

Open Space Requirement as per G O. Ms. 168, MA & UD dt:07-04-2012

Height of the Building	Minimum all round Open Space as per Table IV of G O. Ms. 168, MA & UD dt:07-04-2012 (Metres) Required in all Sides	Open Space as per Rule 7(C) of G O. Ms. 168, MA & UD dt:07-04-2012 for <u>Stepped Type or Pyramidal type Buildings</u> (Metres)
18 - 21 M	7	--
21-24 M	8	--
24-27 M	9	--
27- 30 M	10	9
30- 35 M	11	10
35-40 M	12	10
40-45 M	13	10
45-50 M	14	11
50-55 M	16	11
55-60 M	16.5	11
60-65 M	17	12
65-70 M	17.5	12
70-75 M	18	12
75-80 M	18.5	13
80-85 M	19	13
85-90 M	19.5	13
90-95 M	20	14
95-100 M	20.5	14

Note:-

The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 2 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

Tower and Podium Type Building:

- (i) Height of the building shall be allowed up to 50m.
- (ii) For Podium, i.e., Ground plus first floor: around setbacks shall be 7m.
- (iii) For Tower block: The coverage and around setbacks shall be minimum 50 % of the Podium Block, and shall be atleast 3m from the Podium edge on all sides,
- (iv) The fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.