

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/DP/110 / Gen dated 2019-20

**CIRCULAR DCPR2034 C-10**

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

There are provisions in Regulation 31(1) (xxx), 37(23), 42 of DCPR 2034 for elevation treatments to be permitted in open space of the building. However, for better aesthetic view of the building, it is decided to allow the elevation treatments at terrace level and for other parts of the building as per the following guidelines with the special permission of Municipal Commissioner.

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

The parapet wall of greater height up to 4.50 mt. for building up to 70.00 mt height, up to 6.50 mt. for building having height from 70.00 mt. up to 120.00 mt. and parapet wall up to 9.0 m 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 1.50 m. (i.e. 3.00 m for building having height less than 70.00 m, 5.00 m for building having height from 70.00 mt. up to 120.00 mt. & height of parapet wall up to 7.50 mt. or up to 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 1.30 m. Such openings shall be at 1.30 m. 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 1.50 Mt. height without any voids / opening shall be provided all over the periphery of building line at terrace level as per provisions of DCPR.
- (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.

(f) The elevation features in the form of MS/RCC railing up to the height of 1.20 m from the finished floor at top of overhead tank shall be allowed along the periphery of overhead water tank for protection / safety.

**2) To allow elevations / features / Dome like structures above water tank / Lift machine room / staircase room and at 4 corners of topmost terrace (reg. 31(1)(xxx)) :-**

The elevational features / Dome like structures upto 4.00mt for building with height beyond 32.00 mt and upto 70.00 mt. height, 6.00 mt. for building having height more than 70.00 mt. to upto 120.00 mt. & upto 9.00mt for building height beyond 120.00 mt. may be allowed 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% openings / voids of the surface area of elevation treatment / profile.

**3) To allow pergola at terrae slab level up to 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 3.0 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 pergola shall not be allowed on part terraces | pocket terraces | slopping terraces.
- e) The pergola shall not be allowed in 6 m side open access required for fire fighting vehicle as per Supreme Court order.

**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, hollow 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.

**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.