

CHE / DP / 105 / Gen
(2019-20)

MUNICIPAL CORPORATION OF GREATER MUMBAI
OFFICE OF CHIEF ENGINEER DEVELOPMENT PLAN

³⁰³¹²
No. CHE/DP/ 10598 /Gen dt. 28/07/2020

CIRCULAR

Sub: Policy regarding computation of front open space for reg. 43(1) of DCPR'34 as per the averaging method for irregular shape of plot and/or building.

PEATA vide letter dated 27.07.2019 have represented that considering the irregular shape of the plot or building proposed at an angle with respect to the road, averaging of front open space shall have to be considered for calculating required front open space.

In one of the such type of case, Hon'ble M.C. has referred the issue of the computation of average front open space, as requested by PEATA, to the Technical Expert Committee (TEC).

Accordingly, as directed by the Hon. M.C., meeting TEC was held on 1st October 2019, to discuss the representation made by PEATA regarding computation of average Front open space. The representative of the architect and developer presented that odd shape of the plot is the major constraints in planning the building while complying most of the provisions of DCPR 2034. Since the building tenements have to be designed to have rectangular /square shape rooms (in width and length) and the front space between the boundary line of the plot and the building line is not constant but it is varying. Also many times, as per DCPR'34, 15% LOS as well as various fire requirements are to be provided which restrict the planning.

TEC unanimously decided vide minutes of meeting dated 4th October, 2019, that in both the regulation 41 & 43 of DCPR 2034, there is no provision for averaging of open spaces and as per DCPR 2034, definition of Front Open Space (regulation 2 (64)) is mentioned but the method to calculate space area for the front is not specified. Accordingly, Ch.E. (DP) was requested to decide method to calculate front open space as defined in the regulation 2 (64) of DCPR 2034 and formulate & issue the guidelines accordingly.

Accordingly, the following policy to be adopted for computation of front open space.

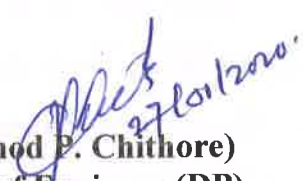
As per provisions of regulation 43(1) of DCPR 2034, it is provided that the height of the proposed building shall not exceed three times the total of existing or prescribed width of the street on which it abuts and the required front open space. Considering the irregular shape of the plot boundary or building proposed with offset in the building line or building proposed at an angle with respect to the road, computing of front open space shall be as given below.

The required open space between the existing or prescribed street and the building shall be calculated by dividing the area of the land between the street and the building by the length of the front face of the building projected along roadside as shown in the sketch enclosed.

This can be considered only if minimum open space as prescribed in Regulation 41(2) Table 18 A of DCPR 2034 is available in front of the proposed building i.e. 4.5 m in suburbs and 3.0 m in city in general except otherwise specified in the regulation.

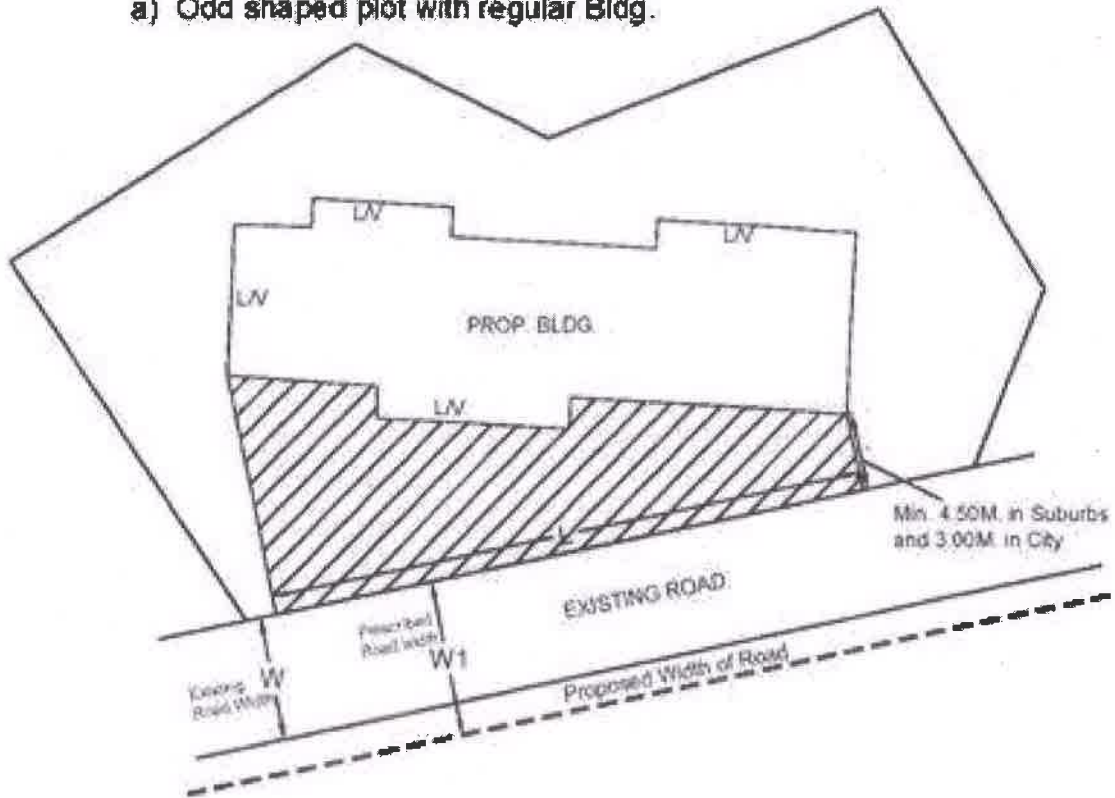
The illustrative sketches are attached herewith.

This will be applicable from the date of approval of this circular.

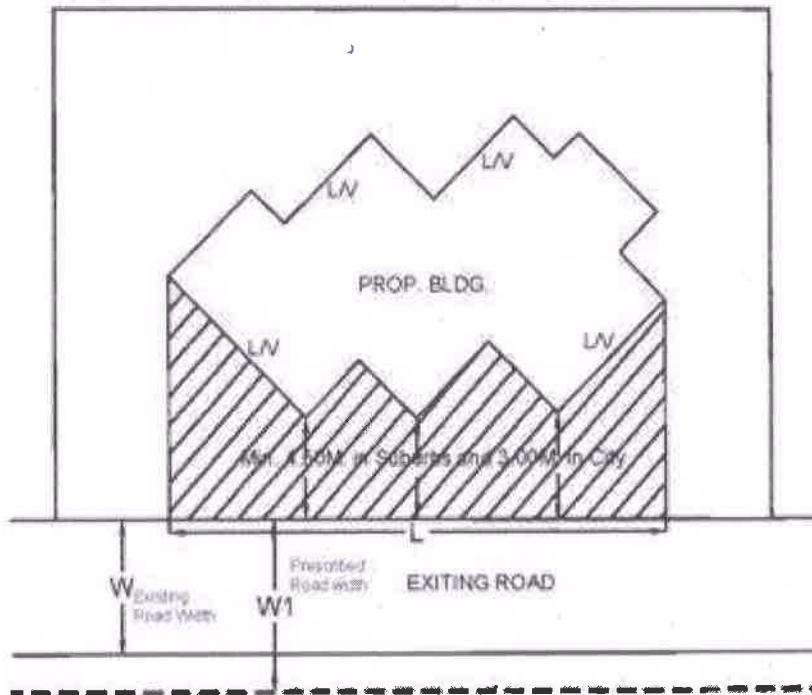

(Vinod P. Chithore)
Chief Engineer (DP)
& Director (E.S.&P.)


(Praveen Paradeshi)
Municipal Commissioner

a) Odd shaped plot with regular Bldg.



b) Regular shaped plot with diagonal Bldg.



Vinod P. Chithore
27/11/2020
(Vinod P. Chithore)
Chief Engineer (DP)
& Director (E.S.&P.)

Praveen Paradeshi
(Praveen Paradeshi)
Municipal Commissioner