

NO. CHE/ DP/ 14528 /GEN DT. 22.8.17

CHE /DP/ 34 /GEN
20 17- 2018

DMC(VIG)/DIR(ES&P)/CHE(DP)

DY.CHE (DP)-I/II/ DY.CHE(BP)CITY/ ES/ WS-I/WS-II/

EE(P) TO DIR(ES&P)/ EE(P) TO CHE(DP)/OSD TO MC/


EE(DP)CITY/ EE(DP)ES /EE(DP) WS(H&K)/(P&R) /

/EE (BP) CITY -I /II /III/EE(BP) (ES) I /II /EE (BP)WS (H&K/E) /(K/W&P)/(R)

EE (BP)WS P&R / EE(TP)

AE (DP)...../SE(DP)..... H.L.E.....

Copy forwarded for information & further necessary action please.


22/8/2017
Administrative Officer II
(Development Plan)
8.9.8 
19/8

CHE/DP/34/Geo
2017-18

Municipal Corporation of Greater of Mumbai

CHE/ No: CHE/14548/DP/Gen Dated ~~07.2017~~ 22.08.17

CIRCULAR

Sub : The policy guidelines to allow the area covered by Staircase/lift wells including lobbies as specified in D.C. Reg. 35(2)(iv) & modification in clause no. (B) 12 of the policy circular u/no.CHE/22276/DP/Gen Dtd. 12.01.2012

Ref: Circular u/no. CHE/22276/DP/Gen Dtd. 12.01.2012

Preamble :

The area of staircase/lift wells including lobbies are allowed ~~free~~ of FSI as per the provisions of sub-clause 35(2)(iv) of modified DCR 1991 and as per the clause no. (B)12 of present policy guidelines circular u/no. CHE/22276/DP/Gen dtd. 12.01.2012.

The provision of sub-clause 35(2)(iv) of DCR 1991 read as follows:

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."

In the above DCR provisions, the lobbies as specified shall be allowed free of FSI. To specify the lobby area, the policy was framed & circulated.

The clause no. (B)12 of the policy circular u/no. CHE/ 22276/ DP/ Gen Dtd 12.01.2012 for allowing the area covered under staircase, lift wells including lobbies is as under:-

Clause no. (B)12:

As per modified D.C. Regulation 35(2)(iv), areas covered by staircases/lift wells including lobbies as specified shall not be counted in F.S.I with special written permission of the Commissioner, subject to the payment of premium. Premium is payable except for areas covered under D.C. Regulations 35 (2) (iii). Accordingly, the following shall not be counted in F.S.I with special written permission of the M.C. by charging premium at 25% of the Stamp Duty Ready Reckoner rates for developed land as per prevailing policy,

- a) Lobby in front of lift/s, equivalent to the depth of the lift.
- b) Lobby in front of the staircase/s, equivalent to width of the stair flight.

c) Not more than 1.5 mt. long lobby in front of smoke vent (window) provided only between the lifts/ staircase equivalent to depth of the lift. However, such lobby shall not be allowed free of FSI, if it abuts habitable area.

MCHI CREDAI, has represented in writing that in view of the provision of the DCR 35(2)(iv), the entire length of the passages/lobbies should not have been counted in FSI but may be permitted free of FSI by charging premium at 25% of the stamp duty Ready Reckoner rates for the developed land, since DCR 35(2)(iv) does not specify any restriction on the area which should not have been counted in FSI.

After due consideration, it was decided to modify the clause no. (B)12 of policy circular u/no. CHE/22276/DP/Gen Dtd 12.01.2012 as below:-

1. Modified Clause no. (B)12:

As per modified D.C. Regulation 35(2)(iv) areas covered by staircases/ lift wells including lobbies as specified shall not be counted in F.S.I with special written permission of the Commissioner, subject to the payment of premium. Premium is payable except for areas covered under D.C. regulations 35 (2) (iii).

Accordingly,

- I. The areas covered by staircases/lift wells shall not be counted in F.S.I with special written permission of the Municipal Commissioner by charging premium at 25% of the Stamp Duty Ready Reckoner rates for developed land as per prevailing policy.
- II. The following area comprised of Lobby/Lobbies shall not be counted in F.S.I with special written permission of the Municipal Commissioner by charging premium at 25% of the Stamp Duty Ready Reckoner rates for developed land as per prevailing policy,

(i) For buildings having height up to 24 meters,

- a) Lobby in front of lift/s, equivalent to 1.25 times the depth and 1.25 times the width of the lift.
- b) Lobby in front of the staircase/s, having depth and width equivalent to 1.25 times the width of the stair flight.
- c) Not more than 1.5 mt. long lobby in front of smoke vent (window) provided only between the lifts/ staircase equivalent to 1.25 times depth of the lift. However, such lobby shall not be allowed free of FSI, if it abuts habitable area.

1219

(ii) For buildings having height up to 70 meters,

- a) Lobby in front of lift/s, equivalent to 1.5 times the depth and 1.5 times the width of the lift.
- b) Lobby in front of the staircase/s, having depth and width equivalent to 1.5 times the width of the stair flight.
- c) Not more than 1.5 mt. long lobby in front of smoke vent (window) provided only between the lifts/ staircase equivalent to 1.5 times depth of the lift. However, such lobby shall not be allowed free of FSI, if it abuts habitable area.

(iii) For buildings having height above 70 meters,

- a) Lobby in front of lift/s, equivalent to 2.0 times the depth and 2 times the width of the lift.
- b) Lobby in front of the staircase/s, having depth and width equivalent to 2.0 times the width of the stair flight.
- c) Not more than 1.5 mt. long lobby in front of smoke vent (window) provided only between the lifts/ staircase equivalent to 2.0 times depth of the lift. However, such lobby shall not be allowed free of FSI, if it abuts habitable area.

Note: For guidance the sample sketch for a building having height more than 70 m. is attached herewith.

New Clause No.B(13)

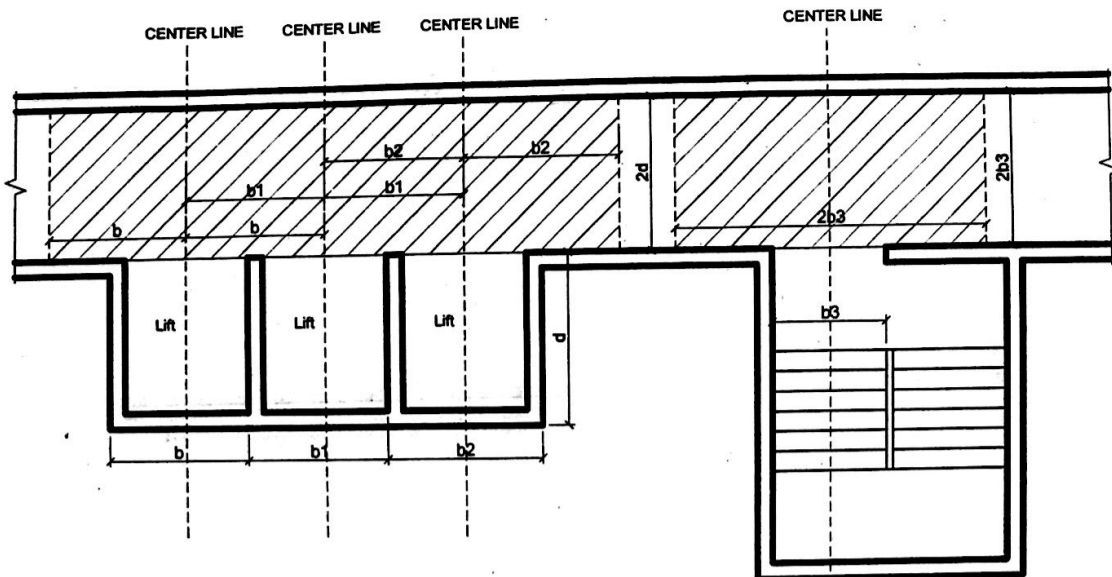
1. The wall thickness may be included in the area of lift/staircase for claiming the same free of FSI if it is not abutting to any habitable area.
2. If staircase/lift is abutting to habitable area, then the minimum thickness of wall to be considered in FSI shall be 230 mm for brick masonry wall & 150 mm in case of RCC wall.
2. This modified circular will be applicable to all ongoing proposals for which Occupation Certificate is not granted.
3. The area generated due to allowing above such area free of FSI for the under construction buildings can be allowed to be utilised in the same building or on any other building in the plot/ layout.

The area covered by staircase/ lift wells including lobbies will be allowed free of FSI as per above guidelines and same shall be followed by all concern.

Acc :- Three Typical drawings
[Signature]
(S.P. Darade)
Ch.E.(DP)

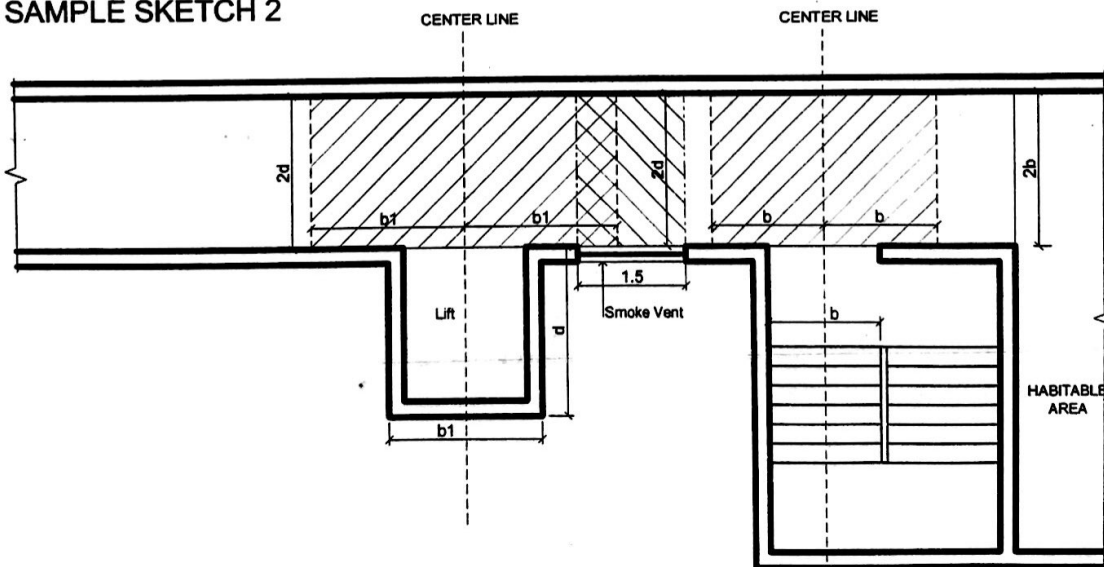
[Signature]
(Ajoy Mehta) 16/8/12
Municipal Commissioner

SAMPLE SKETCH 1



FOR BUILDING WITH HEIGHT MORE THAN 70 MT.

SAMPLE SKETCH 2



FOR BUILDING WITH HEIGHT MORE THAN 70 MT.

31.7.17
Ch.E(DP)