Guide to areas available free of FSI in Mumbai & Surrounding Areas for Residential Developments: Valid as on December 2009

BMC

Type of Free of FSI Area	**Restrictions / Requirements**
Passage connecting / accessing multiple units on a floor	a) Premium payable @ 25% of the RR rate. b) Maximum width of 1.8 mtrs.
Staircase	Premium payable @ 25% of the RR rate.
Lift Lobby, including Lift Well	Premium payable @ 25% of the RR rate.
Areas adjacent to lift opening	With depth equal to depth of lift shaft
Fire Escape Passage	a) Permitted along the outside periphery of the building, as a means of escape. b) Maximum width of 1.2 mtrs. c) Should be accessible from outside in case of fire. d) Not permitted in those parts of the building where elevation projection has been approved.
Elevation projections	a) generally used to create sundecks / open balconies b) Permitted as per discretion of Municipal Commissioner – currently permitted upto 1.2 mtrs. from building line
AHU Room	a) May be available on each floor / each apartment of fully air-conditioned building, based on required specified by HVAC consultant. b) Subject to maximum of 4% of FSI used on the floor.
Service Slabs	a) Available beyond those areas where plumbing pipes are passing (eg. Toilets, Pantry etc.) b) Generally permitted dept of 1.2 mtrs., after leaving avoid of 0.6 mtrs. from the room edge.
Terraces	a) Should be accessible from floor lobby / common staircase. b) Should be double height viz. no slab on the level immediately above the terrace
Society Office	a) At one place per building, subject to maximum of 20 sq. m.
(Tele) Communications room	a) At one place per building, subject to maximum of 20 sq. m.
Niches	Permitted below any window, immediately after the building line, up to a height of 1.2 m. from slab level and a maximum dept of 1.2 m.
Cupboard	Permitted on any dead wall, immediately after the building line, up to an average height of 1.65 m starting with a drop of 0.3 m from the slab level. Maximum permissible depth of 1.2 m.
Meter Room	Permitted free of FSI as per requirements of the utility company and electric distribution plan on every floor (or any higher multiple of floors)

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Type of Free of FSI Area	**Restrictions / Requirements**
Enclosed Balcony	a) On each floor, up to 10% of the FSI area consumed on that floor. b) Subject to min. room size restrictions c) Maximum depth of 2.4 m. d) Premium payable @ Rs. 2000-4000 per balcony.
Staircase	Premium payable @ 25% of the RR rate.
Lift Lobby, including Lift Well	Premium payable @ 25% of the RR rate.
Passage connecting / accessing multiple units on a floor	c) Premium payable @ 25% of the RR rate. d) Maximum width of 1.8 m.
Areas adjacent to lift opening	With depth equal to depth of lift shaft
Internal Lift (in multi-level apartments)	
Internal Staircase (in multi-level apartments)	
Elevation projections	c) generally used to create sundecks / open balconies d) Permitted as per discretion of Municipal Commissioner – currently permitted up to 1.2 m. from building line or 0.9 m. from balcony line.
AHU Room	c) May be available on each floor / each apartment of fully air-conditioned building, based on required specified by HVAC consultant. d) Subject to maximum of 4% of FSI used on the floor.
Servant Toilet	a) One toilet per floor, subject to maximum FSI area of 2.1 sq. m.
Service Slabs	c) Available beyond those areas where plumbing pipes are passing (e.g. Toilets, kitchen etc.) d) Generally permitted dept of 1.2 m., after leaving avoid of 0.6 m. from the room edge.
Terraces	c) Should be accessible from floor lobby / common staircase. d) Should be double height viz. no slab on the level immediately above the terrace
Double Height Room Areas	a) If a room is taken as having height greater than 4.2 m., its floor area is counted in FSI 1.5

	times. However, 50% of the floor area on the lower level, can be approved free of FSI on the upper level (as mezzanine), essentially meaning that we get 1.5 times floor area giving 1.5 times FSI, with 0.5 of that floor area having double height.
Gymnasium	a) At one place per building b) Maximum up to 2% of the FSI used c) Can be taken free of FSI only if clubhouse on RG is not taken
Society Office	a) At one place per building, subject to maximum of 20 sq. m.
(Tele) Communications room	a) At one place per building, subject to maximum of 20 sq. m.
Parking Space	a) Can also be taken on habitable floors, if parking lift of suitable size / speed is serving that floor
Meter Room	Permitted free of FSI as per requirements of the utility company and electric distribution plan on every floor (or any higher multiple of floors)
Niches	Permitted below any window, immediately after the building line, up to a height of 1.2 m. from slab level and a maximum dept of 1.2 m.