

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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