

DCR MODIFICATIONS SALIENT FEATURES



ASPECTS OF MODIFICATIONS

- OPEN SPACE REQUIRMENTS
- FEATURES PERMISSIBLE IN OPEN SPACES
- FEATURES PERMISSIBLE FREE OF FSI.
- FEATURES TO BE COUNTED IN FSI.
- COMPENSATORY FSI.
- PARKING SPACES.
- BUILDING COMPONENTS
 - i) Loft, ii) height of habitable room, iii) Basement, iv) Letter box room, v) porch vi) canopy vii) Balcony
- FIRE PROTECTION REQUIREMENTS



OPEN SPACES REQUIREMENTS

(I) DEAD WALL { DCR 29(1) f }

Prevailing practice of $H/5$ and maximum up to 12m is dispensed with.

- a) Modified provision for Building up to 24m height → Min. 3.6 m (for Residential)
Min. 4.5 m (for Commercial)
- b) For building with height more than 24m → Min. 6.0 m or more as per CFO.



OPEN SPACES REQUIREMENTS

(II) FOR LIGHT AND VENTILATION

All other prevailing provision of DCR 29 are operative.

Open space requirement $\rightarrow H/3$ (max. 20m.)

However, due to hardship concession to be granted will now be subject to;

(A) i) for redevelopment under DCR 33(7) with plot area upto 600 sq.m. $\rightarrow 1.5m$

ii) for redevelopment under 33(7) with plot area more than 600 sq.m. and under DCR 33(10).

for Rehabilitation/ Composite building :-

for building height upto 24m $\rightarrow 1.5 m$

Height More than 24m $\rightarrow 6.0 m$ at G.L. on at least one side
accessible from road side

(not necessary if the plot abuts another road of 6 m or more.)



OPEN SPACES REQUIREMENTS

(B) For proposal other than in (A)

i) For proposal with height 24m to 70m.

→ 9m at G.L. on at least one side accessible from road.

ii) For buildings with height more than 70m

→ 9m at G.L. on at least two sides accessible from road.

In all above cases,

6m clear open space to be provided shall be clear of podium also.

