

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/DP/110 / Gen dated 20/9/20

CIRCULAR DCPR2034 C-10

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

There are provisions in Regulation 31(1) (xxx), 37(23), 42 of DCPR 2034 for elevation treatments to be permitted in open space of the building. However, for better aesthetic view of the building, it is decided to allow the elevation treatments at terrace level and for other parts of the building as per the following guidelines with the special permission of Municipal Commissioner.

1) To allow parapet wall at terrace level of greater height up to 4.50 mt / 6.50 mt. or more :-

The parapet wall of greater height up to 4.50 mt. for building up to 70.00 mt height, up to 6.50 mt. for building having height from 70.00 mt. up to 120.00 mt. and parapet wall up to 9.0 m for building height above 120.00 mt. Parapet wall of required height may be allowed on all sides of the building periphery in any shape / any profile provided that:-

- (a) The parapet wall above 1.50 m. (i.e. 3.00 m for building having height less than 70.00 m, 5.00 m for building having height from 70.00 mt. up to 120.00 mt. & height of parapet wall up to 7.50 mt. or up to top of LMR/ Water Tank Parapet Top whichever is higher with specific design requirement for a building having height beyond 120.00 mt. which may / may not include 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% of the surface area of parapet wall above 1.30 m. Such openings shall be at 1.30 m. level from terrace level & shall be of adequate size (width 1.5 mt. & height 1.5 mt.) from where person can be taken out or communicated through visual or oral easily,
- (b) The regular parapet wall of 1.50 Mt. height without any voids / opening shall be provided all over the periphery of building line at terrace level as per provisions of DCPR.
- (c) The parapet wall may be provided with or without decorative material with or without cladding / bonds / cornices / support structure. The material used for decorative purpose or for cladding shall be fire resistant as per NBC.
- (d) Greater height of parapet wall shall only be allowed on topmost common terrace of building / wing / wings and shall not be allowed on Intermediate part terraces / pocket terraces / slopping terraces, podium / Parking floors, refuge floors, etc.
- (e) For part terrace on topmost floor, the parapet wall up to the maximum height of Lift Machine Room / Water Tank Parapet Top whichever is higher can be permitted along all sides with voids in surface area not less than 75% subject to 1(b) and 1 (c) above.

- (f) The elevation features in the form of MS/RCC railing up to the height of 1.20 m from the finished floor at top of overhead tank shall be allowed along the periphery of overhead water tank for protection / safety.

2) To allow elevations / features / Dome like structures above water tank / Lift machine room / staircase room and at 4 corners of topmost terrace (reg. 31(1)(xxx)) :-

The elevational features / Dome like structures upto 4.00mt for building with height beyond 32.00 mt and upto 70.00 mt. height, 6.00 mt. for building having height more than 70.00 mt. to upto 120.00 mt. & upto 9.00mt for building height beyond 120.00 mt. may be allowed in any geometrical shape above water tank / lift machine room / staircase room along the periphery or at the four corners of topmost terrace may be permitted subject to providing 60% openings / voids of the surface area of elevation treatment / profile.

3) To allow pergola at terrae slab level up to 2.00 mt. beyond the building line :-

The pergola at terrace slab level may be allowed subject to-

- a) The pergola projection beyond building line shall not be more than 2.00 mt.
- b) The pergola projection shall not affect side marginal open space of 3.0 mt. and front marginal open space of 1.5 mt.
- c) Such pergolas shall be allowed only on top most common terrace of building / wing / wings.
- d) The pergola shall not be allowed on part terraces / pocket terraces / slopping terraces.
- e) The pergola shall not be allowed in 6 m side open access required for fire fighting vehicle as per Supreme Court order.

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

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

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

5) To allow drop chajja:-

The drop (down) chajja of 0.10 to 0.15 m thick may be allowed with 0.30 m drop.

6) To allow Slant chhajjas:-

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

7) To allow drop chhajja of 1.20 m with cut out in between:-

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

All above types of chhajjas shall be permitted with minimum level difference of 0.60 m from finished floor level up to top of chhajjas as shown in accompanying sketches.

8) To allow cornices:-

The cornices up to 0.10 / 0.15 mt. max. projection along the periphery of window opening, top / bottom and vertical at external wall, at the floor level / mid-landing 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 chajjas / cornices for parking floors /stilt :-

The chajja up to 0.60 mt. projection with level difference of 0.60 mt. or cornices up to 0.15 mt proposed at parking level shall be permitted.

10) To allow elevational bands:-

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

11) Crown on the building :-

The crown on the building with height of 70 mt. or more will be allowed with the height of 1/8th of the total height of the building above terrace, the crown profile selected will be allowed covering the entire terrace with 60% opening of all sides with the support system as per the design requirement and as approved by the Hon. M.C.

12) Platform for providing A.C. unit :-

The M.S. chequered plate platform of 1.20 mt. width and 2.0 m length with level difference of 0.6 m exclusively to provide A.C. units location for residential / non-residential building shall be allowed in service ducts and if provided at suitable location other than service duct then may be allowed with prior permission of Hon. M.C.

13) Connection of terraces of the wings of the building :-

The terraces of the wings of the building will be allowed to be connected at terrace slab level for the building if allowed by Hon'ble M.C. subject to following conditions :-

- (i) The area of such passage / extended terrace shall not be counted in FSI being extension to the terrace which is permissible free of FSI as per DCPR.
- ii) Necessary safety measures for taking care of light & ventilation, structural safety, fire safety & neighbourhood safety shall be taken during and after construction of such passages. Architect to submit complete details about steps taken for safety measures, details about ensuring adequate L/V in writing while putting up such proposal.
- iii) Greater height of parapet wall shall not be allowed for such passages/ extended terraces.

- iv) Maximum 1.50 mt. height of parapet wall in these portions shall be insisted as a safety measure of the occupants.
 - v) Necessary CFO NOC shall be insisted before approval of plans.
 - vi) This area shall be kept vacant & maintained open to sky & not be allowed for any other purpose.
- 14)** The following elevation features are proposed to be considered at Executive Engineer (B.P.) level for buildings having height up to 120 m and for buildings with height beyond 120 m the proposal will be submitted for approval of Ch.E.(D.P.) / Municipal Commissioner.
- a. To allow parapet wall at terrace level of greater height up to 2.00 mt. / 5.00 mt. as provided in reg. 37(23) of DCPR'34.
 - b. To allow elevation features / dome above water tank / lift machine room / staircase room depending upon the height of the building, as provided in reg. 31(10)(xxx) of DCPR'34.
 - c. To allow pergola at terrace slab level up to 2.00 mt. beyond the building line.
 - d. To allow peripheral fins at podium level to camouflage stack parking at podium level.
 - e. To allow drop chajja.
 - f. To allow slant chajja.
 - g. To allow drop chajja of 1.20 mt. with cut-out in between.
 - h. To allow cornices.
 - i. To allow elevational bands.

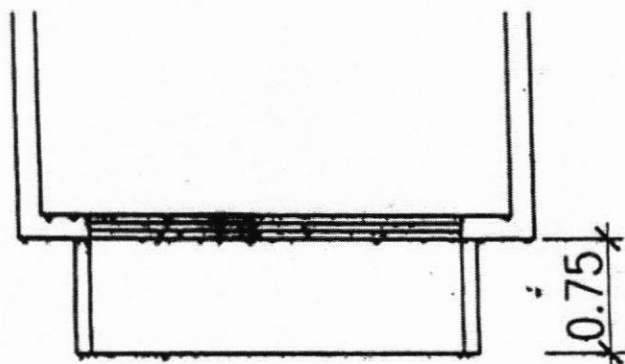
The other elevation features may be permitted by the Municipal Commissioner subject to following:

- 1)** Elevation treatment at Sr no 1, 2 may be permitted only on the building having width of access road more than 12 m.
- 2)** The elevation treatment shall not be counted in FSI. However, for the purposes of civil aviation, Heritage, Archaeology, etc. the height of building up to 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 scrutinised 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 drawings 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. Where, H.R.C. is obtained for full height, the structural stability from VJTI, IIT or SPCE for sr. no. 1, 2, 11 & 13 shall be obtained.

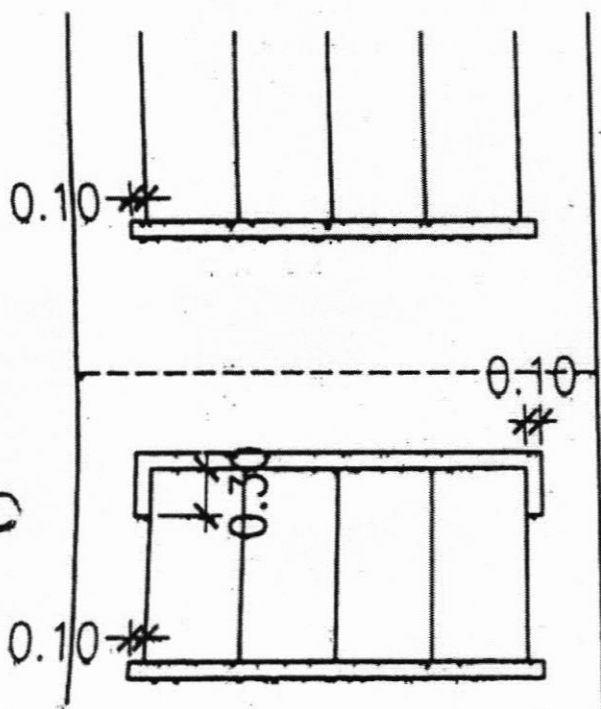
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CH.E. (D.P)

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MUNICIPAL COMMISSIONER

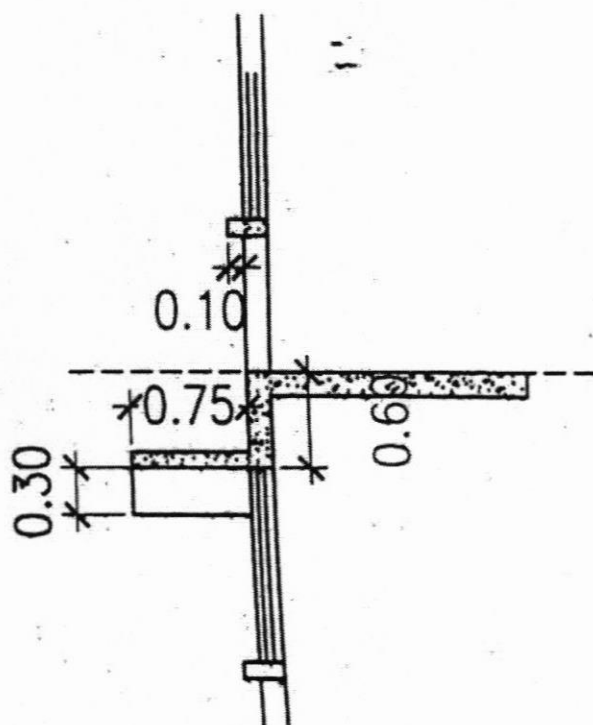
SKETCH NO. 1

PLAN

DROP CHAJJA



ELEVATION



SECTION

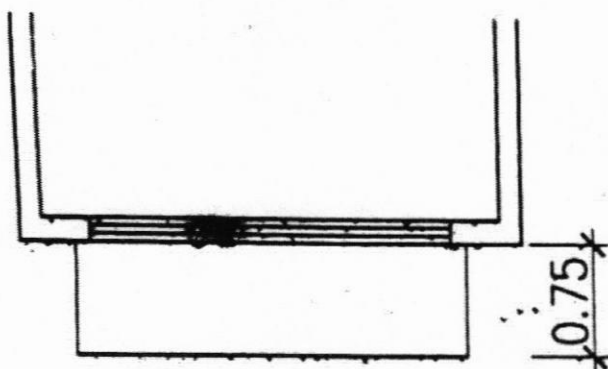
SKETCHES OF ELEVATIONAL PROJECTION

30/01/2020
C.H.E. (D.P.)

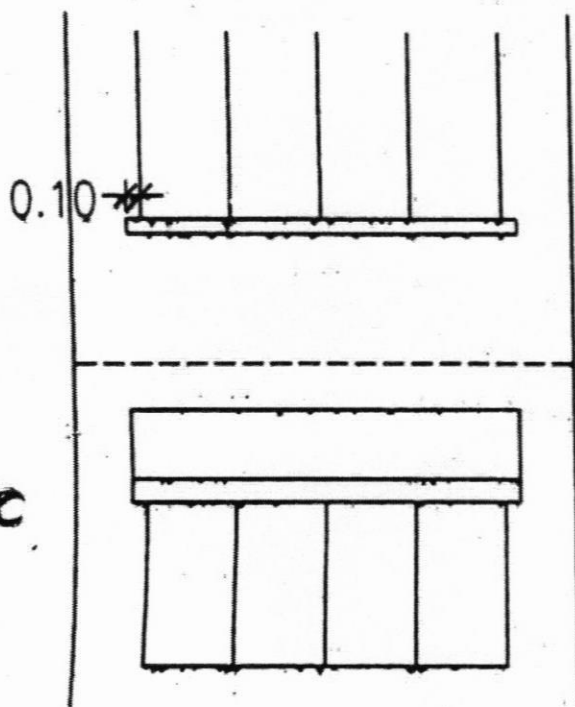
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MUN. COMMISSIONER.

SKETCH NO.2

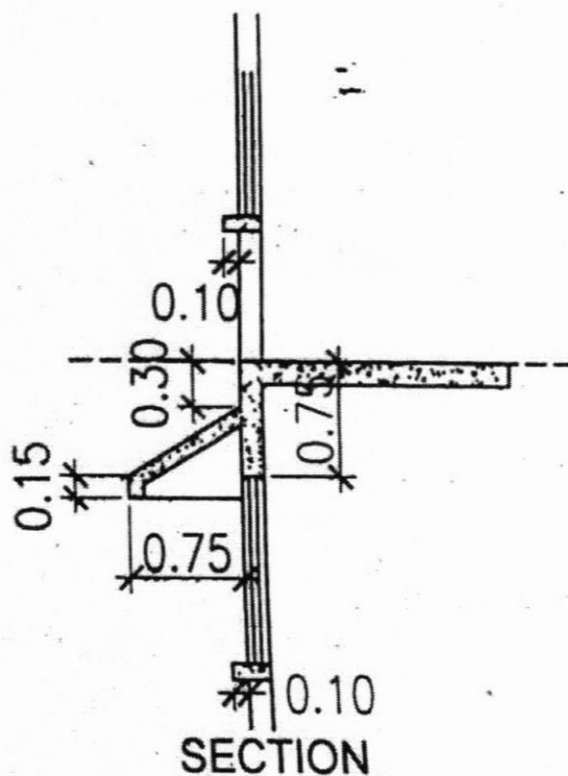
TO ALLOW SLANT CHAJJAS



PLAN



ELEVATION



SECTION

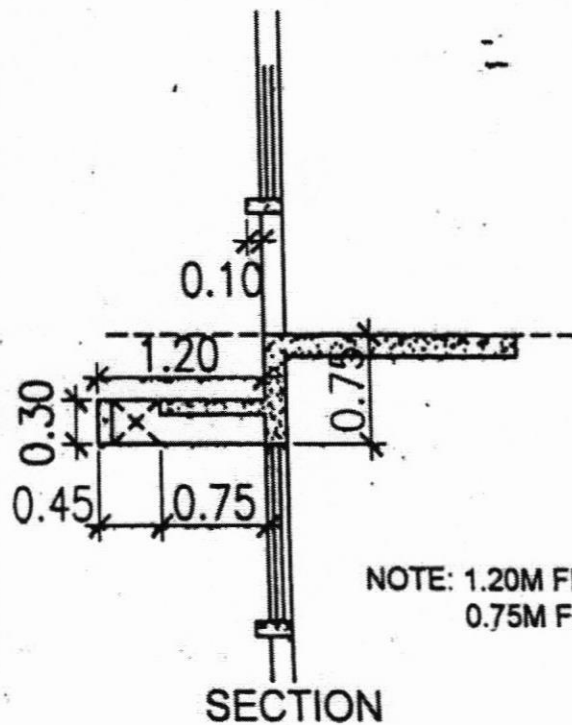
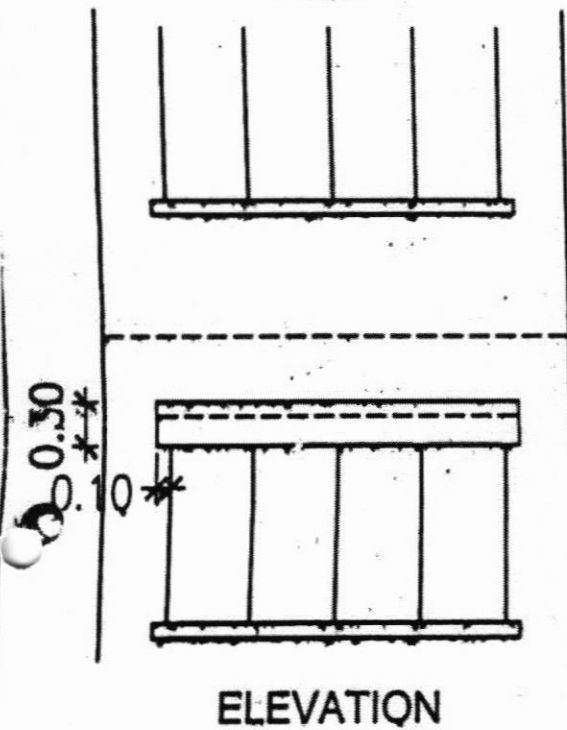
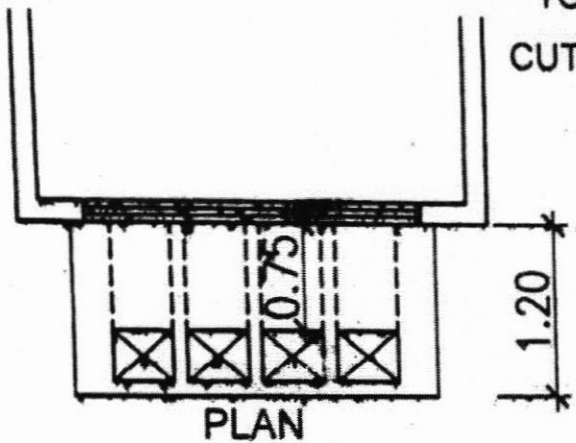
SKETCHES OF ELEVATIONAL PROJECTION

30/01/2020
CH.E.(P.P.)

MUN. COMMISSIONER

SKETCH NO.3

TO ALLOW DROP CHAJJA WITH
CUTOUT IN BETWEEN UPTO 1.20M



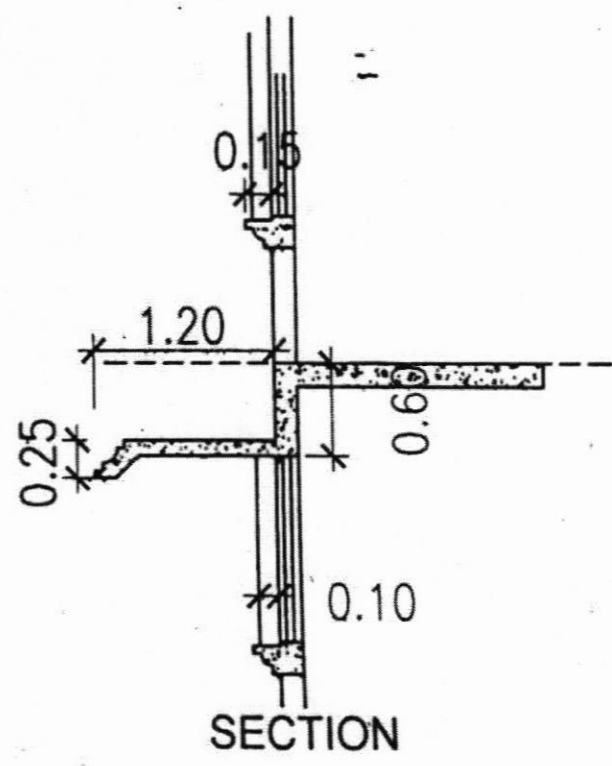
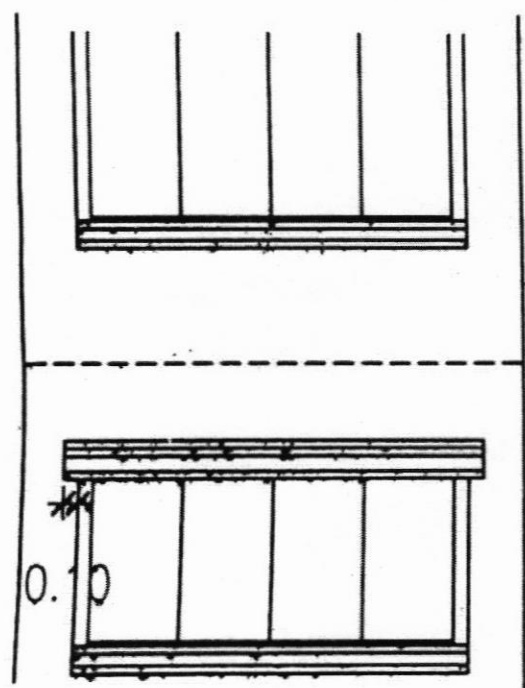
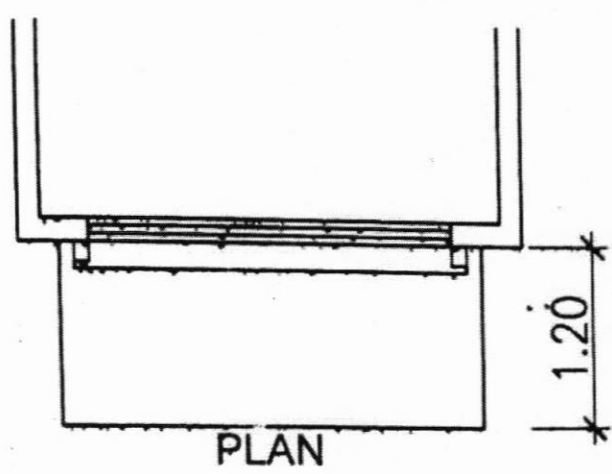
SKETCHES OF ELEVATIONAL PROJECTION

30/01/2020
C.H.E. (D.P.)

Pran Pandey
MUN. COMMISSIONER

SKETCH NO.4

TO ALLOW CORNICES
AT EDGE OF CHAJJAS



SKETCHES OF ELEVATIONAL PROJECTION

30/01/2020
CH.E. (D.P.)

Ram Pande
MUN. COMMISSIONER