



UNIT III –BUILDING BYE LAWS

OPEN SPACE AREA AND HEIGHT LIMITATION

- Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space.
- The open spaces to be left around the building including set backs, covered area, total built up area, limitations through FAR shall be as per Master Plan/Zonal Plan requirements.
- Interior Open Space for Light and Ventilation
 - The whole or part of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width in all directions shall be 3.0 m. in case of buildings not more than 12.50 m. in height and subject to the provision of increasing the same with increasing height @ of 0.3 m. per every meter height or part thereof beyond 12.50 m. However, in case of buildings already constructed with 3.0 m. the open space for new construction on upper floor, the open space on this basis should be ensured and would remain as mandatory open space. Note: Where only a kitchen is abutting an interior open space, the minimum width as specified can be reduced by 0.55 m. correspondingly.
- Provision of exterior Open Spaces around the Building
 - a) The set backs of the respective building shall be as per Master Plan, detailed Layout Plan, general Development Plan.
 - b) the provision of exterior open spaces around the buildings is given in Table 4.4

Table 4.4 Provision of Exterior Open Spaces Around the Buildings

Sl. No.	Height of the Building Upto (m.)	Exterior open spaces to be left out on all sides in m. (front rear and sides in each plot)
1	10	As per prescribed set backs
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 and above	16

Note: On sides where no habitable rooms face, a minimum space of 9.0 m. shall be left for heights above 27.0 m.

c) In case of multi storeyed buildings the exterior open space around a building shall be of hard surface capable to taking load of fire engine weighting upto 45 tonnes.

- **Joint Open Air Space** Every interior or exterior or air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
- If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner; then the width of such open air space shall be the one specified for the tallest building as specified in building byelaw 4.9.3 and 4.9.4 abutting on such open air space.
- **Exemption to Open Spaces/Covered area** The following exemption to open space shall be permitted.

Projections into Open Spaces

a) Every interior or exterior open space shall be kept, free from any erection thereon and shall be open to the sky. Nothing except cornice, chajja or weather shade (not more than 0.75 m. wide) shall overhang or project over the said open spaces so as to reduce the width to less than the minimum required.

b) A canopy or canopies each not exceeding 4.50 m. in length and 2.40 m. in width in the form of cantilever or cantilevers, over the main entrance/entrances, providing a minimum clear height of 2.2 m. below the canopy. In single storeyed residential building, only one such canopy shall be permitted for each individual detached block. In more than one storeyed residential building, two canopies shall be permitted over ground floor/higher floor entrances. In buildings of other occupancies, the permissibility of canopy, canopies shall be as decided by the Authority on its merits.

c) In case of residential building only, a balcony or balconies at roof level of a width of 1.20 m. overhanging in set backs within one's own land and courtyards provided the minimum area required shall not be reduced by more than 30% of such open spaces.

d) The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations in case of residential buildings only. Such projection shall be upto 0.75 m. depth provided.

i) That no cupboard shall project in the side set back on the ground floor.

ii) That outer length of cupboard overhanging in the set backs shall not exceed 2.0 m. per habitable room. In addition to this, cupboard under the above and windows can be provided.

Note: Cupboard means a space used for storage of household goods/clothes, having shelves/partitions not more than 1.5 m. apart.

iii) Only one pergola on each floor shall be permitted in a residential building if constructed in the exterior open spaces or terrace. Such pergola shall not exceed 3.50 sq m. in area on which 40% shall be void and shall have a clear height 2.20 m.