

High-rise rooftops can be joined: BMC

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Mumbai: Terraces of high-rise buildings in the city will now be allowed ornamental projections and architectural features, according to a new 'Crown Policy' to be introduced by the BMC.

For the first time, developers will be permitted to connect their towers with a steel beam to create recreational space for the residents. Singapore's Marina Bay Sands has a sky park connecting the rooftops of its three skyscrapers, which has a large infinity pool.

The BMC had received a proposal from Mumbai-based Runwal Group, which sought permission for a "terrace-level projection" to connect its three towers at Lokhandwala

NEW CROWN POLICY

- > Extended terrace will not be counted in the FSI
- > Architect to ensure flat owners immediately below the terrace are not affected
- > BMC to insist on 1.50 m high parapet wall for safety precaution
- > Terraces to be kept open to sky

in Andheri.

The developer plans to create 40,000 sq ft of recreational area with a jogging track connecting the three towers, each 30-storeys high behind Infinity Mall in Andheri (west). "Architects and builders have been urging us to allow these features which the current rules don't," said municipal commissioner Ajoy Mehta.

► **Safety, light norms, P 5**

Rooftop jogging? Civic body to let towers be joined by terraces

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Connecting terrace on three high-rise wings is an excellent idea, but there is nothing in the development control rules (DCR) to allow such constructions at present, said municipal commissioner Ajoy Mehta. "Necessary changes can be made in the draft DCR (2034) to allow merit architectural features."

The revision cell preparing the new DC rules did not include these features because of the fear that allowing terrace connectivity having large width may obstruct light and ventilation of the flats below.

The BMC has now decided that terraces can be connected provided measures are taken for light and ventilation, structural and fire safety. "Architects will have to submit complete details about steps taken for safety measures, details about ensuring light and ventilation in writing while putting up such proposals," said the new policy.

The BMC has prohibited any structure on the terrace which can be misused. "This area shall be kept vacant and maintained open to sky and not be allowed for any purpose. The chief fire officer will have to give a no-objection certificate before plans are approved," it said.

CIVIC BODY'S CROWN POLICY

IN A FIRST FOR MUMBAI, THE BMC WILL ALLOW BUILDERS TO CONNECT THEIR HIGH-RISES WITH TERRACES TO CREATE RECREATIONAL SPACE FOR INHABITANTS. A PROMINENT GLOBAL CITY WITH SUCH ARCHITECTURE IS SINGAPORE



TOWERING GLORY

- > Marina Bay Sands, Singapore
- > Is an integrated resort fronting Marina Bay in Singapore
- > It has a 'sky park' connecting the rooftops of three skyscrapers

THE SKY PARK

- > It is the world's largest public cantilevered platform
- > The structure overhangs the north tower by 67m

Length
340metre

Capacity
3,900 people

- > The structure contains a 150m infinity swimming pool

BMC'S POLICY HIGHLIGHTS

- > Extended terrace will not be counted in FSI
- > Architect to ensure flat owners immediately below terrace are not affected
- > BMC to insist on 1.5m-high parapet wall as a safety precaution
- > Terraces cannot be covered and have to be kept open to sky
- > Any terrace structures that can be misused is prohibited
- > The chief fire officer will have to give a no-objection certificate before plans are approved

