

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

CIRCULAR DCPR2034 C-6

Sub: The policy guidelines for allowing internal staircase, internal lift of duplex / triplex / multi-level single units in residential building free of FSI.

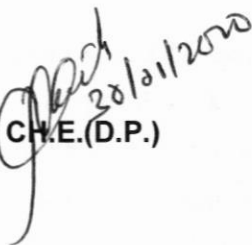
There is provision in D. C. Reg. 31(1)(iv) to allow areas covered by staircase / lift including lobbies as specified, excluding those covered under D.C.Reg.31(1)(iii) with special written permission of the Commissioner subject to payment of premium. There is no policy provision to allow the internal staircase for residential duplex / triplex flats or non-residential duplex/triplex units

To streamline the process of allowing internal staircase / lifts for duplex / triplex tenements in Residential, following guidelines are now issued as per provision of sanctioned D.C.P.R. 2034

- 1) The minimum 0.90 mt. width of the internal staircase of proposed duplex / triplex / multilevel single units shall be insisted.
- (2) The minimum size of internal lift 0.75 X 0.75 mt. and maximum size of 1.25 X 1.25mt. shall be allowed within the units.
- (3) (a) The area of internal staircase (except spiral internal staircase) of duplex / triplex / multilevel single units at base level which is usable with minimum head room of 1.80 mt. shall be counted in FSI and the remaining area of internal staircase at base level and the area of internal staircase at all upper floors of the proposed duplex / triplex / multilevel single units of the building only will be allowed free of FSI by charging 100% premium at ASR (for FSI 1.0)
- (b) The area of spiral internal staircase only shall be allowed free of FSI at base level as well as on all upper floors by charging 100% premium at ASR (for FSI 1.0)
- (c) Provided that the area of entire proposed staircase shall be kept open at all upper floors, if some portion on upper floors are proposed to be covered, the area of the same shall be counted in FSI.
- (4) Only one internal staircase or internal lift or staircase with internal lift per unit will be allowed as stated above.
- (5) The lift lobby and staircase lobby at floor level (i.e. floor landing of staircase & lift) at each floor of duplex / Triplex / multi level single unit will be counted in FSI being a habitable area of these units.
- (6) The Developer shall submit the declaration, certifying that the duplex / triplex / multi level residential unit will be a single unit and will be sold to the purchaser as a single residential unit and shall incorporate specific clause in agreement so that the duplex / triplex unit will remain as single residential unit & will not be misused by removing staircase.

- (7) While requesting for occupation certificate to the building by the Architect / Developer, the Architect has to invariably certify that, he has inspected the building and verified the construction and completion of internal staircase, lift or both of each duplex / triplex / multi-level single units at site as per approved plan and same shall be confirmed by concerned EE(BP) on site before granting part O.C / Full O.C. cum B.C.C.
- (8) The Architect has to clearly earmark the duplex / triplex / multi-level single units as a single unit on the plan to be submitted for approval / OCC cum BCC.
- (9) C.F.O. NOC shall be obtained for provision of internal staircase / lift proposed.
- (10) The special permission of Municipal Commissioner for allowing the area free of FSI shall be obtained as per provision in DCPR 2034.
- (11) Regular Main Entry to Duplex / Triplex / Multilevel Single Unit shall be allowed only at One floor and single fire escape door of max. 0.75 mt. width with opening at common lobby passage shall be allowed on *other floor/* floors provided that, the entire wall abutting to common passage / lobby shall be allowed with R.C.C. for all such fire escape doors.

These guidelines shall be applicable for fresh proposals and all the ongoing proposals where full O.C.C. is not yet granted.


20/01/2020
C.H.E.(D.P.)


MUNICIPAL COMMISSIONER