CHE/DP/71/Gen.
2015-16

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.: Ch.Eng. / D.P. / 049020 /Gen. Dtd. 01.03.2016

CIRCULAR

Sub: To allow elevational features to propose buildings/ under construction buildings of residential/ commercial users.
Ref : MCP/1106 dated 29.02.2016.

There are provisions in D.C. Regn. 30 for elevation 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 to 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, a Committee was formed to decide Crown Policy and by taking the opinion/ review of experts, it is decided to allow the elevation treatments at terrace level and for other parts of the building as per the following guidelines:

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

The parapet wall of greater height upto 4.50 mt. for building upto 70.00 mt height, upto 6.50 mt. for building having height from 70.00 mt. upto 120.00 mt. and parapet wall 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 1.15 mt. (i.e. 3.35 m for building having height less than 70.00 m, 5.35 m for building having height from 70.00 mt. upto 120.00 mt. & height of parapet wall upto 9.00 mt. or upto 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 1.150 mt. Such openings shall be at 1.15 mt. 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 1.15 Mt. height without any voids / opening shall be provided all over the periphery of building line at terrace level as per provisions of DCR.

(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.

2) **To allow elevational features / Dome like structures above water tank / lift machine room / staircase room and at 4 corners of topmost terrace.**

The elevational features / **Dome like structures** upto 4.00 mt. height for building upto 70.00 mt. height, 6.00 mt. for building having height more than 70.00 mt. to upto 120.00 mt. & beyond 120.00 mt. the height may be allowed upto 9 mt. 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% opening / voids of the surface area of elevation treatment / profile.

3) **To allow pergola at terrace slab level upto 2.00 mt. beyond the building line:-**

The pergola at terrace slab level maybe 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 3.00 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 pergolas shall not be allowed on part terraces / pocket terraces / 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 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, hallow 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 (down) on either sides opening provided that,

a) The width of chajja should be as per provisions of DCR and
b) The chajjs shall be at the level of min. 0.60 m below the floor level as 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 1.20 m with cut out in between:-**

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

8) **To allow cornices:-**

The cornices upto 0.10 / 0.15 mt. max. projection along the periphery of window opening, top / bottom and vertical at external wall, at the floor level / 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 elevational bands:-**

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

10) The crown on the building with height of 70.00 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.

11) The M.S. chequered plate platform with 1.20 mt. width exclusively to provide A.C. units at suitable location for residential/ non residential building may be allowed with prior permission of Hon.M.C.

The above 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 in prominent locations having width of access road more than 12.20m
2) The elevation treatment shall not be counted in FSI. However, for the purposes of civil aviation, Heritage, Archaeology, High Rise building 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 & 10.

   No regularization proposal shall be submitted for any elevation features.

This circular supersede earlier circular under no.ChE/DP/030090 dtd. 30.09.2015.

Sd/-
Ch.E.(DP)i/c

Sd/-
Municipal Commissioner

Acc : 4 numbers of Sketches.

No.: ChE/DP/049020 /Gen. dtd. 01.03.2016

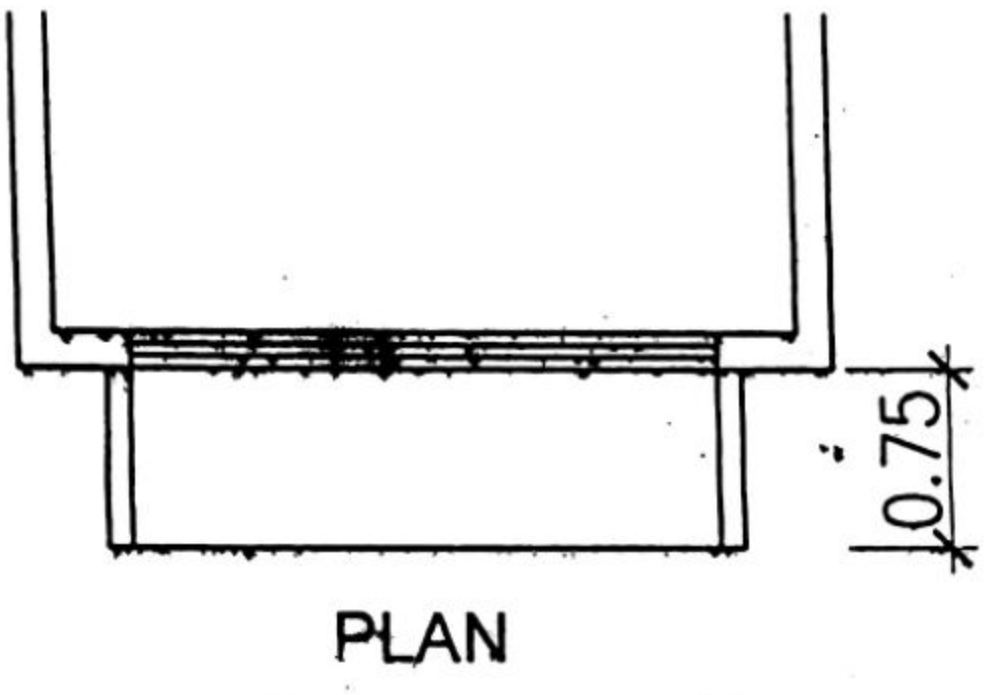
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For information & to take further necessary action in this regard.

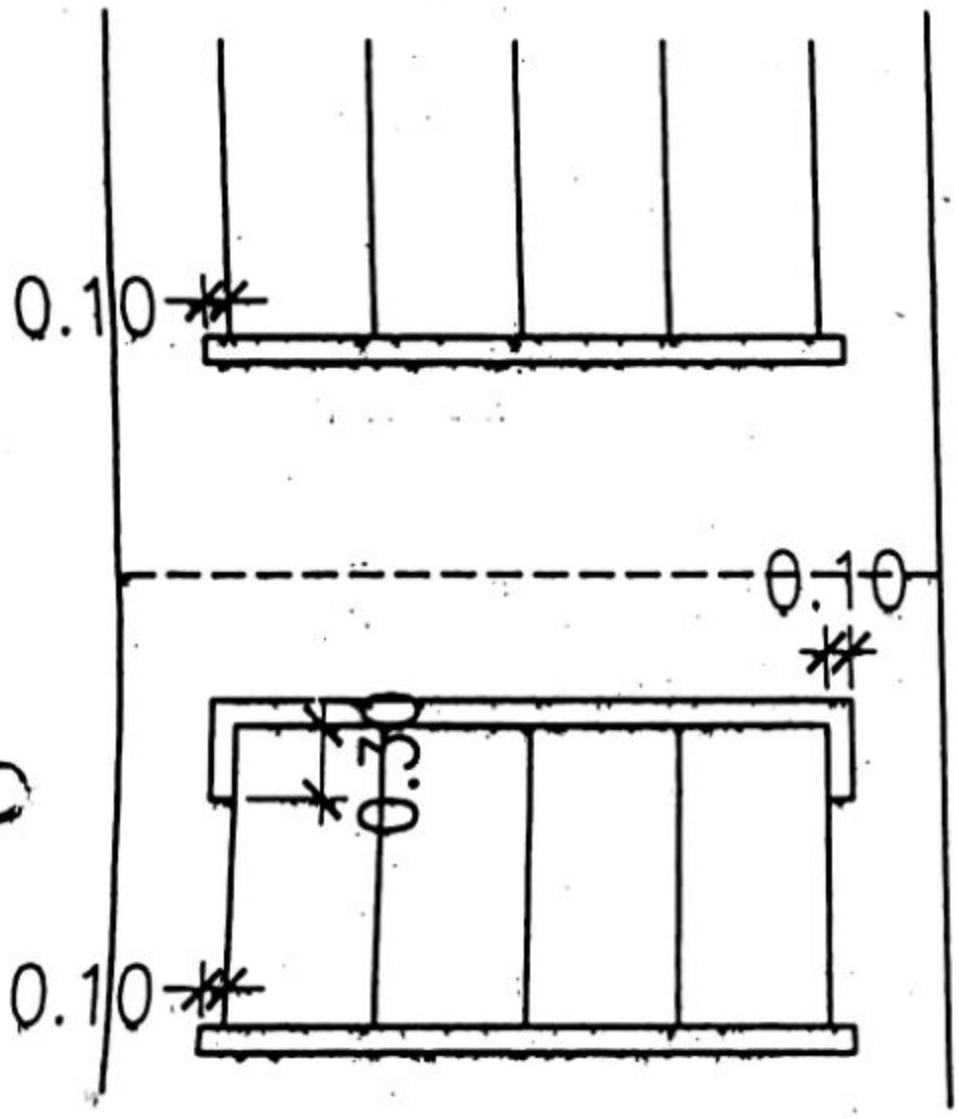
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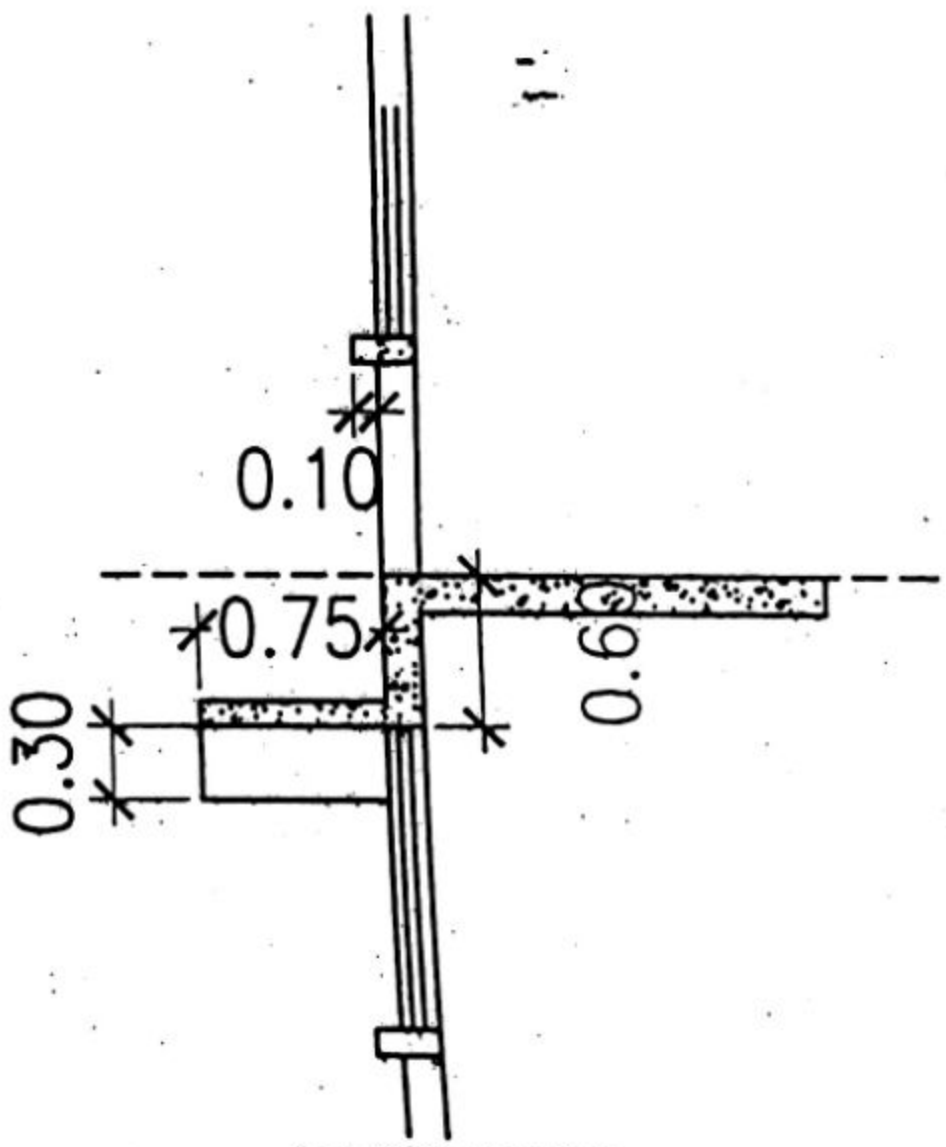
CH.E.(D.P.)i/c.

SKETCH NO. 1



DROP CHAJJA



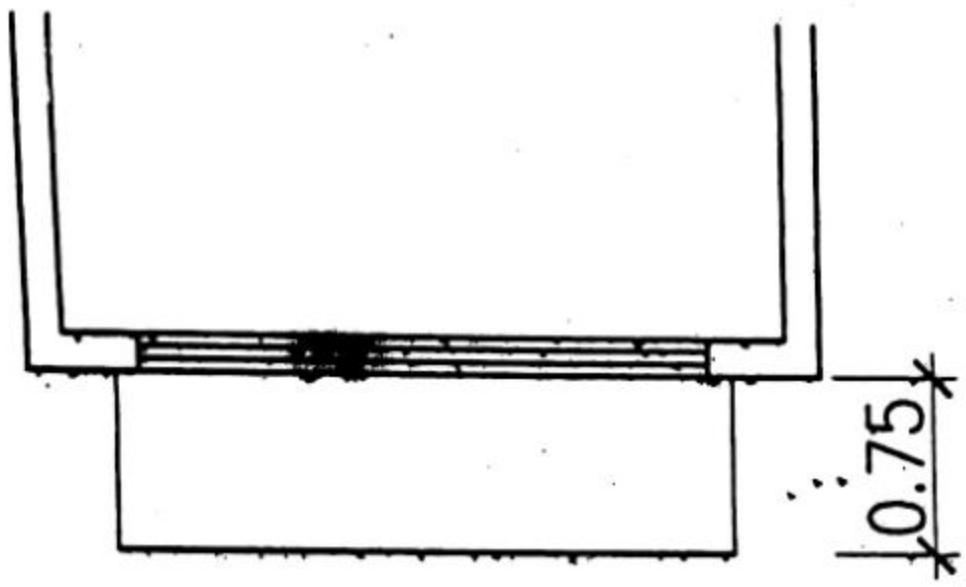


SKETCHES OF ELEVATIONAL PROJECTION

Ch. Eng. D.F.

01/03/16

SKETCH NO.2



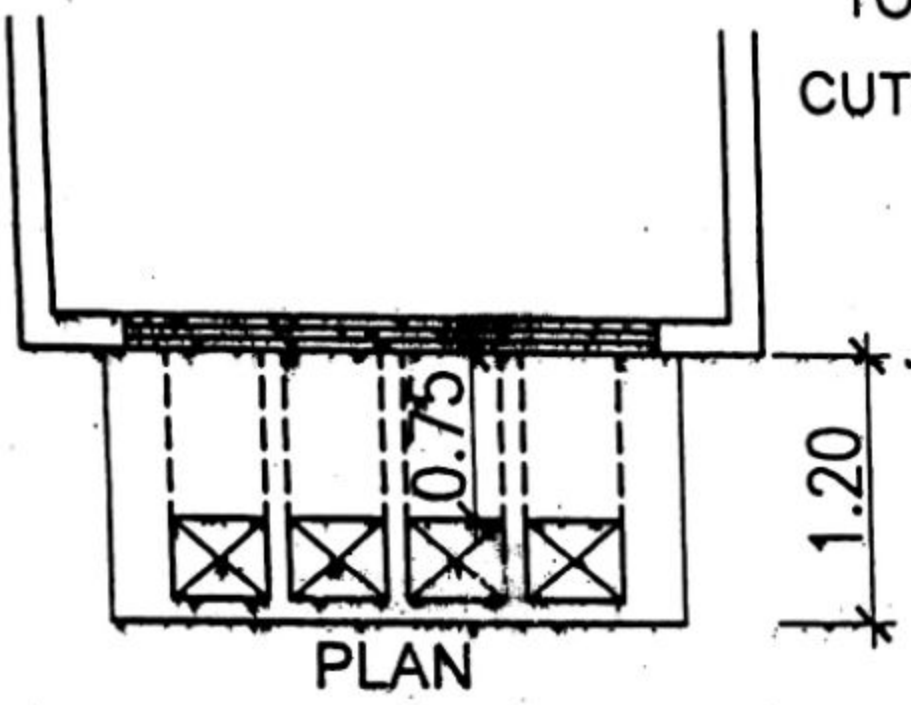
SKETCHES OF ELEVATIONAL PROJECTION

Ch. Engg. D.P.

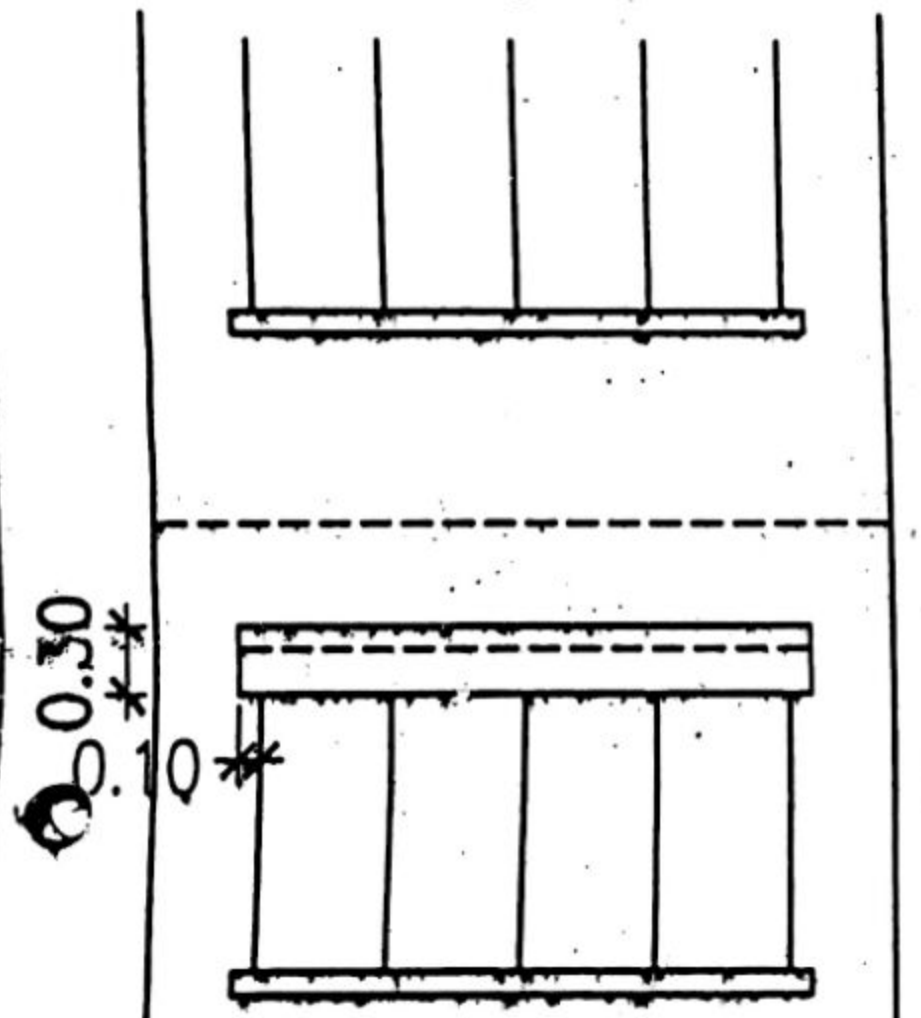
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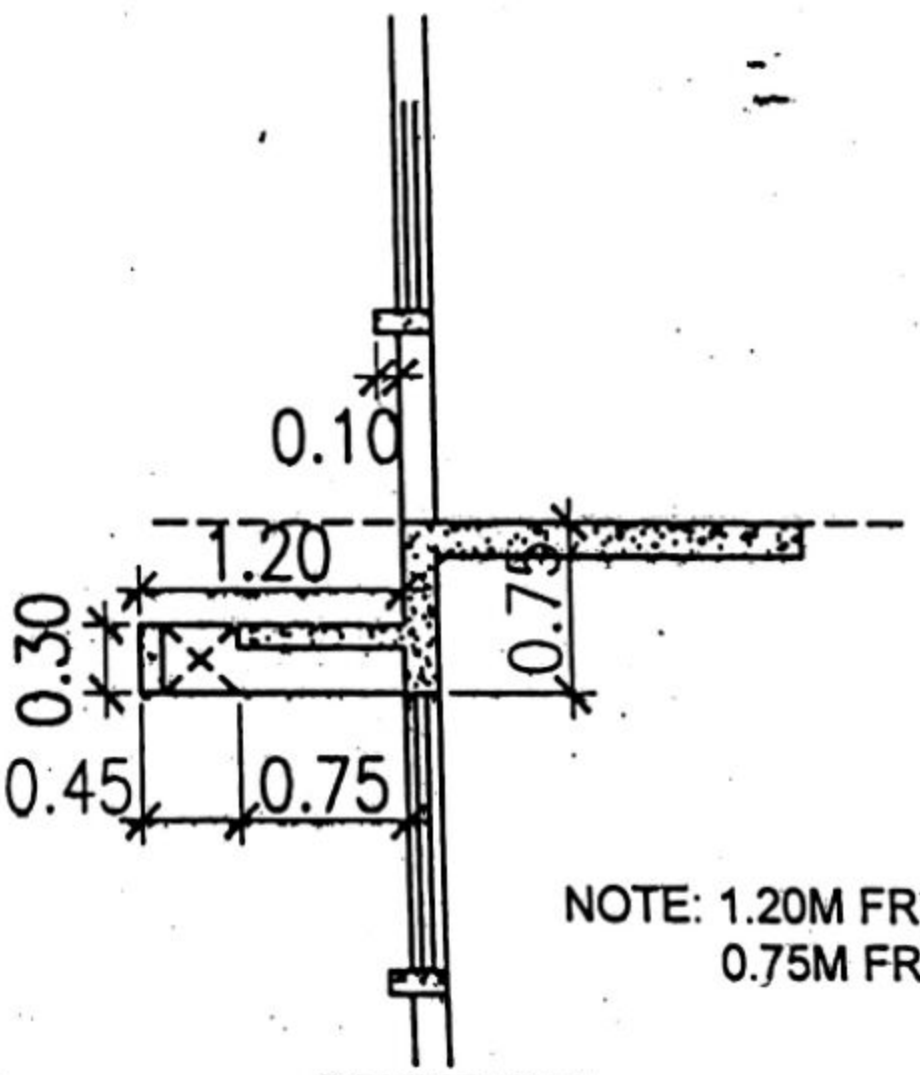
TO ALLOW DROP CHAJJA WITH
CUTOUT IN BETWEEN UPTO 1.20M



PLAN



ELEVATION



SECTION

NOTE: 1.20M FROM BLDG. LINE
0.75M FROM BALCONY

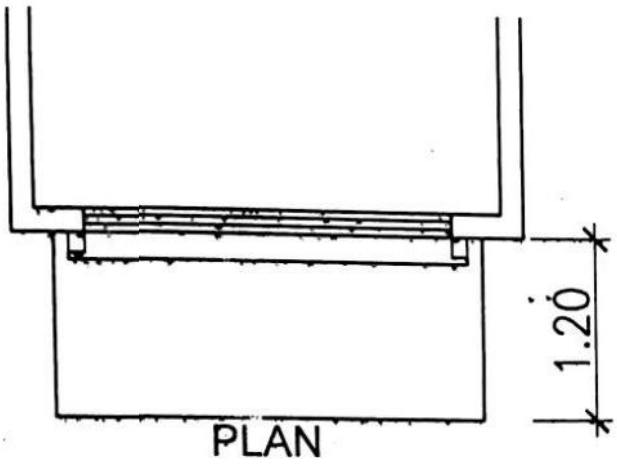
SKETCHES OF ELEVATIONAL PROJECTION

Ch. Engg. D.F.

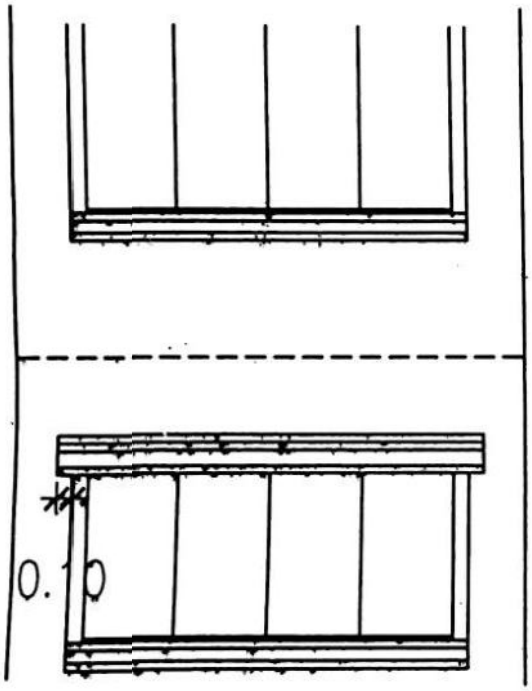
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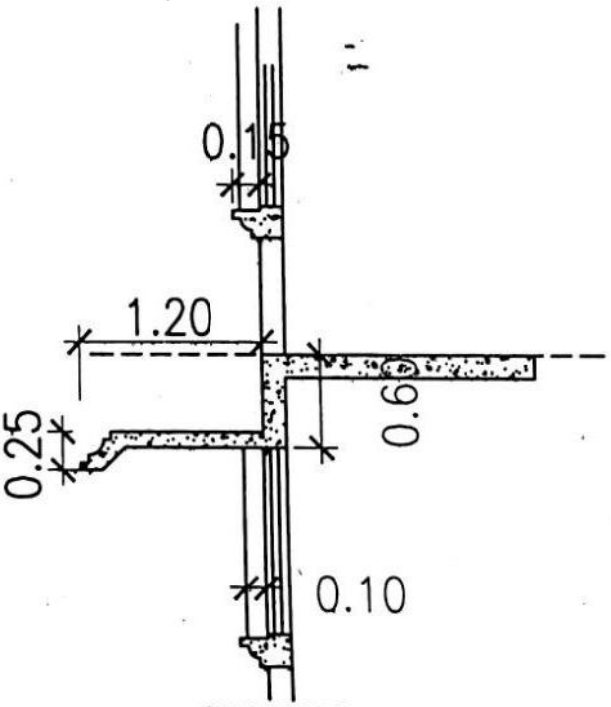
TO ALLOW CORNICES
AT EDGE OF CHAJJAS



PLAN



ELEVATION



SECTION

SKETCHES OF ELEVATIONAL PROJECTION

Ch. Engr. D.P.

01/05/16