

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

CIRCULAR DCPR2034 C-7

Sub : Policy guidelines for allowing construction of staircase/ staircase Lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase, lift core) up to the total proposed height of the building mentioned in the approved concessions on receipt of request from the concerned Architect/Developer.

The following guidelines will be implemented for allowing the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase, lift core) up to the total proposed height of the building mentioned in approved concessions where approval to a building/wing is proposed in multiple phases and on receipt of request from Architect/ Developer.

- 1) On receipt of the request from Architect/ Developer, the plans will be approved for the staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase, lift core) up to total proposed height of a building/wing for permissible full potential FSI as in approved concessions, in addition to the height which can be approved with available FSI in phase I of the Building /wing of the project on following conditions.
 - a. The premium for allowing staircase/ lift/ lift lobbies/staircase lobbies, free of FSI shall be recovered for such area at all levels before grant of CC for the staircase and lift core.
 - b. On request of Architect/ Developers for grant of C.C. for staircase/lift core same may be issued for construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (above staircase core) up to full proposed height as per total FSI proposed along with further C.C. beyond plinth on its merits.

- 2) Registered Undertaking-cum-Indemnity Bond for the Architect/ Developer shall be insisted before grant of CC for full proposed height of Core, stating that the precautionary measures of safety of structure and its occupants will be provided and undertaken during the constructions and in addition the structural engineers certificate will be insisted certifying that design of staircase and lift core will have seamless connection with balance RCC work which will be connected to the core after receipt of appropriate approvals.

- 3) The NOC from Civil Aviation and High-Rise Committee for proposed height and M.O.E.F. for the proposals affected by CRZ and or for the proposed construction area more than 20,000 sq.mt. (i.e. Total BUA to be consumed on plot as per approved concession) shall be insisted before grant of C.C. wherever applicable,

No instalment facility will be granted in respect of the area comprised in the staircase and Lift core for which CC is requested.

The portion of staircase core will be removed by the Developer at his risk and cost within 30 days if the plans of upper floors are not feasible to be approved in future for any reasons and registered undertaking to that effect shall be insisted before granting C.C.

The amount of premium recovered by allowing staircase/ staircase lobby lift/ lift lobby area free of FSI shall not be refunded or adjusted against any other payment in future. The registered undertaking to that effect shall be insisted from the Developer before grant of C.C for Core area.


CH.E (DP)


MUNICIPAL COMMISSIONER