

BRIHANMUMBAI MUNICIPAL CORPORATION

Ch.E./D.P./ 18005-1 Gen

31 OCT 2023

Sub: Revision / partial modification to policy circular C-10 in respect of elevation features to be permitted to proposed building^(s) in Mumbai.

Ref:- 1) CHE/DP/110/Gen dated 2019-20 (Circular DCPR 2034 C-10).

2) Letter received from PEATA(I) dated 28.8.2023, 13.09.2023 & 16.10.2023.

Reference is requested to representation of PEATA(I) at page C-1 to C-65, wherein, PEATA(I) has highlighted the provisions in DCPR 2034 applicable for Brihanmumbai which are restraining the architectural aspects of the buildings and Architects/Project Proponents are unable to build iconic buildings and provide elevation features which are aesthetically more conducive.

The buildings prior to Fungible Era i.e., prior to 2012 wherein many of the elevation features were permitted and excellent buildings had come up in the past. However, due to unauthorized misuse of some of the elevation features by few for habitable purpose, Government intended to curb the regulations so that there is no possible mis-use of the elevation features. By doing so, all the elevation features for better aesthetic appearance have got curtailed.

It is represented that Mumbai is the financial city and the entire India /Globe is looking at Mumbai's development as Role Model and accordingly if buildings are being constructed without any aesthetic / elegant features, Mumbai will not get buildings with aesthetical look and hence it is necessary to change skyline of the buildings in Mumbai.

In this regard, BMC in the past had issued the policy circular C-10 for permitting certain elevation features which needs following few additional features in order to have better aesthetics to the buildings as represented by PEATA(I).

Some of the suggestions to make the buildings aesthetically beautiful and changes/additions in the circular C-10 have been discussed with representatives of PEATA(I) and accordingly following additions to circular C-10 are proposed:-

Sr. No.	Regulation No. / Policy Circular	Existing Provision	Suggestion by PEATA	Office remarks
(1)	CROWN OF THE BUILDING: Sr. No. 11 of Policy circular C-10	The crown on the building with height of 70 mt. or more will be allowed with the height of 1/8th of the total height	Top most crown of the building to be allowed proportionate to the height of the building as per Architectural Intent with crown to	The Representation of PEATA (I) needs consideration as the same cannot be misused on top of terrace for which it is necessary to <u>modify</u> Reg. 31(1) (xxxiv) of DCPR 2034. As such, the modification proposal u/s. <u>37(1)</u> of MRTP Act, 1966 is being processed simultaneously.

		of the building above terrace, the crown profile selected will be allowed covering the entire tenace with 60% opening on all sides with the support system as per the design requirement and as approved by the Hon. M.C.	building height ratio of 1:4 with special permission of the Commissioner. Care shall be taken to ensure that same cannot be misused. Covered area at top terrace due to crown shall be free of FSI. (Annexure 1)	
(2)	ELEVATION FEATURES:	Chajja, cornice, weather shade, sunshade fins projections allowed at lintel level to be projected to 1.2 meters.	1.2 mtr. wide horizontal and vertical chajja projection (any level) to be free of FSI of the buildings for –	Reg. 31(1)(xii) and (xiii) of DCPR 2034 read as under, I) Reg. 31(1)(xii):- <i>“A chajja, cornice, weather shade, sun-breaker, at lintel level, only & vertical fins (excluding column); projecting not more than 1.2 m. from the face of the building as provided in sub regulation no. 42 (ii)(e)(i).”</i> II) Reg. 31(1)(xiii):- <i>“A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, as provided in sub regulation no. 42(ii)(f)(i).”</i> I) Chajja, cornice, weather shade, sun-breaker, at lintel level only may be permitted as shown in sketch No. 1 as per Regn. 31(1)(xii) read with Regn. 42(ii)(e)(i) of DCPR 2034. Also, in case of chajja / weather shed, if provided in sloping / slant / curved shapes which cannot be misused, same may be allowed with angle enough to maintain minimum 600 mm level difference as shown in sketch. The chajja will be allowed at lintel level only

			<p>with slanting, curved or any other shape features without any filling and it shall start from 300 mm below floor level. The slanting or Curved material shall be of light weight materials only to take self weight and shall be fixed as per design requirements.</p> <p>Further, chajja, cornice, weather shade, sun-breaker over a balcony or gallery as shown in Sketch No. 1 shall be allowed as per Reg. 31(1)(xiii) read with Reg. 42 (ii)(f)(i) of DCPR 2034.</p> <p>Further it is to clarify that the 600 mm level difference shall be as per sketches accompanying in circular C-10.</p>
		<p>A) Vertical fins of brick work or any other material except Structural member to be permitted.</p>	<p>II) Vertical fins of brick work or any other material except Structural member as shown in sketch No. 2 shall be allowed as per Reg. 31(1)(xii) read with Reg. 42 (ii)(e)(i) of DCPR 2034.</p>
		<p>B) Vertical box of 60 cm. on external face to be permitted.</p>	<p>PEATA (I) has shown 0.60 mtr. wide vertical box as shown in Annexure-II of representation. However, such vertical box may be allowed with RCC / Brick work and shall be kept hollow. RUT for not misusing the same shall be insisted.</p> <p>Such ornamental projection shall be permissible free of FSI as per regulation 31(1) and 42(ii)(e)(ii), maximum up to 1.2 m depth with Special Permission of Commissioner. (Sketch No. 3)</p>
		<p>C) Pergola to be permitted at topmost terrace level and at top of the parapet wall with maximum projections of 2.0 mts. with 1.20 mts.</p>	<p>As per Sr. No. 3 of Circular no. C-10 for allowing elevation features to building, pergola at terrace slab level projecting beyond the building line up to 2.0 m is allowed free of FSI.</p> <p>PEATA (I) has represented that in addition to terrace slab level, the same shall also be</p>

		<p>projection on the common terrace.</p> <p>(Annexure II)</p>	<p>allowed on the top parapet wall above topmost terrace.</p> <p>The same may be considered if the pergola is constructed either at terrace level or at top of parapet level with Special permission of Commissioner. (Sketch No. 4)</p>
		<p>D) Free standing column & cornices will also be permitted within the projection upto maximum 1.20 mts.</p>	<p>PEATA(I) has represented to allow free standing columns, purely for architectural feature of buildings as shown in attached sketch.</p> <p>Same may be permitted from 1st floor onwards as ornamental Projection permissible under Reg. 31(1) and 42(ii)(e)(ii) maximum up to 1.2m, with Special Permission of Commissioner, provided that such columns shall not be structural members of building & shall not reduce the Open Space as specified in Regn. 42(ii)(e)(ii) & Reg. 47(1) of DCPR 2034, without affecting light and ventilation of any part of the building. (Sketch No. 5)</p>
		<p>E) Planters to be permitted beyond podium level by maintaining open space by 1.50 mt. from such projection.</p>	<p>Planters at podium level may be considered as shown in sketch as ornamental Projection permissible in 31(1) being ornamental projection max up to 1.2 mt. with Special Permission of Commissioner being proposed only at podium floors with non habitable user, provided the same shall not reduce the Open Space as specified in Reg. 47(1) of DCPR 2034. (Sketch No. 6)</p>
		<p>F) Outdoor Unit (ODU) to be permitted to be placed within 1.2 mt. on platform in RCC along with safety grills / fins for</p>	<p>As per Sr. No. 12 of Circular No. C-10, the M.S. chequered plate platform of 1.20 m width and 2.0 m length with level difference of 0.60 m exclusively to provide A.C. units for residential / non residential building shall be allowed in service ducts and if provided at suitable location other than service duct</p>

			protection of compressor machines. (Annexure III)	then may be allowed with prior permission of Commissioner. PEATA(I) vide above representation has requested that A.C. unit be allowed on RCC platform (like chajja) with ^{with} 1.2 m x 2.0 mt. size with safety railing and / or vertical louvers for aesthetical reasons, even at any other suitable location than service ducts, along dead portion of wall without affecting L/V. However, same shall not cover/reduce window opening proposed for light & ventilation. The request is to allow RCC platform with safety railing and vertical louvers for aesthetical reasons only but at such location that will not affect L/V of any of the part of building. This ODU unit on RCC chajja / platform may be allowed as shown in sketch No. 7, however it shall not reduce the Open Space as specified in Reg. 42(ii)(e)(i) & Reg. 47(1) of DCPR 2034 (Sketch No. 7)
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In view of above, Ch. Eng.(D.P.)/Hon MC's consideration & approval is requested to above amendments/ modifications and to the draft circular C-10A attached at pg. C-81 to C-95.

On for the receipt of approval, the same will be circulated as elevation policy which will be in addition to the existing C-10 policy circular.

Submitted please.

M.M. Deshpande
26.10.2023

(M.M.Deshpande)

Ex.Eng.(P) to
Ch.Eng.(D.P)

(L.S. Ahire)
Dy.Ch.Eng.(D.P)-I

60/11/23
27/10/2023
Dy.Ch.Eng.DP2

(S.H.Rathod)
Chief Eng. (D.P.)

Sir,

(I.S.Chahal)
Municipal Commissioner,
Sir,

In order to have better overhauled features the modification amendment in the form of draft circular C-10A, is submitted for approval of H.M.C.

Separate proposal viz 3(1) of MACTP Act for the same will be processed separately.
Submitted please.

24/11/23
Municipal Commissioner

H.M.C.
Sir

30/10/23

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

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31 OCT 2023

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क्र.प्र.अ./वि.नि./

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बृहन्मुंबई महानगरपालिका
आयुक्त्यांचे कार्यालय

31 OCT 2023

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क्रमांक MCP/243

28/11/23

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

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A. E (BP) City
Walwatkar
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23.11.2023
Chief Engineer (BP)