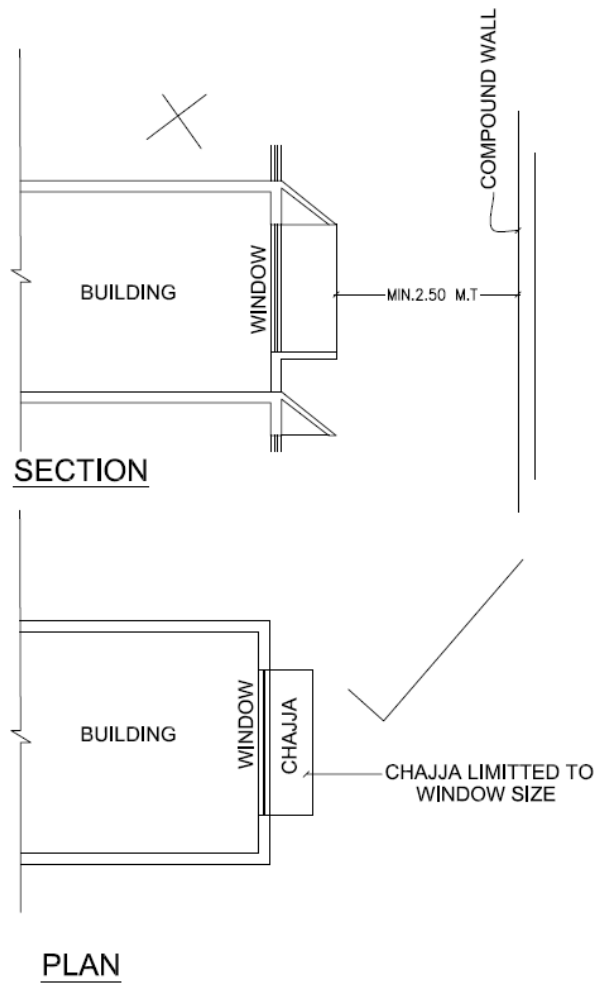
DCR 35(2) – Areas which shall be free of F.S.I. :

- v. **Basement exclusively for parking and other ancillary users** - A.H.U. / Plant Room, D.G.set, Effluent Treatment Plant, U.G.Tank Pump rooms.
- vi. **Area for parking spaces** - Mandatory requirement + 25% additional car parking spaces. + 10% additional space required for mechanical car park as holding area.
- vii. **Society Office** - 20.0 sq.mts.
- viii. **Lofts** - permissible in Residential / Industrial
- ix. Porches
- x. Canopy
- xi. STP

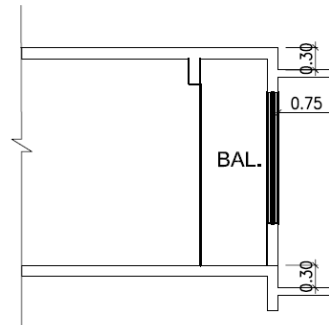
DCR 35(2) – Areas which shall be free of F.S.I. :

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- xii. Chajja, Cornice, 1.20 m.
Weather Shed at lintel
level only.
 - xiii. Chajja, Cornice,
Weather Shed from
Balcony. 0.75 m.

* DCR 30 (ii) (e) (i)
CHAJJA

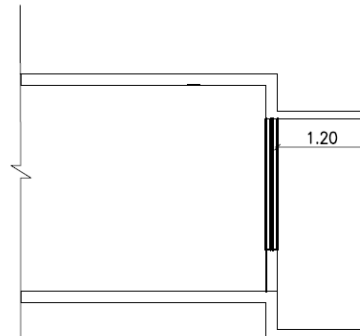


* DCR 30 (ii) (f) (i)
CHAJJA/CORNICE FROM BALCONY



SECTION

* DCR 30 (ii) (f) (ii)
CHAJJA FROM FACE OF BUILDING



SECTION

DCR 35(2) – Areas which shall be free of F.S.I. :

- xiv. Area covered by Pump Rooms & Electric Sub-station.
- xv. Area covered by new lift and passages in existing building (Island City)
- xvi. Area of covered passage leading from lift exit at terrace level to existing staircase (for new lift in existing building).
- xvii. Area of Fitness Center for a Society.
- xviii. Fire Chutes.
- xix. Refuge Areas – 4% of habitable area i.e. alternate floors at staircase mid-landing area.
- xx. Fire Check Floors / Service floor - 1.8 mts.

DCR 35(2) – Areas which shall be free of F.S.I. :

- xxi. Entrance Lobbies maximum 7.2 mts.
- xxii. Open to sky swimming pool at terrace level /podium.
- xxiii. Area of Service ducts abutting Sanitary blocks.
- xxiv. Ornamental projection of glass façade for non-residential building - 0.30 mts. from building line.
- xxv. Area covered by Chimney, elevated tanks.
- xxvi. Area of Sanitary blocks for use of domestic servants - 2.2 sq.mts. at staircase mid-landing level and at stilt / parking floor level.

DCR 35(2) – Areas which shall be free of F.S.I. :

Note :-

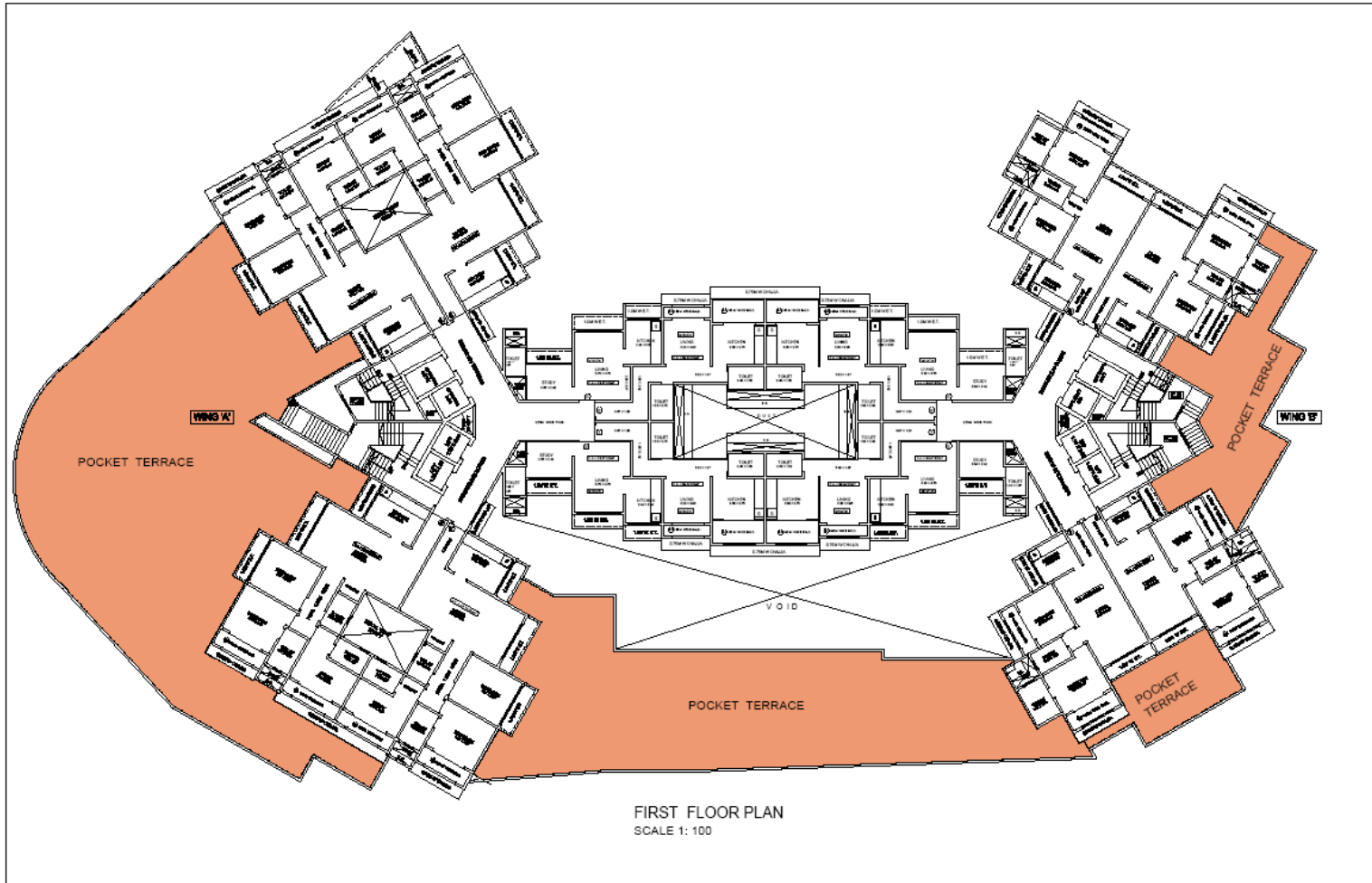
- 1) Areas covered by the projections exceeding those specified above to be counted in FSI.
- 2) Open to sky swimming pool above ground level or podium to be counted in FSI.
- 3) Any passage not covered above to be counted in F.S.I.

DCR 35(3) – Following shall be counted in F.S.I.:

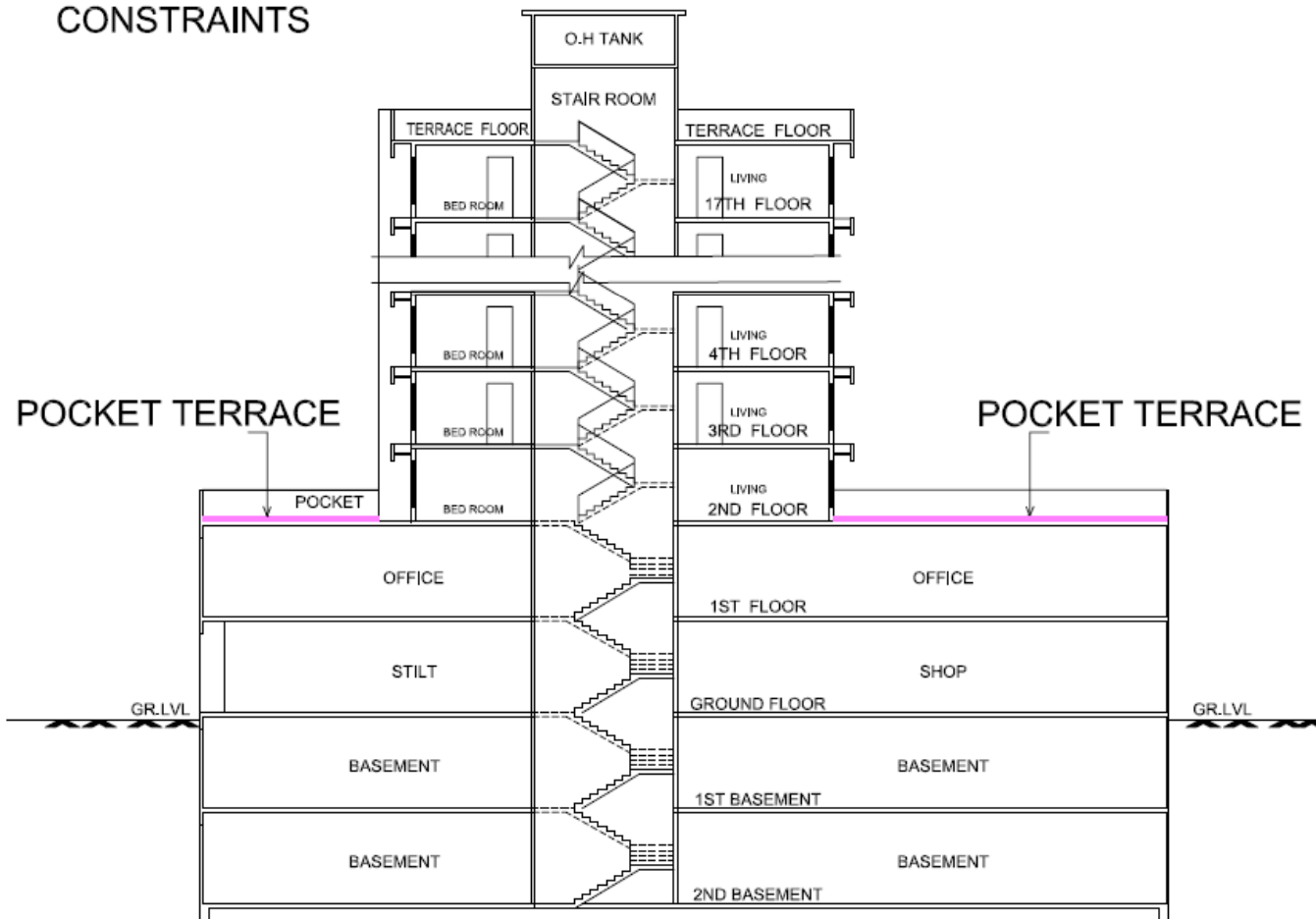
- i. Covered Parking open spaces - Other than mandatory + 25% additional.
- ii. Fire Escape Balcony.
- iii. Sanitary block for domestic servants other than at staircase mid-landing level, Stilt level, parking level.

DCR 35(3) – Following shall be counted in F.S.I.:

- iv. Part, Pocket or covered terraces except for top most storey.



* POCKET TERRACE DUE TO PLANNING CONSTRAINTS




DCR 35(3) – Following shall be counted in F.S.I.:

- v. Area below open to sky swimming pool exceeding 1.5 mts.
- vi. Air Condition Plant room / Air Handling Unit room / meter room, D.G.Set except in basement.
- vii. Fire Check Floor / service floor of height more than 1.8 mts.
- viii. Area of balconies, niches below window sill.
- ix. Area of public telephone booth .
- x. Ornamental projections / voids, flower beds from the face of the building.

DCR 35(3) – Following shall be counted in F.S.I.:

- xii. M.T.N.L. Room.
- xiii. Letter box Room.
- xiv. Dish antenna / communication tower - 20.0 mts.maximum.
- xv. Parking floor in excess of mandatory car parking / Deck Car parking.
- xvi. Driver's room / sanitary block on Podium.
- xvii. Covered Swimming Pool.

DCR 35(4) – Compensatory FSI (Floor Space Index):



	Percentage	Premium
Residential	35%	60%
Industrial	20%	80%
Commercial	20%	100%

DCR 33(7), 33(9), 33(10)

- This FSI admissible for Rehab. component - without charging premium.

DCR 33(5) & Re-development in suburbs (1.0 + TDR)

- This FSI on consumed FSI of existing structure - without charging premium.
- This fungible FSI for rehab. component to be used for over and above eligible area for existing tenants and not for sale components.

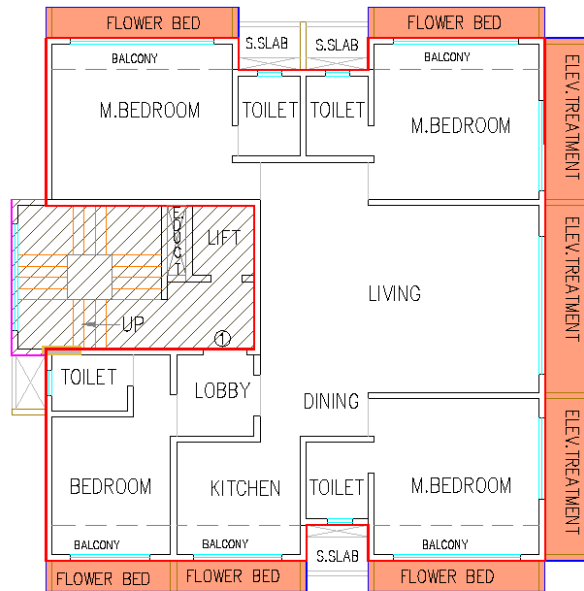
Applicability :-

- 1) Not applicable if I.O.D. is issued but building is not completed and apply at the option of owner. New rules can be availed.
- 2) If I.O.D. is issued for layouts / sub-divisions – This rule to be applicable to balance plot potential.
- 3) The fungible FSI is useable as regular FSI.

F.S.I. Index Computation :

<u>As per sanctioned D.C.Reg.1991</u>	<u>Proposed modified</u>
FSI (1.0 / 1.33 / 3.0 / 4.0)	FSI
+	+
Free of FSI area like Flower beds + Voids, Meter Rooms etc.	35% / 20% Compensatory FSI
+	+
Staircase / lift / lift lobby area + passage there to	Specified Staircase area
+	+
10% Balcony	Nil
+	+
Other Parking floors	Mandatory Parking required

AS PER SANCTIONED D.C REGULATION



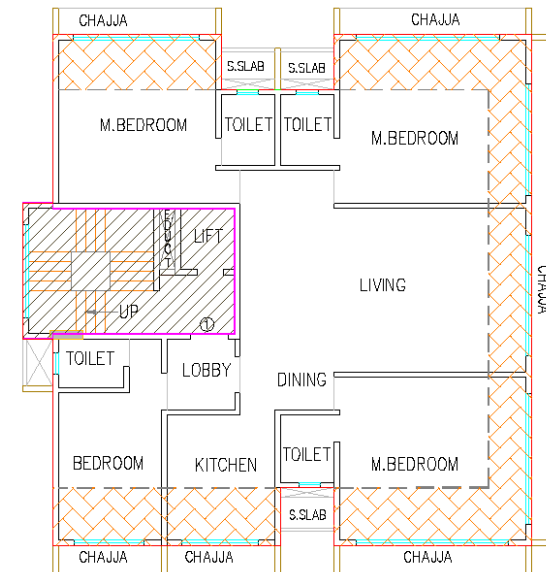
TYPICAL FLOOR PLAN

AS PER SANCTIONED D.C REGULATION

FSI AREA	120.00 SQ.MT.
10% BALCONY	12.00 SQ.MT.
STAIRCASE, LIFT-LOBBY	20.00 SQ.MT.
ELEVATION & FLOWER BED	30.00 SQ.MT.
TOTAL AREA	182.00 SQ.MT.

FLOOR AREA	182.00 SQ.MT.
STAIRCASE, LIFT-LOBBY	20 SQ.MT.
NET AREA	162.00 SQ.MT.

AS PER MODIFIED D.C REGULATION



TYPICAL FLOOR PLAN

FUNGIBLE AREA

FLOOR AREA	185.00 SQ.MT.
STAIRCASE, LIFT-LOBBY	20.00 SQ.MT.
NET AREA	165.00 SQ.MT.
LESS 35% COMP. FSI AREA	42.00 SQ.MT.
NET FSI	123 SQ.MT.



THANK YOU