

Buildings without Podium

The minimum setback for buildings depends on the building height and adjacencies. Building setback requirements as illustrated in Table 6.3 sets out the setbacks in different settings. These are further illustrated in Figure 6.7.

Building Floor Number	Total Number of Floors	Setback Side Conditions and Adjacencies			
		Neighboring Plots (X)	Road, Car Park or Open Space	Sikka*	
				Setback Distance within plot (Y)	Setback Distance from Center of Sikka (Z)
G	1	3	0	3	0
G+1	2	3	0	3	0
G+2	3	3	0	3	0
G+3	4	3	0	3	0
G+4	5	3.75	0	3	0.75
G+5	6	4.5	0	3	1.5
G+6	7	5.25	0	3	2.25
G+7	8	6	0	3	3
G+8	9	6.75	0	3.75	3
G+9 (or more)	10 (or more)	7.5	0	4.5	3

Table 6.3: Building setbacks

* A standard Sikka width is 6m. If a Sikka is wider than 6 m, then the setback distance from center of Sikka can be increased as long as a minimum of 3m setback is provided within the plot.

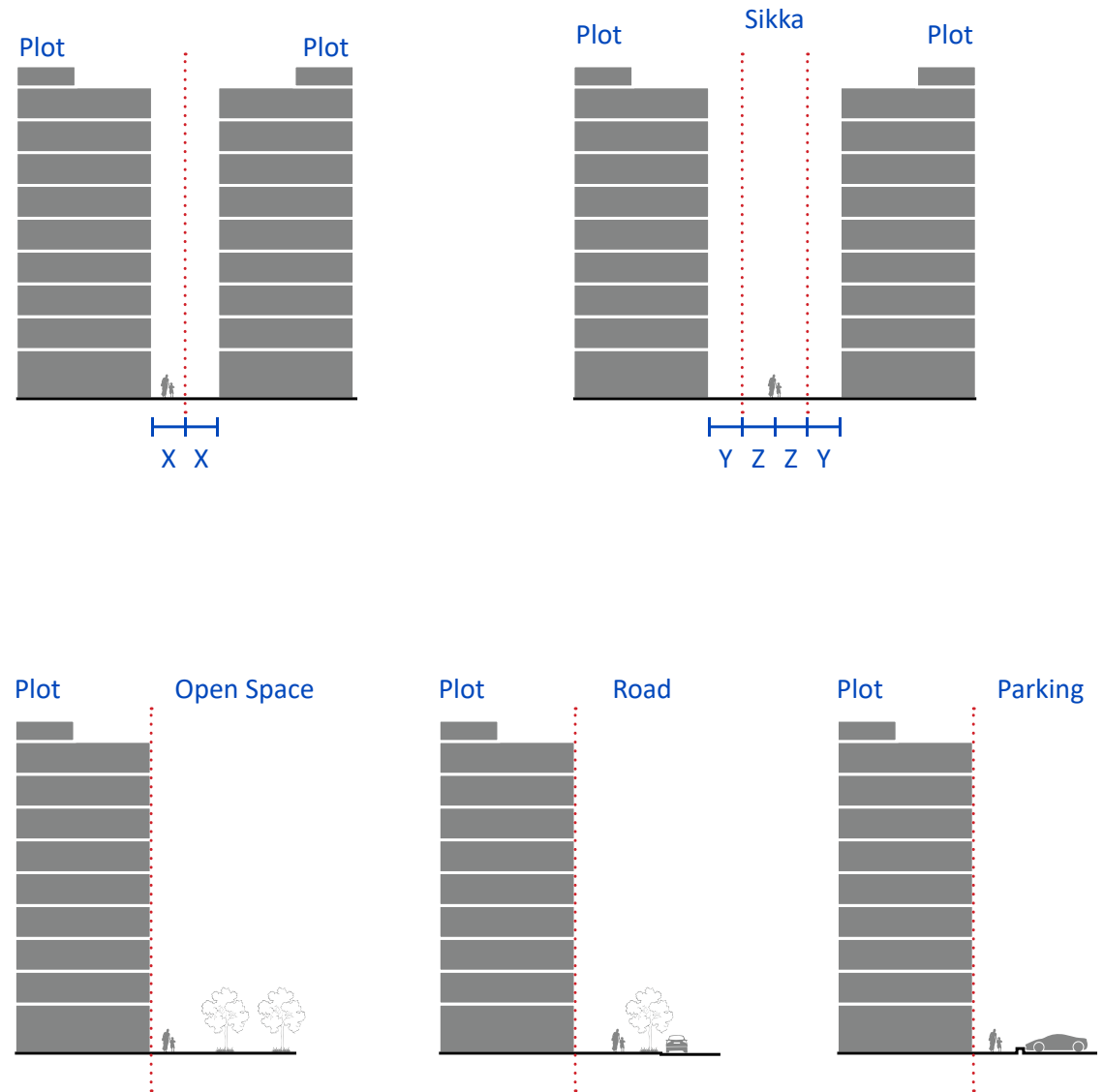


Figure 6.7: Building setback examples based on adjacencies