Key Conveniences to be provided in Parking / Other Common Areas of each likely 'Society' (except Retail development):

1. Driver's Room: Generally one driver's room is to be provided for every 1000 nos. of car parks (or part thereof). Room should be well lit. (not applicable in Casa Residential; can be shared between multiple societies in the same development).
    a. Equipment: Fan, Intercom, PA system which connects to the Security guard at the main entry, Chairs/benches (equal to 10% of the no. of car parks served). Beds equal to 1% of the car parks served (min. one), TV, 3-4 electrical sockets (for charging mobiles), and attached / adjacent/attached access toilet, Well lit. Toilet to be male only with size as per NBC norms assuming no. of users equal to 10% of the car parks which is being served by this toilet (+ if housekeeping staff is to use this toilet, a separate female toilet is also needed based on size to serve 50% of housekeeping staff)– max toilet size (M: 3 WC, 6 urinal, 3 basins F: 4 WC, 3 basins).
    b. Size: As needed, generally not less than 100 sq. ft. and not more than 500 sq. ft. (this shall be counted in FSI and hence, should be optimized)
    c. Location: if there are multiple wings in a development and multiple driver rooms, ensure that the driver rooms are spread out (not all located in one building).

2. Society-cum-FM office (attached toilet not needed if easily accessible within 5 minute walking distance). Ideally this office should be located close to the areas where the key service equipment is located (DG, HVAC etc.) but should also be reasonably accessible for residents / users. This office should also have a small store room located nearby for storage of key FM-related consumables. (also applicable to Retail developments).
    a. Equipment: Fan, One cabin (not needed in small or medium development), 2 workstations (only 1 needed in small or medium development), 2 (only 1 needed in small or medium development); Intercom, Moderately Lit.
    b. Size: As needed, generally not exceeding 200 sq. ft.
3. Security-cum-BMS room (in case there are electronic security features requiring monitoring and/or a BMS system in building), preferably located adjacent to Society-cum-FM office. (also applicable to Retail developments).
    a. Equipment: AC, Chair for one (or two, if large no. of screens) person, intercom, Well lit with lights placed in a manner to avoid glare on the screens.
    b. Size: As needed, generally not exceeding 200 sq. ft.
4. Changing room maintenance staff (housekeeping, security etc.), with). (also applicable to Retail developments).
    a. Equipment: Fan, Hooks on the wall for hanging clothes, One mirror, nearby accessible toilet (can be shared with Driver's room, if appropriate), Lockers (min. 24'' tall) – min. 5 to max. 50 nos. (based on discussion with FM), Well lit.
5. Service vehicle drop-off bay, with access to the service lift. (also applicable to Retail developments; can be shared between multiple societies in the same development).
6. Visitor Parking (As per policy, with min. 2 nos.) (can be shared between multiple societies in the same development).

7. Domestic Help / Staff toilet and shower facilities if the same is not provided in atleast 90% of the units. If the same is provided at periodic intervals in the mid-landing of the staircase, usage should alternate between a. WC + Basin and b. Shower with atleast one set of WC+Basin and Shower for every 20 units. In case they are provided at a single level, separate a. WC + Basin and b. Shower is to be provided, with capacity equal to NBC norms catering to 25% of the no. of units served. Separate male and female toilets are needed – max toilet size (M: 3 WC, 6 urinals, 3 basins, 4 showers F: 4 WC, 3 basins, 4 showers).
8. Landscape Stores (approx. 100 sq. ft.) – at the level where the major landscape is located or with easy access to that level.
9. FM stores (approx. 300-500 sq. ft.) – preferably on same level as the Society-cum-FM office.
10. Garbage room & Dumpster – as per the requirements and system decided in line with the 'Garbage Handling Guidelines'.
11. MEP areas like meter room, pump room, sub-station, water tank, DG etc.
12. Water outlet and appropriate provisions for filling buckets (cordoned off so that water spillage is minimized) to be provided such that no car park is > 500 m walking distance from any water outlet. At each outlet, no. of taps = min(approx. no. of car parks served / 100, 4).These water outlets are to be used to provide water for car washing using wet cloth.

FSI usage for such conveniences

It should be ensured that the total FSI consumed for these areas + any other non-saleable/leaseable areas eg. Club is no more than 0.5% (preferably 0%) of the total FSI of the relevant plant(s). This can be achieved by understanding the DC rules of the applicable area appropriately and ensuring that design is done bearing these in mind eg.

Following are available free of FSI in MCGM area:

- As per DCR 2034:
  - Club is allowed free of FSI upto 15% of the RG area (10% on ground and 5% on 1st floor) for resi development. Min. RG area has to be 1000 sm. Alternatively, 2% FSI + Fungible is allowed for fitness centre per society (a large development can have multiple societies) for resi development.
  - 20 sm of society office per society.
  - Electrical and fire duct of width not more than 0.45m and not abutting to habitable room. If needed, these can be made C shaped so that we get 0.45 m from all sides. Ideally accessed from passage itself so that no additional walkway/slab is needed within the duct.
  - Area of service duct abutting sanitary block, kitchen not exceeding 1.2 m in depth. In case of high rise height / width as per requirement and design approved by Commissioner but not exceeding 2.0m.
  - Water treatment Plant and, sewerage treatment plant as per MPCB.
  - Area covered by elevated/ underground water reservoir/tank, electric substation, distribution sub station, pump house, facility for treatment of wet waste in situ.

- Area of DG set at stilt and podium level as per dcr 37(31). This is also permitted in front and rear open space subject to CFO.
- Electric meter/ service utility having area 10 sqm per 50 tenement at basement/ ground/ stilt/ podium. In case of high rise meter room can be allowed on higher floor / every floor as per specific requirements of electric supply company.
- Refuse chute and garbage shaft as per reg 37(12).
- Area required for rain water harvesting, non- conventional energy system as per regulation.
- Area required for cooling towers/ chilling plant open to sky beyond required marginal open space or on terrace.
- Room with max area of 5 sqm at basement or on terrace for battery backup for solar heater and / or common lighting.
- AC plant room/AHU in basement.
- One toilet of 2.2 sm on each parking level for 200 cars or part thereof (also 2.2 sm servant toilets are allowed on each mid-landing, including podium levels).
- Canopy (no additional columns) or porch (with additional columns) which does extend to > 5.5 m from building line and height <=7.2 m.

Note: See (see 'Norms for deciding grouping of units for purposes of Society formation') to determine how many societies are likely to be formed in each development.