

C-175

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/DP/ 110 / Gen dated 2019-20

**CIRCULAR DCPR2034 C-5**

**Sub:** The policy guidelines to allow the area covered by Staircase/lift wells Including lobbies as specified in D.C. Reg. 31(1)(iv) of DCPR 2034.

The area of staircase / lift wells including lobbies are allowed free of FSI by charging premium as per the provisions of Regulation 31(1) (iv) of Sanctioned DCPR 2034  
The provision of Regulation 31(1)(iv) of Sanctioned DCPR 2034 read as follows:

**31(1): Exemption from FSI:**

The following shall not be counted in FSI ;

*(iv) "Areas covered by Staircase/lift wells Including lobbies as specified, excluding those covered under D. C. Regulation No.31 (1) (iii) with special written permission of the Commissioner subject to payment of premium. "*

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

**1. Staircase / Lift / Lobbies:**

As per Regulation 31 (1) (iv) of sanctioned DCPR 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 Regulation 31 (1) (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 ASR (for FSI 1.00) for developed land.
- ii) 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 ASR (for FSI 1.00) for developed land.

**(I) For buildings having height up to 32 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 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.

**(II) For buildings having height more than 32 meters and 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.

**2. Wall thicknesses of the Staircase / Lift / Lobbies:**

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.
3. This Circular will be applicable to all ongoing proposals as per DCR 1991 as modified on 6<sup>th</sup> Jan 2012 for which Occupation Certificate is not granted and the proposals under DCPR 2034.
4. The area generated due to allowing such area as above 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.

**Notes:**

(a) The proposal which were approved prior to 01.09.2018 for granting the area covered by staircase/ lift wells including lobbies free of FSI as per Regulation 35(2) of DCR 1991 and the proposals which envisages increase in the area covered by staircase/ lift lobbies , free of FSI , as per this circular, 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) of DCR 1991 / 6(b) of DCPR 2034 due to claiming of this area free of FSI .

(b) In such cases there should not be any addition of the number of floors or any addition of new staircase/ lift wells including lobbies to be granted free of FSI with respect to the approval already granted by Hon'ble MC for area of staircase, lift , lift lobby free of FSI.

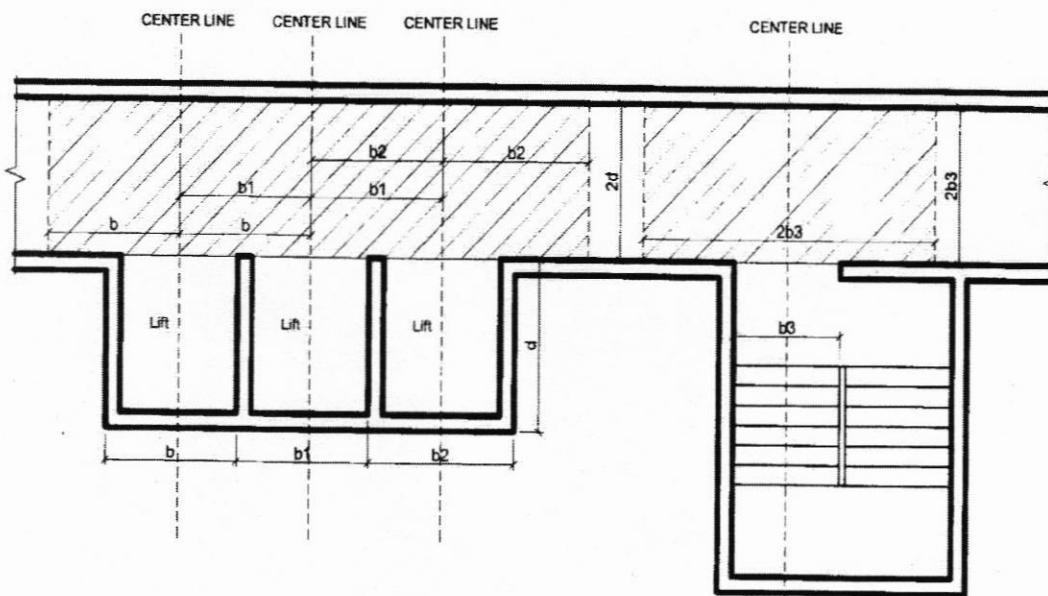
The area covered by staircase/ lift wells including lobbies will be allowed free of FSI as per above guidelines and same shall be followed by all concerned.

Acc : Sketch as mentioned above;

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30/01/2020  
CH.E.(D.P.)

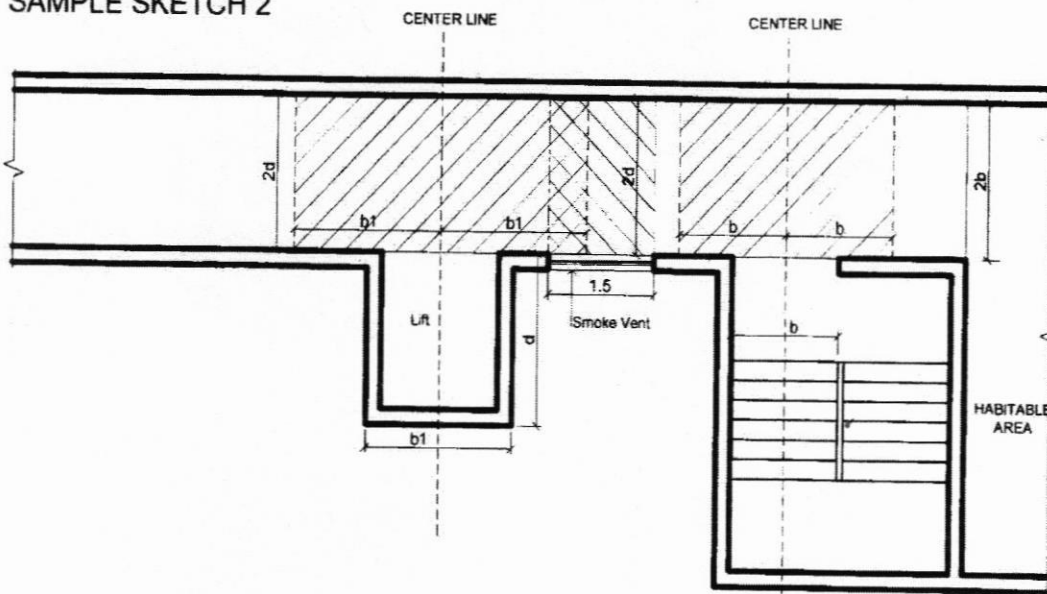
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MUNICIPAL COMMISSIONER

SAMPLE SKETCH 1



FOR BUILDING WITH HEIGHT MORE THAN 70 MT.

SAMPLE SKETCH 2



FOR BUILDING WITH HEIGHT MORE THAN 70 MT.

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30/01/2020  
C.H.E. (D.P.)

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MUN. COMMISSIONER.