

CIRCULAR

Subject: Grant of additional area of staircase, lift lobby free of F.S.I. as per circular u/no.ChE/DP/14548/GEN dated 22.08.2017

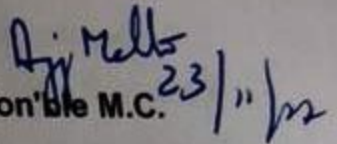
Reference:- ChE/14548 /DP/ GEN dated 22.08.2017

1. As per the provisions of DCR 35(2)(iv), the areas covered by staircase / lift wells including lobbies as specified excluding those covered under D C Regulation No 35(2)(iii) shall not be counted in F.S.I. with the special written permission of the Commissioner subject to payment of premium.
2. The policy circular u/no.ChE/22276/DP/GEN dated 12.01.2012 was circulated in this respect. Clause B12 of the said circular specifies method of calculating area of staircase, lift wells and specified lobbies free of F.S.I.
3. On various representations from MCHI, CREDAI, after due consideration, it was decided to modify the clause no. B12 of Policy Circular u/No.ChE/22276/DP/GEN dated 12.01.2012 and a revised policy guideline u/no.ChE/14548 /DP/ GEN dated 22.08.2017 were circulated.
4. As per the revised circular dated 22.08.2017, based on the height of building the areas of lobbies in front of staircase and lift to be granted free of F.S.I. were enhanced and also the mode of consideration of area of common wall between lift/staircase ^{free of FSI} was specified.
5. The proposals which were approved prior to 22.08.2017 & area of staircase, lift, lift lobby was granted free of F.S.I. as per DCR 35(2), due to circular dated 22.08.2017 such proposals envisaged increase in the area of staircase, lift lobby to be granted free of F.S.I.
6. The issue of seeking approval to the increased area of staircase, lift lobby free of F.S.I. compared to the earlier approved building proposals was discussed in the meeting held on 08.11.2017 in the conference hall of Hon'ble M.C. with PEATA/MCHI/NAREDCO and in order to streamline the process of approvals further, following policy guidelines are prepared—
 - (a) The proposal which were approved prior to 22.08.2017 for granting area of staircase, lift, lift lobby free of F.S.I. as per DCR 35(2) & the proposals which envisage increase in the area of staircase, lift lobby, free of F.S.I. as per circular issued u/no.CHE/DP/14548/GEN dated 22.08.2017, the same shall be approved by the

concerned Executive Engineer (Building Proposal) by charging premium as per policy subject to condition that no other concessions are required to be granted under 64(b) due to claiming of this area free of FSI.

(b) In such cases there should not be any addition to the number of floors or proposal of new staircase, lift areas with respect to the approval granted by Hon'ble M.C. for area of staircase, lift, lift lobby free of F.S.I.


Ch. Eng. (D.P.)


Hon'ble M.C. 23/11/22