6.1. Building Heights

Building heights are important for developing the massing strategy for any master plan. They directly influence the views, skyline and shading strategies. As such, building heights must be clearly defined for each plot in order to achieve the massing vision of the master plan.

When estimated in meters, building heights must be measured as the maximum height from gate level (GL) to the top of the building envelope. This includes architectural elements and special features such as domes, mechanical floors, machine rooms. Figure 6.1 illustrates the correct approach to determining the building height in different settings.

In master plan submissions to DDA, building heights must be provided in number of floors. The standard conversion rate of 4.25m for floor height will be used to convert the numbers of floors to meters (e.g. 10 floors or G+9 equals 42.5m). In addition, height can be provided in meters, if it is intended for the total building height to exceed the standard height estimated based on the above criteria. In any case, the number of floors must always be maintained as provided.

The number of podiums must be generally clearly stated in the Land Use Budget sheet and Plot Development Guidelines (example: G+3P+6).

Mezzanine

Mezzanine floor must be counted as a typical habitable floor of the buildings, except for industrial land uses.

This is particularly relevant in retail land uses (especially malls) as the double height and atrium are considered part of the design.

In industrial land uses, the mezzanine must not be counted as a separate floor. It is considered a part of the maximum building height.

Building Height Standards

The height requirements must be provided in the master plan submission. If standard building heights are set out by relevant authorities such as in the case of some utility (see chapter 8), transport and community facilities plots (see chapter 4), compliance with the same must be demonstrated in the master plan submission to DDA.
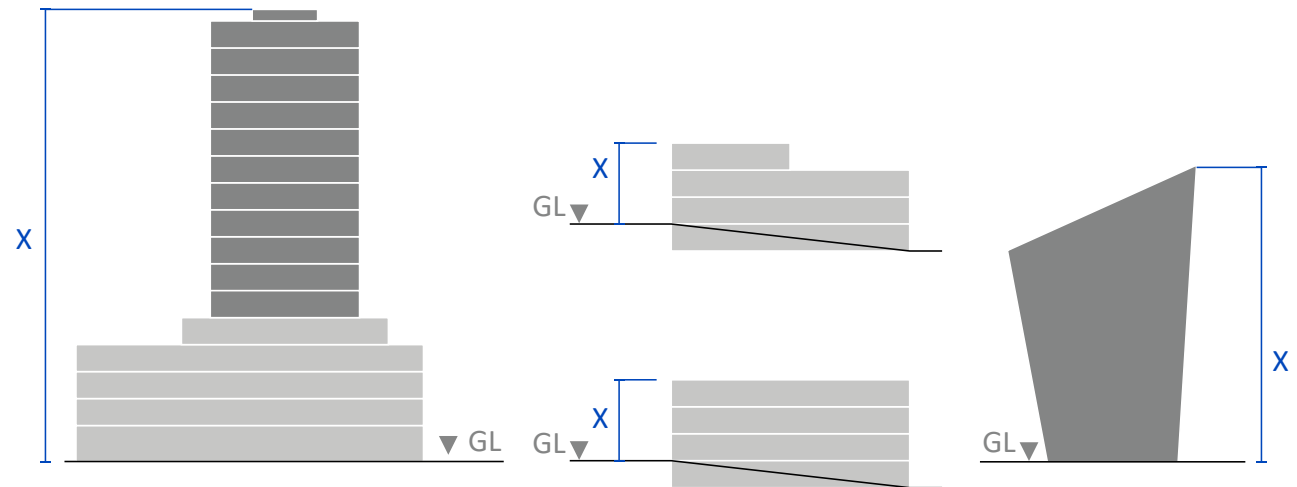

Figure 6.1: Building height