

35. Planning Parameters for Non High Rise Buildings.— (1) All Buildings not exceeding 18.30m. in height,—

- (a) The minimum road width, FSI, set back etc. for Non High Rise buildings up to 16 dwellings or such other small developments like commercial, nursery schools, primary schools, religious buildings and cottage industries up to 300 sq.mts. shall be regulated according to the table below:

Sl. No	Description	Continuous Building Areas	Economically weaker Section Areas	Other areas		
1	2	3	4	4		
A	Minimum road width	1.5 m	1.5 m	3.0 m up to 6.0 m	6.0 m and above	
B	Maximum Height	GF + 2F or Stilt + 3F subject to a maximum of 12m height		GF + 1F or Stilt + 2F subject to a maximum of 9m height	GF + 2F or Stilt + 3F subject to a maximum of 12m height	
C	Maximum number of dwelling units / commercial use	up to 16 dwellings or up to 300 square meters of commercial use	up to 16 dwellings	up to 8 dwellings	up to 16 dwellings or up to 300 square meters of commercial use	
D	Normally Permissible FSI	2.0				
E	Minimum Set backs	Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.				
i)	Front set back	1.5m	1.0m	Abutting road width	Front set back	
				Upto 9.0m.	1.5m	
				More than 9.0m. upto 18m.	3.0m.	
				More than 18m. upto 30.5m	4.5m.	
				More than 30.5m.	6.0m.	
ii)	Side Set back	Nil		Height of the building	Plot width	SSB
				Upto 7m.	Up to 9m	1m on one side
					Above 9m	1m on either side
				More than 7m. upto 12m.	Up to 6m	1m on one side
					Above 6m, upto 9m	1.5m on one side
					Above 9m	1.5m on either side
ii)	Rear Set back	Nil		Height of the building	RSB	
				Upto 7m.	Nil	
				More than 7m. upto 12m.	1.5m.	