

**Table NO. 13  
FRONT/REAR/SIDE MARGINS/HEIGHTS FOR BUILDINGS IN RESIDENTIAL ZONE IN NON-CONGESTED AREA**

S No	Description of Road	Minimum Required					Remarks			
		Plot Size	Width Of Plot	Set Back from road front	Side Open Space	Rear Open Space				
	(2)	(3)	(4)		(5)	(6)	(7)	(8)	(9)	(10)
1.	National/ State Highway	450	15	4.5 m. from road line or as specified by Highway rules whichever is more.		3.0		1.20	0.20	
2.	M.D.R./ O.D.R.	450	15	4.5 m. from road line or as specified by Highway rules whichever is more		3.0		1.20	0.20	
3.	Other roads 24 m. wide and above	300	12	4.5 m.		3.0		1.2	0.20	
4.	Roads of width below 24m. wide and up to 15m.	250	10	3.00		3.0		1.10	0.20	
5.	Road of width below 15 m. and above 9 m.	150	10	3.0 m	1.5	1.5		1.00	0.20	
6.	Road of width upto 9 m.	100	7	3.0 m.	1.5	1.5		1.00	0.20	Only G + 2 structure shall be allowed.

7.	Row housing on roads of width 12m. and below	30 to 125	3.50	2.25 m.	0.00 (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	1.00	0.20	(G+1) or (Stilt+2) may be allowed.
8.	Row housing for L.I.G. EWS/High Density Housing, Slum Up-gradation etc. by public authority	20 to 50	3.00	0.90 m. from pathway 2.25 m. from road boundary	-do-	0.90	1.00	0.20	(G+1) or (Stilt+2) may be allowed.

**Note :**

- (1) Where the height of the building exceeds 14 m., then side and rear marginal spaces shall be left as per Regulation No.15.1.3subject to minimum of 3 m.
- (2) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 8 and **not** less than 4 plots shall be allowed in each block of row housing Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot.
- (3) No garage shall be permitted in a building having stilt or basement provided for parking.
- (4) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- (5) If the plot is from approved land subdivision layout, then plot area shall be treated as net area. The computation of FSI & net plot area shall be as per Regulation No.13.4.1.
- (6) For clinics having in area of less than 100 sq.m., above regulation shall apply.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8)Rate of payment of premium for the additional FSI mentioned in Column No.9 of above Table shall be as decided by the Director of Town Planning, by general order, from time to time.