

High Rise

Municipal Corporation of Greater
Mumbai
Constitution of Technical Committee
for scrutiny of development
proposals of High Rise Buildings

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032

Government Resolution No. 1PPB 4303/49/CR-4/03/LD-11

Dated : 28th July, 2004.

INTRODUCTION:

High rise buildings and their impact on infrastructure and environment has been attracting public attention for the past some time. It was observed that coming up of indiscriminate high rise structures may cause adverse effect on the structural stability of adjoining buildings, due to sub-soil conditions, environmental degradation, etc. With a view to examine the overall effect of high rise buildings in Mumbai, Government in Urban Development Department vide its Notification No. TPB.4303/49/CR-4/03/LD-11 dated 10th January 2003 constituted a Study Group under the Chairmanship of the Chief Secretary. The Study Group was required to examine the overall effect of high rise buildings for factors like environment, carrying capacity of roads, infrastructural service, structural stability, etc. The Study Group on 29th May 2003 has submitted its report to the Government, which has been considered by the Government. Among other recommendations, the Study Group has recommended that a Technical Committee be appointed to scrutinise development proposals of all the buildings having height more than 70 mt and that experts in the field of structural engineering, soil mechanics, architecture, environmental engineering be included amongst the members of the Technical Committee. In the circumstances, Government is pleased to appoint a Technical Committee for scrutiny of proposals of high rise buildings having height more than 70 mtrs.

RESOLUTION:

A Technical Committee under the Chairmanship of Hon'ble Retired Justice Shri Ashok Agarwal is hereby appointed as under:

- | | | |
|----|--|----------|
| 1. | Shri Ashok Agarwal
Former Chief Justice
Tamil Nadu Government | Chairman |
| 2. | Shri Satish Dhuppelia
Structural Engineer | Member |
| 3. | Shri G. B. Choudhary
Assistant Professor
Incharge Head Structural Engineering Deptt.
Soil Mechanic Division,
Engineer in V. J. T. I., Mumbai | Member |

Member

4. Dr. S. B. Katoley

Advisor,

Maharashtra Pollution Control Board

Mumbai.

Member

5. Chief Fire Officer,

Municipal Corporation of

Greater Mumbai, Mumbai.

Member-Secretary

6. Chief Engineer (Development Plan)

Municipal Corporation of Greater Mumbai

Mumbai

TENURE OF THE COMMITTEE

The tenure of the Committee shall be for 3 years and it will be reconstituted thereafter.

TERMS OF REFERENCE:

1. The Committee shall be of advisory nature and it will advise the Municipal Commissioner regarding the feasibility of development proposals that might be referred to it by the Commissioner.

2. It will be open for the Commissioner to overrule the recommendations of the Committee, after giving a proper and reasonable justification in writing. Such powers will not be delegated to any subordinate officer.

3. In specific cases, if the Chairman desires, any expert from other fields may be invited for the meeting of the Committee.

BUILDING PROPOSALS TO BE REFERRED TO THE COMMITTEE:

1. All new building proposals where the height of the proposed buildings, exceeds 70 mt. shall be referred to the committee.

2. Apart from (1) above, any new building proposal, in the opinion of the Commissioner, which inter alia involves major disturbance of and/or intervention to the existing natural land formation and profile as also substantial reclamation, may also be referred to the Committee.

3. In cases where the Corporation has issued IOD/approved amended plans for height above 70 mt. before issue of this resolution, then such cases need not be referred to the Committee.

OTHER CONDITIONS:

(1) The Corporation shall render necessary help for functioning of the Committee i.e. provision of place for meetings, secretarial assistance, etc.

- (2) The non-official members of the Committee shall be paid honorarium as may be decided by the Commissioner.
- (3) The Commissioner may levy additional scrutiny fee for building proposals to be placed before the Committee.
- (4) The committee shall offer its remarks on the building proposal within a period of 45 days from the date of receipt of the proposals.

By order and in the name of Governor of Maharashtra,

(Signature)

(Ramanand Tiwari)
Principal Secretary to Government

Copy to -

- 1) The Principal Secretary to the Chief Minister, Mantralaya, Mumbai.
- 2) The Dy. Secretary to the Chief Secretary to Government of Maharashtra, Mantralaya, Mumbai.
- 3) The Municipal Commissioner, Municipal Corporation of Gr. Mumbai, Mantralaya, Mumbai.
- 4) The Principal Secretary (Housing Deptt.), Mantralaya, Mumbai.
- 5) The Principal Secretary (Environment Deptt.), Mantralaya, Mumbai.
- 6) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Plot No. C-14, Bandra Kurla Complex, Bandra (E), Mumbai 400 051.
- 7) The Chief Executive Officer, Slum Rehabilitation Authority, Griha Nirman Bhavan, Bandra (E), Mumbai.
- 8) The Director of Town Planning, Maharashtra State, Pune.
- 9) The Dy. Director of Town Planning, Gr. Mumbai, Mumbai.
- 10) Shri Ashok Agarwal, Former Chief Justice, Tamilnadu Government, Chairman of Technical Committee.
- 11) Shri Satish Dhupelia, Structural Engineer, Member of Technical Committee.
- 12) Shri G.B. Chowdhari, Asstt. Professor, Member of Technical Committee.
- 13) Dr. S.B. Katoley, Advisor, MPCB, Member of Technical Committee.
- 14) The Chief Fire Officer, MCGM, Mumbai, Member of Technical Committee.
- 15) The Chief Engineer, DP, MCGM, Member Secretary of Technical Committee.
- 16) Select File.

High Rise

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MUNICIPAL CORPORATION OF GREATER MUMBAI

DRAFT GUIDELINES FOR HIGH RISE BUILDING PROPOSAL

Govt. of Maharashtra vide Resolution No.TPB-4303/49/CR-4/03/UD-11 dt.24.7.2004 and TPB-4307/1024/CR-155/07/UD-11 dt.27.7.2007 had constituted a Technical Committee for scrutiny of proposals of high rise buildings having height more than 70 mt. Therefore, all the new building proposals where the height of the proposed buildings exceeds 70 mt. shall be referred to the aforesaid Committee known as High Rise Committee.

The Committee in the past have noticed that in many ongoing projects, the developers have obtained IOD/ C.C. for height of building less than 70 mts., started construction and thereafter they have come to High Rise Committee for construction of floors above 70 mts. It has created problems for the Committee on many issues i.e. from structural point of view, as well as from the points of view of environment and also from the Fire Safety/ safety from disaster point of view. The Committee, therefore, suggested that in order to avoid such situation, the direction be given that all the proposals where it is intended to have a height above 70 mts., the proposal shall be put up before High Rise Committee before issue of IOD/ C.C. for even construction of lesser height.

Therefore, in view of above, before processing the Building Proposals, it was felt necessary to obtain the intent of the Architect/ developer whether the proposal will eventually result in height more than 70 Mts. (for permissible FSI and TDR) and if the height of the building more than 70 mts. is envisaged in the final proposal, it will be necessary to insist upon prior clearance of the High Rise Committee before considering any proposal (i.e. even upto 70 mts. height).

In view of above as the approval of Municipal Commissioner, a Circular/ letter has been issued U/No.CHE/261/DPWS/HRB dt.21.1.2009. However, it was mentioned therein that, the concessions to be granted in open space, etc. for facilitating full utilization of FSI including TDR; may however be processed separately by the concerned approving Department and this aspect need not be linked with the approval of High Rise Committee.

Therefore in view of above, now it is felt necessary to frame guidelines for submitting the High Rise Bldg. proposal to High Rise Committee; for clearance, which is as below:

1) Access:
The width of access shall be as per the provision of D.C.R. modified upto date (hereinafter called as 'DCR'). In case the plot which do not abuts to Municipal/ Public Road, the proposal shall satisfy Regulation 22, Table-6 of D.C.Regulations,1991.

2) Open Spaces:
The open spaces of the building shall be as per the provision D.C.R. (amended up to date). However, as far as possible, the clear open spaces (paved) shall be at least 12 mt. all around (free from all extensions/projections) at ground level where podium is not proposed and at podium level where podium is proposed for normal FSI with two access to podium.

In case of High Rise Building proposals as per Regulations 33(6), 33(7) & 33(9) or High Rise Building proposals in Slum Rehabilitation Scheme, preferably two side open spaces of 9 mt. width (free from all extensions/projections) shall be provided or one side of High Rise Building shall about 9 mt. wide clear access road (free from all extensions/ projections) flush with podium face and having refuge area facing to this access road shall be provided.

3) Parking Spaces:
The parking spaces shall be provided as per the provisions of D.C.R. (amended up to date). The location of parking spaces shall be well ventilated. Sufficient provision for visitors parking shall be proposed at suitable location with toilet/ rest room for drivers.

4) Staircases:
As per the provision of D.C.R. minimum 2 Nos. of staircases shall be proposed for High Rise Buildings. One of them shall be having exit on the external side of Bldg. directly.

In case of podiums, sufficient Nos. of staircases shall be provided from podium to Ground for easy evacuation point of view in case of any disaster. Considering the provisions of D.C.R., N.B.C., etc. alongwith the exit multiplying factors maintained therein; the clear width of main staircase flight shall be 1.5 mt. minimum for both the staircases or considering the multiplying factor as per Reg.43 of D.C.R. whichever is more applicable for both staircases.

The position of both the staircase shall be staggered at every 7th floor.

5) Refuge Area:
The Refuge Area shall be provided as per the provisor. of D.C.R. The refuge area shall be approachable easily by all the occupants, Arial Ladder appliances (Fire Engine Ladder) in case of any disaster. All the refuge areas

on a floor shall also be easily approachable from common lobby/ lift/ staircases & also it shall satisfy the travel distance criteria as mentioned in D.C.R.

The Fire Resistance Smoke Check Door (F.R.D.) of 2 hours fire resistance shall be provided to segregate the refuge area from other area in case of Fire/ explosion. The Refuge area shall be so located that Fire Engine Ladder can approach it. Also, the first refuge area shall be located at 24 mt. height from average ground level. There above the subsequent refuge areas shall be at every 4th floor.

Considering all the permutations & combinations, High Rise Committee is of the opinion that Fire Fighting / evacuation of public can be possible from open ground & not only from podium as there may be possibility that podium may not be accessible in case of disaster.

Automatic Sprinkler Arrangement shall be provided in entire building area and parking area as per provisions of National Building Code with proper Building Management System (BMS) accessible and having connectivity from nearest Fire Station.

6) Disaster Management Plan :

The Disaster Management Plan shall be prepared as per the norms. Central Control Room in view of disaster management shall be proposed abutting the common passage near the exits at Ground floor.

7) Environment Assurance Plan :

High Rise Committee has mandatory insisted STP (Sewerage Treatment Plant) to have recycling the water for flushing/gardening purpose, so as to draw as minimum water from Municipal Water Main as possible. Also the water balancing flow chart shall be so designed to have minimum discharge to Municipal Sewer. This will be helpful in reducing the load on existing infrastructure. The Rain Water Harvesting system shall also be provided as per prevailing policy.

The Environment Assurance Plan shall be proposed as per the sample plan approved by High Rise Committee.

As far as possible the project shall satisfy 'Green Project Concept'. EIA Notification shall be fulfilled.

8) Fire Fight System :

The Fire Fight System as per the norms proposed by C.F.O. shall be provided. The C.F.O.'s N.O.C. for the proposed High Rise Building shall be obtained as per procedure.

The possibility of provision of chutes or other means shall be proposed to have early & fast evaluation of population in case of disaster.

9) Ramp:

The ramp to basement & podium shall satisfy the provision of D.C.R. However, in no case minimum width of 9.00 mt. for two way traffic & 6.00 mt. width for one way traffic shall be proposed. If it is proposed to ply on the fire engine on ramp the width shall be minimum 9.00 mt. with turning radius of 12.00 mt. minimum shall be proposed.

The clear head room of 4.50 mt. shall be proposed in case of fire engine movement underneath the podium be provided.

10) Structural Design:

The structural design in STAAD & AutoCAD format duly certified by Licensed Structural Consultant shall be submitted. The importance factor of 1.5 to 2 shall be considered in design.

11) Helipad:

Beyond 150 mt. height provision of Helipad shall be made mandatory on the top of the building.

12) General:

The signs for showing staircase, exit, lift, refuge, etc, shall be displayed distinctly at all common places where possible.