

MUNICIPAL CORPORATION OF GREATER MUMBAI

## OFFICE OF THE CHIEF ENGINEER DEVELOPMENT PLAN

No. ChEng/DP/ 2401/Gen of 30/07/2020

Sub.: - Policy for allowing development of residential plot with smaller width of abutment to public street/road

- Ref:- 1) The then Hon'ble M.C.'s note sheet in CHE/WS/5576/H/East/NEW dt.24.4.2019 (pg. C-123)
- 2) Report of this office dt. 07.01.2020 at pg. N-3/N-4.
- 3) CFO's remarks dt. 17.03.2020 at pg. N-5/N-8
- 4) This office's note dt. 23.04.2020 at pg. N-9

Reference is requested to the case of Architect Shri Arun Kumar Dubey who has submitted proposal for required concession for proposed redevelopment of existing residential building known as 'Royal Dimond Park CHSL' at Kolkalyan, Santacruz (E) for Hon'ble M.C.'s approval on 23.04.2019 and Hon'ble M.C.'s remarks i.e. "for the present, the proposal is approved assuming that there is only a 6.0 m access, without allowing TDR/Premium FSI as per DCPR2034. Please formulate the policy on how to deal with pipe access to the building."

In the instant case, the plot u/r abuts 9.15 wide existing road with 6.10 m pipe access according to shape of plot/CTS (i.e part of CTS). Length of pipe access is 23.33 m which is shown in the plan at pg. no. C-129. Architect has claimed the TDR in this case. After receipt of the remarks from Hon'ble M.C., proposal of piped access less than 9m in other cases were not processed for approvals with benefit of TDR.

In many cases the proposals were not processed for the want to formulate the policy on how to deal with pipe access to the building. In this regards, various representations were received from public representatives, Developers Association, Architects and PEATA. Copies of representation/request letters are enclosed herewith for kind perusal. (page No. C-1 to C- 121) and also in **Bunch 1** kept below.

There are many cases where plot/s abut public street/road. However, width of abutment to such public street/road is smaller than 9.00m. There are various cases where width of abutment of two or more plots combinely provide access to buildings in the plots from public street/ road.

Provisions with respect to requirement of access to any plot are very clear in DCPR'34 and are not dealt herewith. However, where plot abuts the public street/ road, but width of abutment is less than 9.00m will be processed as per the policy herewith.

Accordingly, report was submitted to Hon MC vide pg. N-3/N-4 and CFO's remarks were received at pg. N-5/N-8. These were incorporated and report as at pg. N-9 was submitted with correction if draft policy. During presentations on 13.07.2020, Hon. MC instructed to review the draft policy by reducing the discretions. Accordingly, officers of Fire Dept and DP discussed the issues related to fire requirements. Accordingly, changes in requirement of CFO are included in the draft policy at pg. C-259/C- 263.

Subsequently points were discussed on 27<sup>th</sup> July 2020 with Jt.MC (MCO), CFO, EE(MCO) and undersigned. The draft policy is accordingly corrected and attached at pg. C-281/C-289.

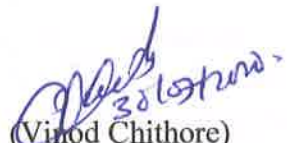
As per provisions of Reg. 30/Reg.32, FSI/TDR permitted is reckoned from the width of the public street / road to which plot abuts. In these cases since plot is abutting public street/road, FSI/TDR will be permitted based on the width of the public street/road to which the plot abuts irrespective of width of abutment of the plot.

In view of above, Hon'ble M.C.'s consideration and approval is requested to 'A' above and policy guidelines at pg. C- 281/C-289 for approval please.

On receipt of approval, policy will be circulated to all concerned including stake holders.

Submitted please.

Acc: 2(S.F)  
▷ Pages: 1 to 207  
▷ Pgs: 1 to 15

  
(Vinod Chithore)  
Ch.Eng.(D.P.) & DMC (SE)

(I. S. Chahal)  
Hon'ble M.C.  
Sir,

बृहन्मुंबई महानगरपालिका  
आयुक्तांचे कार्यालय

30 JUL 2020

समय ११, १२, १३, १४,  
१५, १६, १७, १८,  
क्रमांक MCP/3107

31/7-20  
Municipal Commissioner

Ch.E.DP

बृहन्मुंबई महानगर पालिका  
प्रमुख अभियंता (विकास नियोजन)  
यांचे कार्यालय

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१२	४
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२	६

31 JUL 2020

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क.प्र.अ./दि.नि./

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ना. अ.धि.	टिडीभार	लेखा	आस्था

DPCEL DDT  
Pl. circulate immediately  
Ch. Engineer (DP)  
& D. M. C. (Spl. Engg.)

(Acc 2S fin 15)

Cir No. CHE/DP/128/Gen

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

2020-21

**OFFICE OF THE CHIEF ENGINEER DEVELOPMENT PLAN**

No. ChEng / DP / 3310 / Gen. of 3107/2020

**CIRCULAR**

Sub.: - Policy for allowing development of residential plot with smaller width of abutment to public street/road

There are many cases where plot/s abut public street/road. However, width of abutment to such public street/road is smaller than 9.00m. There are various cases where width of abutment of two or more plots combinedly provide access to buildings in the plots from public street/ road.

Representations were received to consider such cases for allowing development on such plots.

Provisions with respect to requirement of access to any plot are very clear in DCPR'34 and are not dealt herewith. However, where plot/s abuts the public street/ road, but width of abutment of plot/s is less than 9.00m will be processed as per the policy herewith.

**A. For residential building having height less than 15m, Fire Safety requirements :-**

**Whenever plot/s partly abut public street/ road of width 6.00m or more and width of such abutment and/or approach is min. 3.60m for entire length, as the width of approach of 3.60 m width is not sufficient for fire appliances to reach up to the proposed building the fire appliances will be parked on the main road / public street and further firefighting operations will be carried out manually and with the help of inbuilt fire safety measures as recommended below -**

1. Approach to proposed building from public street / road shall not be less than 3.60 mtrs. wide.
2. The clear open space of the proposed building from plot boundary in alignment of approach shall be minimum 3.60 mtrs. (Sketch attached)
3. The said public street/road of minimum 6.00 mtrs. width shall be connected to another road having width of minimum 6.00 mtrs for easy manoeuvrability of fire appliances in case of an emergency. Traffic department's / traffic consultant's certificate to that effect shall be submitted along with proposal.
4. The length of the approach from the main road to the point from where, the plot widens to full width within plot/s, shall not be more than 100 mtrs.
5. Down Comer of internal diameter 10 cms. of G.I. "C" class pipe along with booster pump of 450 lpm capacity shall be provided in the duct or niches adjoining the staircase with hose reel at each floor & on ground floor. Pressure reducing discs or orifice shall be provided at lower level so as not to exceed pressure of 5.5 kgs/sq.cms. The riser shall be extended upto topmost floor/ terrace level & shall be installed such that it will not reduce the flight width of the staircase.
6. A fire service inlet on the public street / main road side as well as on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the rising mains of Down Comer.
7. Minimum two courtyard hydrants shall be provided within the confines of the site of the down comer in accordance with I.S. specification.
8. Smoke detectors shall be installed in Lift Machine room and Electric Meter room in accordance with I.S. specification.
9. The building shall be provided with manual fire alarm system with main control panel at ground floor level & pill boxes & hooter at each floor level. The same shall be in accordance with I.S. specification.

10. One fire extinguisher of 06 kgs capacity each with BIS Certification mark shall be provided in electric meter room, lift machine room & on each floor.
11. Over Head Water Storage Tank for firefighting purpose at Terrace Level of minimum 5,000 litres capacity is mandatory.
12. Staircase/s provided shall be having minimum width as per the provision of DCPR 2034.
13. Government approved Licensed Agency registered under The Maharashtra Fire prevention and Life Safety Measures Act, 2006 for fire safety measures (referred as Licenced Agency) shall be appointed. Schematic drawings pertaining to fire prevention & fire safety measures shall be submitted along with proposal by the Licenced Agency.
14. The self-declaration regarding the maintenance of all the fire-fighting measures provided in the building from the Licensed Agency minimum upto 03 years shall be submitted by the Owner/Occupier of the said building at the time of submission of building completion certificate in online single window system through AutoDCR and same shall be renewed time to time.
15. Certification from Licenced Agency regarding provision of all the fire-fighting measures in the building are from the approved Licensed Agency registered under The Maharashtra Fire prevention and Life Safety Measures Act, 2006 shall be submitted at the time of submission of building completion certificate as per Common Completion Application process as per EODB including joint site visit by concerned departments and issuance of completion will be followed.
16. Certification from Licenced Agency regarding provision of all the fire-fighting measures in the building are from the Licensed Agency registered under The Maharashtra Fire prevention and Life Safety Measures Act, 2006 shall be submitted at the time of submission of building completion certificate through single window system through AutoDCR
17. Certification from Licenced Agency regarding the maintenance of all the fire-fighting measures provided in the building initially for period of minimum 3 years, shall be submitted at the time of submission of building completion certificate through single window system through AutoDCR.
18. Undertaking regarding the maintenance & to keep the entire fire service inlet as well as all other firefighting installations / equipment in good working condition all the time shall be submitted by the Owner/Occupier of the building as per Section 3 of The Maharashtra Fire Prevention & Life Safety Measures Act-2006 and Form B shall be submitted in the month of January & July to Fire Brigade Department as per the provisions of Sec 3 of Maharashtra Fire Prevention & Life Safety Measures Act.

**B. Residential building having height 15 m and above up to 32 m –**

**Whenever plot/s partly abut public street/ road of width 6.00m or more and width of such abutment and/or approach is min. 3.60m for entire length, as the width of approach of 3.60 m width is not sufficient for fire appliances to reach to the proposed building the fire appliances will be parked on the main road / public street and further firefighting operations will be carried out manually and with the help of inbuilt fire safety measures as recommended below -**

1. Approach to proposed building from public street / road shall not be less than 3.60 mtrs. wide.
2. The clear open space of the proposed building from plot boundary in alignment of approach shall be minimum 3.60 mtrs. (Sketch attached)
3. The said public street/road of minimum 6.00 mtrs. width shall be connected to another road having width of minimum 6.00 mtrs for easy manoeuvrability of fire appliances in case of an emergency. Traffic department's / traffic consultant's certificate to that effect shall be submitted along with proposal.
4. The length of the approach from the main road to the point from which plot widens to full width within plot/s shall not be more than 100 mtrs.

*Q. N. S.*

5. Minimum two lifts will be provided in such buildings, out of which one will be fireman evacuation lift with the requirement as per MGC/A/5801 dated 25.01.2018 and as per illustrative sketches attached. Fireman evacuation lift can be used as passenger lift unless in case of emergency.
6. Alternate supply shall be provided to Fireman Evacuation Lift, fire lift, fire pumps, sprinkler pump & jockey pump.
7. Wet riser-cum-down comer of internal diameter 10 cms. of G.I. "C" class pipe along with booster pump (900 lpm capacity) & fire pump (1400 lpm capacity) & sprinkler pump shall be provided in the duct or niches adjoining the staircase with single hydrant outlet and hose reel at each floor & on ground floor. Pressure reducing discs or orifice shall be provided at lower level so as not to exceed pressure of 5.5 kgs/sq.cms. The riser shall be extended upto topmost floor/ terrace level & shall be installed such that it will not reduce the flight width of the staircase.
8. A fire service inlet on the public street / main road side as well as on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the rising mains of Wet riser cum down comer system as well as sprinkler system
9. Automatic Sprinkler System shall be provided in the entire building including lift lobby, common corridor, each habitable room in each flat and other prominent areas.
10. Minimum two courtyard hydrants shall be provided within the confines of the site of the wet riser in accordance with I.S. specification.
11. Smoke detectors shall be installed in Lift Machine room and Electric Meter room in accordance with I.S. specification.
12. The building shall be provided with manual fire alarm system with main control panel at ground floor level & pill boxes & hooter at each floor level. The same shall be in accordance with I.S. specification.
13. One fire extinguisher of 06 kgs capacity each with BIS Certification mark shall be provided in electric meter room, lift machine room & on each floor.
14. For firefighting purpose Underground water storage tank of minimum 50,000 litres capacity & Overhead water storage tank of minimum 20,000 litres capacity is mandatory.
15. Staircase/s provided shall be of enclosed type having minimum width as per the provision of DCPR 2034 (Reg. 37, Table No. 16).
16. Fire Resistant Door having 01hour fire rating shall be provided at staircase, main entrance and kitchen of each flat.
17. Government approved Licensed Agency registered under The Maharashtra Fire prevention and Life Safety Measures Act, 2006 for fire safety measures (referred as Licenced Agency) shall be appointed. Schematic drawings pertaining to fire prevention & fire safety measures shall be submitted along with proposal by the Licenced Agency.
18. Certification from Licenced Agency regarding provision of all the fire-fighting measures in the building are from the approved Licensed Agency registered under The Maharashtra Fire prevention and Life Safety Measures Act, 2006 shall be submitted at the time of submission of building completion certificate as per Common Completion Application process as per EODB including joint site visit by concerned departments and issuance of completion will be followed.
19. The self-declaration regarding the maintenance of all the fire-fighting measures provided in the building from the Licensed Agency minimum upto 03 years shall be submitted by the Owner/Occupier of the said building at the time of submission of building completion certificate in online single window system through AutoDCR and same shall be renewed time to time.
20. Certification from Licenced Agency regarding provision of all the fire-fighting measures in the building are from the Licensed Agency registered under The Maharashtra Fire prevention and Life Safety Measures Act, 2006 shall be submitted at the time of submission of building completion certificate through single window system through AutoDCR.

21. Certification from Licenced Agency regarding the maintenance of all the fire-fighting measures provided in the building initially for period of minimum 3 years, shall be submitted at the time of submission of building completion certificate through single window system through AutoDCR.
22. Undertaking regarding the maintenance & to keep the entire fire service inlet as well as all other firefighting installations / equipment in good working condition all the time shall be submitted by the Owner/Occupier of the building as per Section 3 of The Maharashtra Fire Prevention & Life Safety Measures Act-2006 and Form B shall be submitted in the month of January & July to Fire Brigade Department as per the provisions of Sec 3 of Maharashtra Fire Prevention & Life Safety Measures Act.

**NOTE:**

(a) The proposals as mentioned above for the residential buildings upto height of 32 mtrs. with smaller width of abutment to public street / road as well as for any open space concession for the residential building below 32 mtrs. Due to hardship shall be strictly adhered to the fire safety measures at (a) 01 to 18 & (b) 01 to 22 above respectively & the compliance of the same shall be obtained from Licensed Agency as per the provisions of Maharashtra Fire Prevention & Life Safety Measures Act, 2006.

(b) No separate NOC from CFO needs to be obtained even if proposal involves relaxations due to hardships in open space other than open space insisted in the policy.

(c) The process to obtain completion certificate for compliance of fire will be as per EODB.

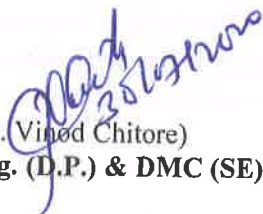
**C. Residential building having height more than 32 m –**

Whenever plot/s partly abut public street/ road of width 9.00m or more and width of such abutment and/or approach is min. 4.50m for entire length , as per reg. 12(2) read with Reg. 2 (IV) (75) of DCPR '34, all such proposals will be scrutinized by Fire Department with respect to access, staging area etc. & NOC/remarks regarding the same will be offered with justification by Fire Department, wherever required, approval of Hon. M.C shall be obtained.

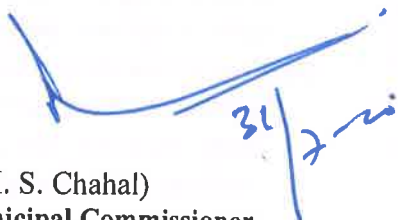
**Notes :**

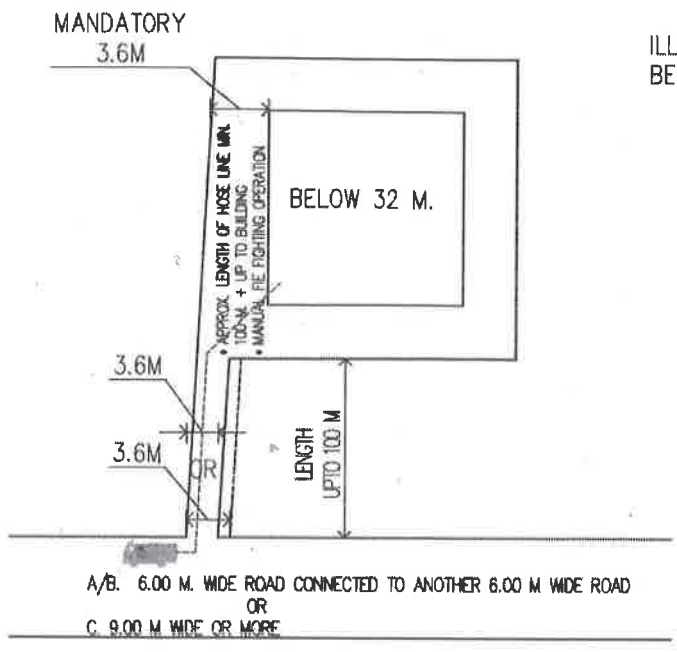
1. The word abutment and/or access to plot/s specified in paragraphs above, shall mean and include any narrow access which is a part / portion of same plot or any narrow access which includes a portion of other plot / plots or common access which is commonly used with any other adjoining plot / plots for common access. The width of abutment / access shall be considered as total width of abutment / access of the same plot as well as adjoining plot which is jointly used as common access by the plot holders.
2. List of Licenced Agency can be obtained from <https://www.mahafireservice.gov.in> by accessing Tab List of License Agency.
3. Where NOC is already issued by CFO before the date of this circular, building permissions shall be processed as per these NOCs.

Attached : Illustrative Sketches I to IV .

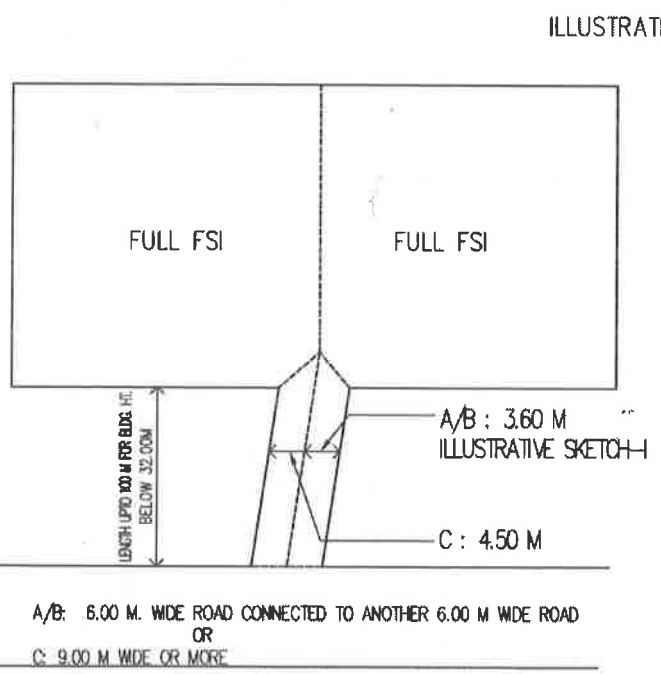
  
(Mr. Vinod Chitore)  
Ch. Eng. (D.P.) & DMC (SE)

  
(Prabhat Rahangdale)  
CFO / DMC (DM)

  
(I. S. Chahal)  
Municipal Commissioner



ILLUSTRATIVE SKETCH-I  
BELOW 32.00M



ILLUSTRATIVE SKETCH-II

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DY.CH.ENG. (DP) -1

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C.F.O

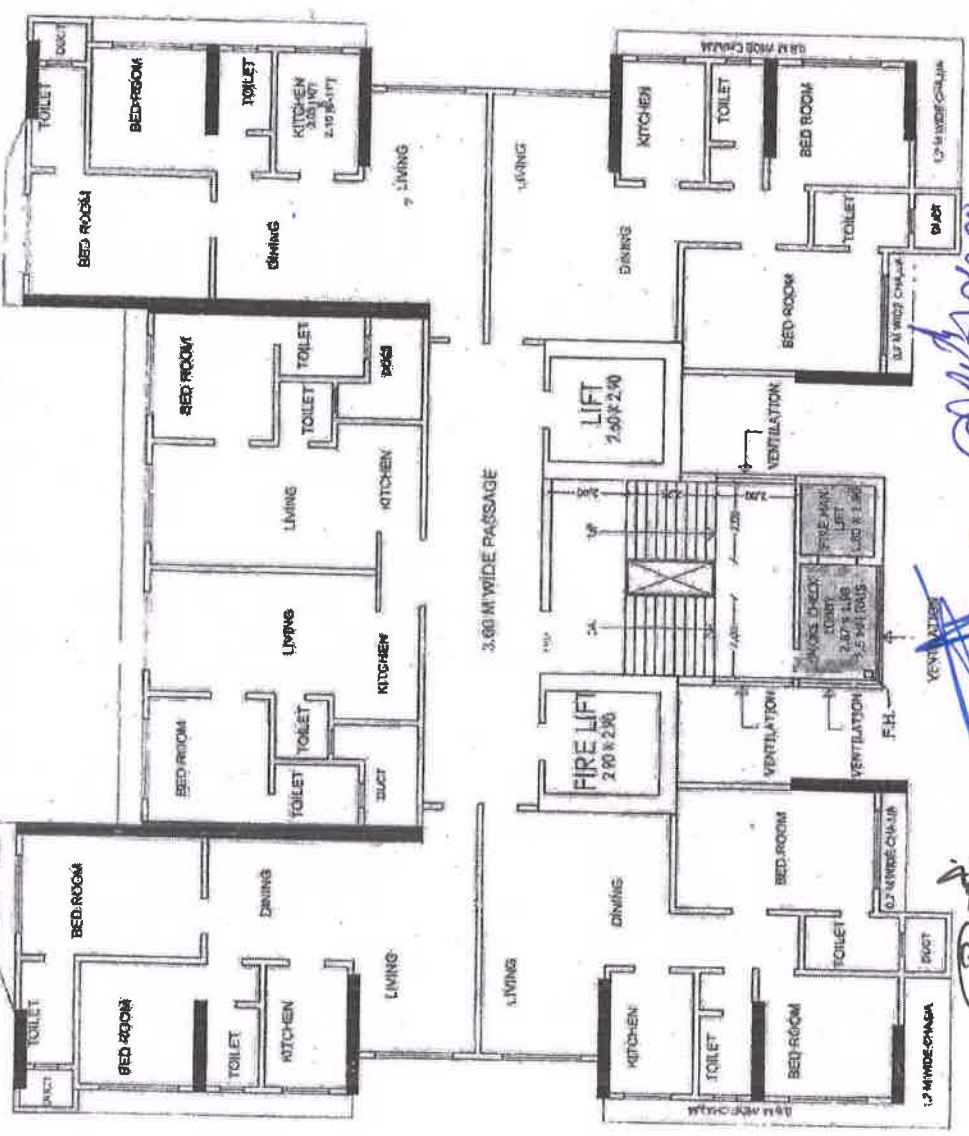
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CH.ENG.(DP) & DMC (SE)





ILLUSTRATIVE SKETCH-IV

**FIREMAN EVACUATION LIFT AT MIDLANDING**



*Cheng*  
 CH.ENG. (DP) & DMC (SE)

~~C.F.O.~~

*Cheng*  
 DY.CH.ENG. (DP) -1