

ChE/DP/38/Gen

2015-16

Receipt No.

170833/2015/DP

dt/ 30.09.2015

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No.: Ch.Eng. / D.P. / 030090 / Gen. Dtd. 24/09/2015

**CIRCULAR**

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

**Ref: MCP / 7355/ dated 24/09/2015**

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 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 treatments at terrace level on the building at prominent locations as per the following guidelines:

**1) To allow parapet wall at terrace level of greater height upto 2.00 mt. / 5.00 mt. or more :-**

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

- (a) the parapet wall above 1.15 mt. (i.e. 0.85 m for building having height less than 70.00 m, 3.85 m for building having height from 70.00 mt. upto 120.00 mt. & height of parapet wall upto 9.00 mt. or greater height with specific design requirement for a building having height beyond 120.00 mt. 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% of the surface area of parapet wall above 1.150 mt.
- (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.
- (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 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) and 1(c) above.

**2) To allow elevational features / Dome like structures above water tank / lift machine room / staircase room:-**

The elevational features / **Dome like structures** upto 2.00 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 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 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 3.00 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 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 chhajja:-**

The drop (down) chhajja 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 chhajja should be as per provisions of DCR and
- b) The chhajjs 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 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 elevational bands of max. 0.75 mt. width in the form of decorative / materials of max. 20 mm thick including all fixtures / cement sand plaster of 20 mm thick may be allowed.

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, Archeology, High Rise, 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.

Sd/-

**Ch.E.(DP)i/c**

Sd/-

**Municipal Commissioner**

**Acc : 4 numbers of Sketches.**

**No.: CHE/030090/DP/GEN. dtd.: 24.09.2015**

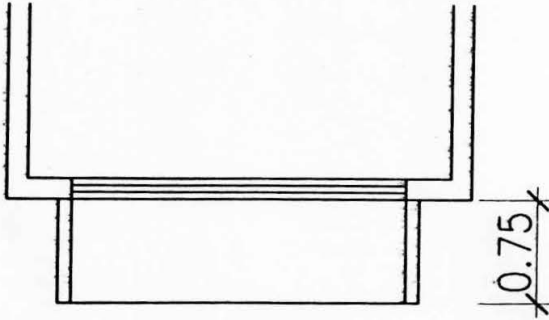
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E.E.(P) to Ch.E.(D.P.)/ EEDP(CITY)/ E.E.D.P.(E.S.)/  
E.E.D.P.(W.S.)H&K/ E.E.D.P.(W.S.)P&R/ E.E.(TP)/ E.E.B.P.(W.S.)H/  
EEBP(WS)K/ EEBP(WS)P/ EEBP(WS)R/ E.E.B.P.(CITY)I/  
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E.E.B.P.(Spl.Cell) I & II/ Dy.Ch(Planner)D.P./A.E. (M.C. Office)

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

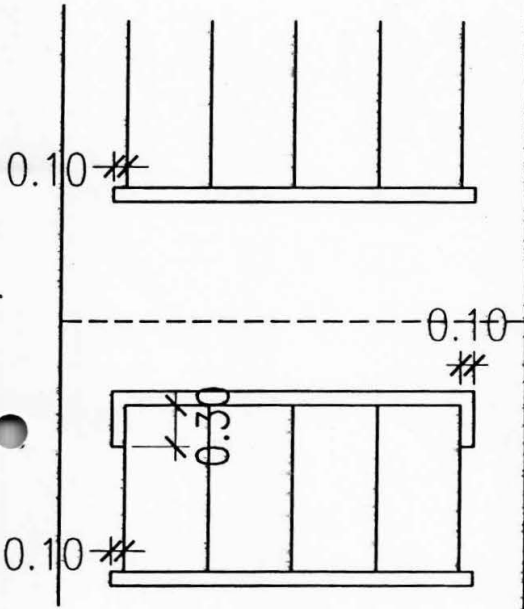
*29/09/15*  
**Ch.E.(D.P.)i/c.**

# SKETCH NO. 1

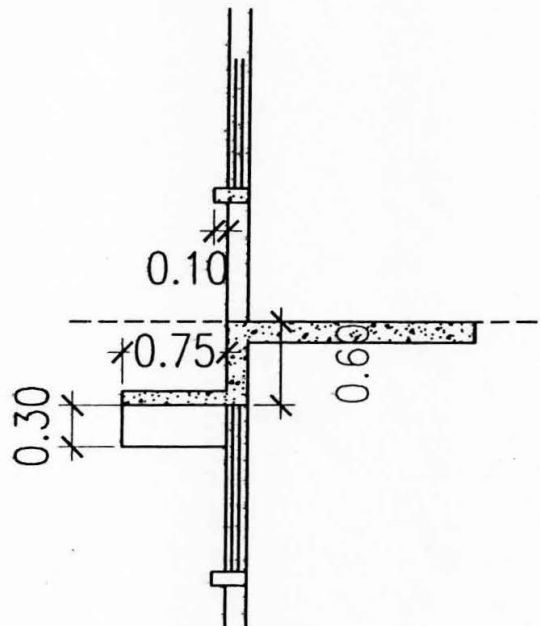
DROP CHAJJA



PLAN



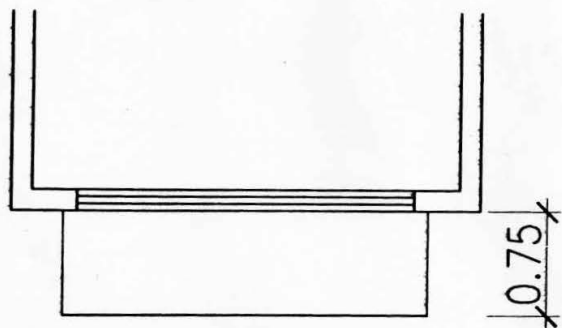
ELEVATION



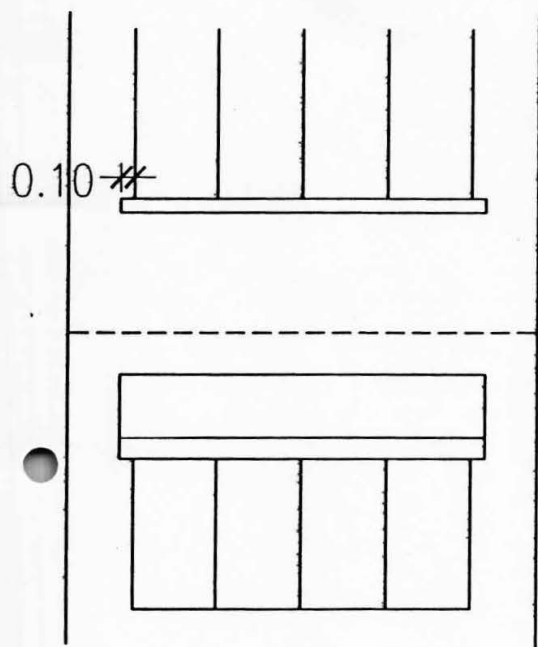
SECTION

SKETCHES OF ELEVATIONAL PROJECTION

*Ch. Eng. D.P.*

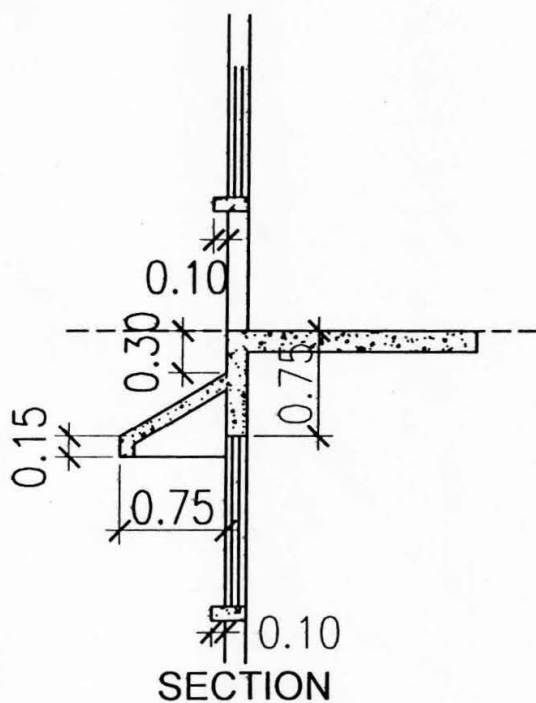
SKETCH NO.2

PLAN



ELEVATION

TO ALLOW SLANT CHAJJAS



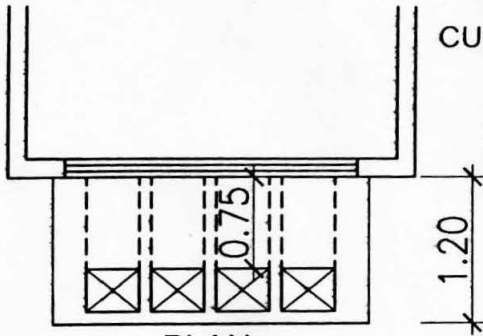
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SKETCHES OF ELEVATIONAL PROJECTION

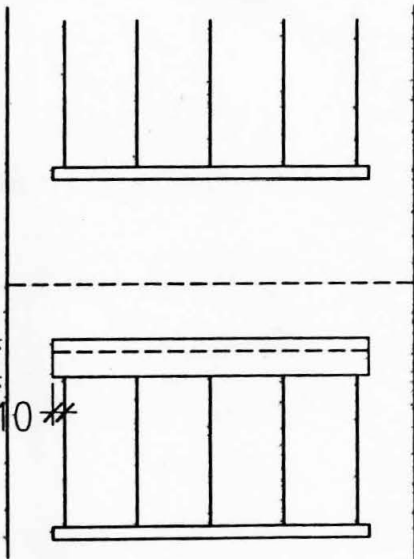
*Patel*  
Ch. Eng. D.P.

# SKETCH NO.3

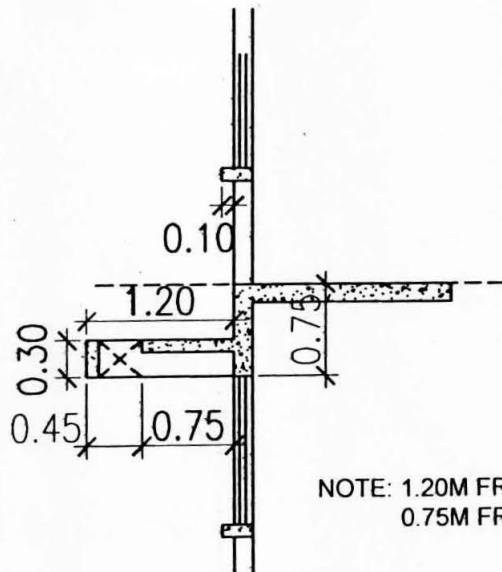
TO ALLOW DROP CHAJJA WITH  
CUTOUT IN BETWEEN UPTO 1.20M



PLAN



ELEVATION



SECTION

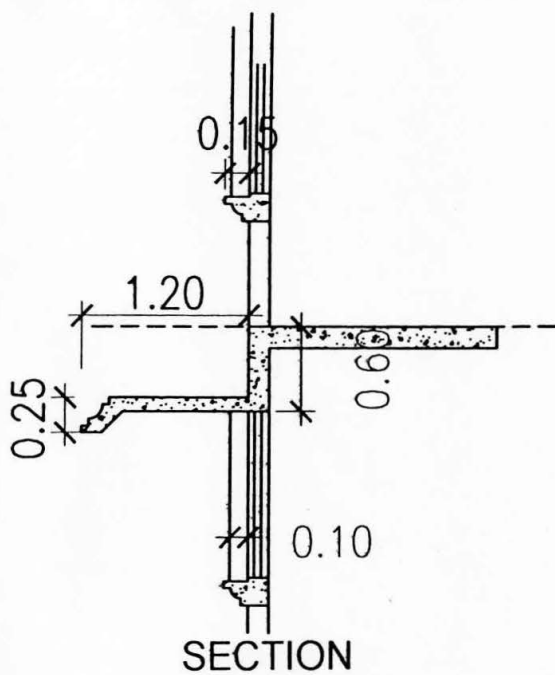
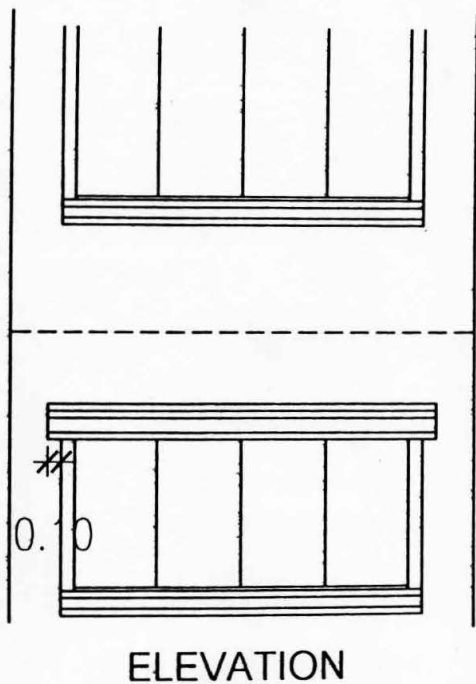
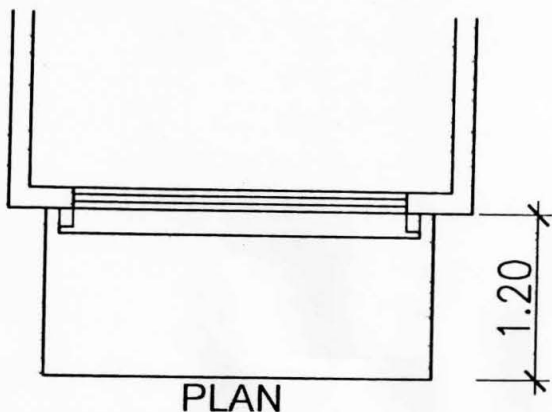
NOTE: 1.20M FROM BLDG. LINE  
0.75M FROM BALCONY

SKETCHES OF ELEVATIONAL PROJECTION

Ch. Eng. D.F.

# SKETCH NO.4

TO ALLOW CORNICES  
AT EDGE OF CHAJJAS



SKETCHES OF ELEVATIONAL PROJECTION

*Pratik*  
Ch. Eng. D.P.