

MODEL BUILDING CONSTRUCTION AND DEVELOPMENT BYELAWS AND MODEL ZONING REGULATIONS FOR DEVELOPMENT AUTHORITIES OF UTTAR PR

Sooooooooooooo Cyek Track • Zme RIGHT OF WAY Carriageway RIGHT-OF-WAY Cyce Zora Track
SETBACKS: FRONT, REAR, AND SIDE Rear Setback BUILDING Side Setback-I Side Setback-2 hain
Building Plot Boundary SETBACK SET BACK ROAD— ATRIUM PODIUM ATRIUM Front Setback
ROAD OPEN PARKING ACCESS LANE PERPENDICULAR PARKING ACCESS LANE PARALLEL
PARKING : Height of • Building SET BACK SET BACK ROAD — ATRIUM BASEMENT FOR
GROUP HOUSING 600 2.40 2.40 2.40 Plinth LVL Basement 01 Basement 02 Basement 03 6.0 m Plot
Boundary Building Unit BASEMENT FOR SINGLE UNIT/MULTI UNIT Äilding line Plinth LVI 21) M
Nax. 20 H PLINTH Second Floor First Floor _ Rlinth_. Basement RAMP Has. Gradient 1:12 Wan hax.
Gradient 1:12 Upto 9 m Extend 300 on top and bottom 800 mm Nin. 50 mm between railing andwa" :
1800mm Basement 01 Uses as per 3.3.3.1 MEZZANINE FLOOR First Floor Mezzanine Floor Plinth
Max. U2 PORCH/ PORTICO Second Floor First Floor Ground Floor Plinth Level Ground Level Road
Side Margin Non slip material Clear Height Min. 2.1 mts. Nin. 2.1 mts. MEANS OF ACCESS ccess Plot
C AMALGAMATION OF PLOTS Plot Plot Road These plots shall not be amalgamated TOWER 4 5
INTERNAL ROADS R.O.S. Internal Road FOR RESIDENTIAL ANO OTHER DEVELOPMENT
Internal Road LENGTH Internal Road FOR GROUP HOUSING SCHEHE GROUND COVERAGE c
SUBDIVISION OF PLOTS 100 sqmt. Division Line 100 sqmt. — — — —ROAD — Each subdivision
plot Nin. 100 sqmt. FLOOR AREA RATIO (FAR) P Line Area counted in FAR Area deducted in FAR
Plot ROAD INTERSECTION OF ROADS Build/Developed Area m. Ground Coverage as per UPBBL
2008 Max. coverage after ensuring min. setbacks .5m New Undeveloped Area 400/0 Max. coverage after
ensuring min. setbacks Maximum Ground Coverage after leaving setbacks REFUGE AREA Refuge Area
1 v Refuge Area Road W12 w v TRIPLE STACK MECHANIZED PARKING SEDAN/ C HATCHBACK
SEDAN/HATCHBACK SUV/MUV HI Ground Level Dn. Gr LI Family Entrance Lobby Dn. OPEN TO
SKY Central Courtyard Max. Travel Distance ALL DIMENSION ARE IN NM Terrace Children
Bedroom Living Room Dn. Max. Travel Distance nd To MUMTY Service Floor ROAD SERVICE
FLOOR 30M Service Floor Max. Ht 2.40 m zoo h Max. Travel Distance Height ot room , SSB WIDE
ROAD Two - Side Road Residential Development Commercial Development SETBACK Road
SETBACK Top of Top of Top Of Floor FSB Road One - Side Road SSB Building Unit with road on one
side Equal Equal Height room Two • Side Road Building Unit with road on two sides Minimum Clearance
from Electric Line