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2015 - 2016**

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Vimal Shah

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MCHI - CREDAI

Ref : MCHI/GEN/15-16/026
January 15, 2016

To

The Chief Engineer (DP)
Office of the Ch. Engineer (DP)
5th Floor, MCGM Head Office,
Mahapalika Marg, Fort,
Mumbai - 400 001.



Sub : Modifications proposed in elevation features to proposed buildings / under construction buildings of residential / commercial users.

Respected Sir,

In continuation to earlier Circular (enclosed as **Annexure A**) we request following modifications in guidelines.

Proposed Modification / Addition to Point No. 1)(b) : The regular parapet wall of 1.5mt. height without any opening shall be provided all over the periphery of building line at terrace level as per provisions of DCR

If any further increase, opening upto 25% will have to be proposed.

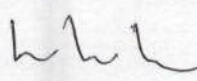
Proposed Modification / Addition to Point No. (2) : The elevation features upto 10% of height of building above terrace level as well as above water tank / LMR / Staircase room may be designed in any geometric shape subject to providing 60% opening / voids of the surface area of elevational treatment if proposed in RCC / brick work.

The same may be permitted without opening if proposed in GRC / Aluco cladding material which is not designed for any live load and is fixed on structural frame work.

Draft of the Circular is attached herewith for your reference.

Thanking you,

Yours faithfully,
For MCHI-CREDAI


Vimal Shah
Immediate Past President

Encl : As above

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MCHI-CREDAI

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel.: 4212 1421, Fax : 4212 1411 / 407 • Email: secretariat@mchi.net • Website : www.mchi.net

DRAFT CIRCULAR

MUNICIPAL COPORATION OF GREATER MUMBAI

No : Ch.Eng/DP/ /Gen dtd.

Sub : To allow elevational features to proposed buildings / under construction buildings of residential commercial users.

There are provisions in D.C. Regn. 30 for elevational treatments to be permitted in open space of the building. There is no such provision for elevation treatment on the terrace in the regulations. Requests from the Architects and Developers received for allowing such elevation treatments on terrace so as increase the aesthetic view of the building. Considering the requests and in order to improve the aesthetic view of the building in the city of Mumbai, it is decided to allow the elevation treatment at terrace on the building at prominent locations as per the following guidelines:

1) To allow parapet wall at terrace level of greater height upto 2.00mt. or more:

The parapet wall of greater height upto 2.00mt. for building upto 70.00mt., upto 5.00mt. for building having height from 70.00mt. upto 120.00mt. and parapet wall for building height above 120.00mt. with parapet wall of required height may be allowed on any two sides of the building in any space / any profile provided that:

- (a) the parapet wall above 1.15mt. (i.e. 0.85m for building having height than 70.00mt, 3.85 for building having height from 70.00mt. and height of parapet wall upto the for the building having height beyond 120.00mt. where there is a need of providing seismic damper as per the structural requirement of the building approved by High Rise Committee) shall be provided with voids / opening so that the area of such voids / openings / profile should not be less than 60% the surface area of parapet wall above 1.150mt.
- (b) The regular parapet wall of 1.15mt. height without any voids / opening shall be provided all over the periphery of building line at terrace level as per provisions of DCR.

Proposed Modification / Addition : *The regular parapet wall of 1.5mt. height without any opening shall be provided all over the periphery of building line at terrace level as per provisions of DCR.*

If any further increase, opening upto 25% will have to be proposed.

- (c) The parapet wall may be provided with or without decorative material or without cladding / bonds / cornices.
 - (d) Greater height of parapet wall shall only be allowed on topmost common of building / wing / wings and shall not be allowed on intermediate part terrace / pocket terraces / slopping terraces, podium / parking floors, refuge floors etc.
 - (e) For part terrace on topmost floor, the parapet wall upto the maximum height of floor height of the respective floor can be permitted along maximum two sides with voids in surface area not less than 75%, subject to 1(b) above
- 2) To allow elevational features / Dome like structures above water tank / lift machine room / staircase room:**
- The elevational features / Dome like structures upto 2.00mt. height for building upto 70.00mt. height 6.00mt. for building having height more than 70.00 to 120.00mt. and

beyond 120.00mt. the height may be allowed upto 9mt. in any geometrical shape above water tank / lift machine room / staircase room along the periphery may be permitted subject to providing 60% opening / voids of the surface area of elevation treatment / profile.

Proposed Modification / Addition : *The elevation features upto 10% of height of building above terrace level as well as above water tank / LMR / Staircase room may be designed in any geometric shape subject to providing 60% opening / voids of the surface area of elevational treatment if proposed in RCC / brick work. The same may be permitted without opening if proposed in GRC / Aluco cladding material which is not designed for any live load and is fixed on structural frame work.*

Apart from the proposed modification to existing Circular we would also like to request following clarification:

Terrace created due to various restrictions like railways etc., the same may be permitted if they are proposed 300mm. above slab level with slope of 1:5 (as shown in enclosed section).

3) To allow perogola at terrace slab level upto 2.00mt. beyond the building line.

The perogola at terrace slab level may be allowed subject to:

- a) The pergola project beyond building line shall not be more than 2.00mt.
- b) The pergola project shall not affect side marginal open space of 3.00mt. and front marginal open space of 1.5mt.
- c) Such pergolas shall be allowed only on top most common terrace of building / wing / wings.
- d) The pergolas shall not be allowed on part terrace / pocket terrace / slopping terraces.

4) To allow peripheral fins at podium level to camouflage stack parking at podium level.:

The peripheral fins may be allowed at podium level subject to-

- a) Min. 75% sse through opening area of proposed peripheral area shall be provided.
- b) The fins shall be provided with material such as Alco bond / fibre / aluminum sheets / FRP plastic / wooden panels.
- c) The fins with RCC, brick work, hallow blocks or any such construction material shall not be permitted.

5) To allow drop chhajja

The drop (down) chhajja of 0.10m to 0.15m thick may be allowed with 0.30m drop (down) on either sides opening provide that,

- a) The width of chhajja should be per provisions of DCR and
- b) The chhajja shall be at the level of min. 0.60m below the floor level shown in sketch No. 1.

6) To allow slant chhajjas:

The slant chhajjas as shown in sketch No. 2 may be allowed.

7) To allow drop chhajja of 1.20mt. with cut in between

The same may be allowed as shown in sketch no. 3

8) To allow cornices

The cornices upto 0.10 / 0.15mt. max. projection along the periphery of window / loop bottom at external wall / at the floor / midlanding level / terrace level / parapet top level, dead wall / staircase bay opening / may be allowed along with cornices to chhajjas as shown on sketch no. 4.

9) To allow elevation bands

The elevational bands of max. 0.75mt. width in the form of decorative / materials of max. 20mm thick including all fixtures / cement sand plaster of 20 mm thick may be allowed.

- 1) Elevational treatment at Sr. No. 1 & 2 may be permitted only on the building in prominent locations having width of access road more than 12.20m.
- 2) The elevational treatment shall not be counted in FSI. However, for the purpose of civil aviation, Heritage, Archaeology. High rise, etc. the height of building upto the topmost point of elevation treatment shall be taken into consideration.
- 3) Regd. Undertaking for not misusing the said elevation features shall be submitted by the Developer / owner.
- 4) The individual proposal shall be scrutinized by concern building proposal dept. and submitted for special sanction of Municipal Commissioner.
- 5) No pergola or horizontal roof type enclosure shall be allowed on terrace.
- 6) The detailed drawing showing plans, sections shall be submitted for approval.
- 7) The specific NOC from CFO shall be obtained for such proposed elevation features before processing the proposal for approval.

Ch.E(D.P.)

Municipal Commissioner