

LOCATION : <https://maps.app.goo.gl/BWEaEoPETQDsAPjC9>

## Building Bye Laws

### Minimum size of plots for certain categories of buildings. –

No construction of a residential building shall be permitted on any plot area which is less than 125 sq. mtrs. and which has a width less than 6 mtrs.

Actual Plot Area Taken : 495sq. mtrs

### Living or sleeping room. –

No living or sleeping room shall have a carpet area less than 9.5 sq. mtrs. and the minimum width of such room shall be 2.4 mtrs.

Actual Living Room Area Taken : 17.98 sq. mtrs (width=3.54 mtrs)

### Kitchen. –

The area should not be less than 5.0 sq. mtrs. with a minimum width of 1.8 sq. mtrs. where there is a separate store, the size of the kitchen may be reduced to 4.5 sq. mtrs.

Actual Kitchen Area Taken : 10.18 sq. mtrs (width=2.86 mtrs)

### Bathroom and water closets. –

The size of the bathrooms shall not be less than 1.44 sq. mtrs. with minimum width of 1.2 mtrs. The minimum carpet area for water closet shall be 1.08 sq. mtrs. with a minimum width of 0.9 mtr.

Actual Bathroom Area Taken : 4.15 sq. mtrs (minimum) (width=1.76 mtrs)

### Store Room. –

The area of a store room shall not be less than 2.0 sq. mtrs. However, in case of residential building the maximum area thereof shall not exceed 7.00 sq. mtrs.

Actual Storeroom Area Taken : 2.43 sq. mtrs

<i>Sl. No.</i>	<i>Plot size sq. m.</i>	<i>Ground Coverage Percentage of the plot area</i>	<i>First floor coverage percentage of the plot area</i>	<i>Second floor coverage percentage of the plot area</i>	<i>FAR</i>	<i>Maximum height (in metres)</i>
1.	Upto 120	65%	60%	35%	160	15
2.	Exceeding 120 but not exceeding 300	60	50	30	140	15
3.	Exceeding 300 but not exceeding 500	55	50	25	130	15
4.	Exceeding 500 but not exceeding 1000	45	40	20	125	15
5.	(a) above 1000	35	30	15	95	15
	(b) Ancillary building	7.5	7.5			

Sl. No.	Plot size (in 1 sq. mtrs.)	Front setback	Rear setback (mtrs.)	Side setback (mtrs.)	Remarks
1.	Upto 60	2.40	2.40	-	Rear setback coverage; of 40% of the width of plot shall be permitted to be covered
2.	61 to 120	3.0	2.40	-	-do-
3.	121 to 199	3.0	3.0	2.4 mtrs. upto a depth of 5.5 m. from front setback line.	-do-
4.	200 to 300	4.50	3.0	For 200 sq. mtrs. and above 3.0 mtrs. upto a depth of 5.5 mtrs. from front setback line.	-do-
5.	301 to 500	4.50	3.0	3.0 mtrs. and coverable upto 9.0 mtrs. from rear plot line.	-do-
6.	500 to 1000	6.0	3.5	3.0 mtrs. coverable upto 9.0 mtrs. from rear plot line.	-do-
7.	Above 1000	9.0	4.5	4.5 mtrs. coverable upto 12.0 mtrs. from rear plot line.	-do-

Plot size used : just around 500 sq meters

FAR / FSI : 130

Maximum Height allowed : 15m

Actual Height used : 7.16m

Ground Floor Coverage : 55% (max allowed = 272 sq meters )

Actual Ground Floor Coverage : 226.25 sq meters

First Floor Coverage : 50% (max allowed = 325 sq meters )

Actual Ground Floor Coverage : 226.25 sq meters

Total Area of Floors allowed =  $(\text{FAR} \times \text{Plot area}) / 100 = 130 \times 500 / 100 = 650$  sq meters

Total Area of Floors Actual = around 375 sq meters.

Setbacks : (Allowed : Used)

Front : 4.5 m : 4.5m

Rear : 3 m : 3 m

Side : 3m : 3.66 m (max)