

NEW HMDA/GHMC BUILDING RULES REVISED 2012

5. PERMISSIBLE SETBACKS & HEIGHT STIPULATIONS FOR ALL TYPES OF NON-HIGH RISE BUILDINGS

(Buildings below 18m in height inclusive of Stilt / Parking Floor):

(a) The height of buildings permissible in a given site / plot shall be subject to restrictions given in **Annexure - I to II**.

(b) The minimum setbacks and permissible height as per **Table - III** and other conditions stipulated below shall be followed.

TABLE - III

Sl. No.	Plot Size (in Sq. m) Above - Up to	Parking provision	Height (in m) Permissible Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remaining sides (in m)
				Abutting Road Width					
				Up to 12 m	Above 12m & up to 18m	Above 18m & up to 24 m	Above 24m & up to 30m	Above 30m	
1	2	3	4	5	6	7	8	9	10
1	Less than 50		7	1.5	1.5	3	3	3	-
2	50-100	-	7 10	1.5 1.5	1.5 1.5	3 3	3 3	3 3	- 0.5
3	100 - 200	-	10	1.5	1.5	3	3	3	1.0
4	200 - 300	Stilt floor	7 10	2 2	3 3	3 3	4 5	5 6	1.0 1.5
5	300 - 400	Stilt floor	7 12	3 3	4 4	5 5	6 6	7.5 7.5	1.5 2.0
6	400 - 500	Stilt floor	7 12	3 3	4 4	5 5	6 6	7.5 7.5	2.0 2.5
7	* 500 - 750	Stilt floor	7 12 15	3 3 3	4 4 4	5 5 5	6 6 6	7.5 7.5 7.5	2.5 3.0 3.5
8	750 - 1000	Stilt + One Cellar floor	7 12 15	3 3 3	4 4 4	5 5 5	6 6 6	7.5 7.5 7.5	3.0 3.5 4.0
9	1000 - 1500	Stilt + 2 Cellar floors	7 12 15 18**	3 3 3 3	4 4 4 4	5 5 5 5	6 6 6 6	7.5 7.5 7.5 7.5	3.5 4.0 5.0 6.0
10	1500 - 2500	Stilt + 2 Cellar floors	7 15 18**	3 3 3	4 4 4	5 5 5	6 6 6	7.5 7.5 7.5	4.0 5.0 6.0
11	Above 2500	Stilt + 2 or more Cellar floors	7 15 18**	3 3 3	4 4 4	5 5 5	6 6 6	7.5 7.5 7.5	5.0 6.0 7.0

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Monthly Catalogue, United States Public Documents ,1995 *Monthly Catalog of United States Government Publications* United States. Superintendent of Documents,1995 February issue includes Appendix entitled Directory of United States Government periodicals and subscription publications September issue includes List of depository libraries June and December issues include semiannual index **Preserving the American Dream** United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs,2009 **Federal Register** ,2004-11 *Monthly Catalog of United States Government Publications* ,1995 *The American Mortgage System* Susan M. Wachter,Marvin M. Smith,2011-05-31 Successful home ownership requires the availability of appropriate mortgage products In the years leading up to the collapse of the housing market home buyers frequently accepted mortgages that were not only wrong for them but catastrophic for the economy as a whole When the housing market bubble burst so did a cornerstone of the American dream for many families Restoring the promise of this dream requires an unflinching inspection of lending institutions and the right tools to repair the structures that support solid home purchases The American Mortgage System Crisis and Reform focuses on the causes of the housing market collapse and proposes solutions to prevent another rash of foreclosures Edited by two leaders in the field of real estate and finance Susan M Wachter and Marvin M Smith The American Mortgage System examines key elements of the mortgage meltdown The volume s contributors address the influence of the Community Reinvestment Act which is often blamed for the crisis They uncover how the government sponsored enterprises Fannie Mae and Freddie Mac invested outside the housing market with disastrous results They present surprising information about low income borrowers

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