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Ref. No. MCHI/PRES/24-25/224
Date: 13/1/2025

To,
Dr. Bhushan Gagrani (I.A.S.),
Municipal Commissioner,
Brihanmumbai Municipal Corporation,
Fort, Mumbai - 400 001



Subject: Representation for Modification in DCPR 2034 -1) Regulation 37(28) under Section 154 of the MRTP Act for Enhancement of Fitness Center Area and 2) To expand user permitted in Fitness center as per Reg 2(59) and 3) To clarify Provision for Additional Lobby Space on top of podium as per 31(1)(xxi).

Respected Sir,

We, on behalf of stakeholders involved in large-scale and high-rise developments in Mumbai, wish to propose amendments /Clarification to the Development Control and Promotion Regulations (DCPR) 2034 as detailed below. Our representation focuses on enhancing the provision of lifestyle amenities and facilitating efficient architectural planning for such developments.

Proposal 1: Increase in Fitness Centre Area from 2% to 4% of permissible BUA free of FSI

- **Current Provision:** Regulation 37(28) allows a fitness centre to occupy up to 2% of the Built-Up Area (BUA) free of FSI.
- **Proposed Amendment:** Increase the allowable fitness centre area from 2% to 4% of the BUA free of FSI.
- **Rationale:**
 1. With the increasing emphasis on health and wellness, providing larger and more accessible fitness centres within residential and commercial developments aligns with the aspirations of Mumbai's citizens for a better lifestyle.
 2. The enhancement will accommodate multiple users simultaneously, ensuring an inclusive and holistic approach to fitness and wellness.
 3. Allow fitness centres to be located at multiple levels within the development to optimize space utilization and improve accessibility

Proposal 2: To Expand list of users permitted in Fitness centre /yogalay as per Reg. 2(59) to be considered for approval Hon M.C. Sir

As Per reg 2(59) definition of "Fitness centre/Yogalaya in a building" means and includes the built- up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga, reading and such other activities as may be permitted by the commissioner from time to time

Sir, as per advice taken from stake holders we have suggested following users be permitted in fitness/ Yogalay space within 4% user permitted approx, the tentative list is proposed below and can be modified by BMC from time to time

Indoor Amenities

1. Fitness Center/Gym
2. Yoga and Meditation Room
3. Aerobics Studio

Maharashtra Chamber of Housing Industry

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4. Spa and Sauna
5. Indoor Swimming Pool
6. Health Café
7. Home Theater/Private Screening Room
8. Multipurpose Hall/Party Hall
9. Co-Working Spaces
10. Library/Reading Room
11. Squash Court
12. Pool/Billiards Room
13. Table Tennis Room
14. Indoor Badminton Court
15. Card Room
16. Carrom and Chess Room
17. Hobby Rooms (e.g., art, pottery)
18. Dance Studio
19. Virtual Gaming Room
20. Kids' Activity Room
21. Music Room
22. Simulation Golf Room
23. Private Meeting Rooms
24. Daycare/Crèche
25. Spa Treatment Rooms
26. Hydrotherapy Room
27. Indoor Rock Climbing Wall
28. Arcade Gaming Zone
29. Senior Citizen Lounge
30. Medical Clinic/First Aid Center
31. Pharmacy
32. Business Lounge
33. Convenience Store
34. Community Kitchen/Dining Room
35. Indoor Cycling Studio
36. Technology/IT Support Center
37. Virtual Reality Zone
38. Meditation Pods
39. Indoor Basketball Shooting Area
40. Photography Studio
41. Indoor Pet Play Zone
42. Mini Bowling Alley
43. Lounge with Library
44. Coworking Pods
45. Centralized Waste Management Room
46. Laundry Facility
47. Concierge Desk
48. Indoor Atrium/Lobby
49. Emergency Control Room
50. Art Gallery/Exhibition Space

Proposal 3: Provision for Additional Lobby Space on top of podium as per 31(1)xxi and read with

- **Current Provision:** There is no explicit provision for additional lobby space at the podium level in the context of large-scale or high-rise developments, although it is permitted at the ground level.

- **Proposed Amendment:** Allow for an additional lobby area above the podium level in large-scale and high-rise developments. Entrance lobbies in stilted portions above the podium level should have a height not exceeding 7.2 meters, or a height equivalent to two floors, or the height of the stilt, whichever is greater. This should be free of FSI to facilitate drop-offs and improve architectural planning features.
- **Rationale:**
 1. Large-scale developments and high-rise buildings necessitate additional lobby space above podium levels to manage footfall, enhance operational efficiency, and provide adequate circulation areas.
 2. Providing spacious entrance lobbies above the podium level will allow better management of vehicular and pedestrian traffic, creating a seamless and efficient drop-off experience.
 3. This provision will improve the architectural functionality of developments and provide an aesthetically pleasing and practical design for residents and visitors.

We believe these amendments /Clarification are essential for ensuring that Mumbai's urban development continues to cater to the evolving needs of its residents while maintaining the highest standards of planning and functionality. These changes will promote a better quality of life, efficient utilization of space, and sustainable urban development.

We request your esteemed office to consider our representation and initiate the process of incorporating these modifications into DCPR 2034 under the 154 Directive of the MRTP Act for proposal 1 and 3 and Proposal no 2 may be approved by Hon MC sir as per Reg. 2(59). Sir, we are confident that these measures will have a positive impact on the city's development landscape.

Thanking you in anticipation.

Yours sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

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