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## 75. Open Space Requirements -

The open space requirements shall be as per Appendix N. However for residential and commercial zone following provisions shall be observed in addition.

a) Building having length / depth upto 40 m - The open spaces on all sides except the front side of a building shall be of a width not less than one third of the height of that building 3.00 m. above the ground level, rounded to the nearest decimeter subject to a maximum of 20 m. the minimum being 3.00 m. for a residential building without any projection thereon and 4.5 m. for a commercial building.

b) [\*] *Building with length / depth exceeding 40 m. - If the length or depth of a building exceeds 40 m. an additional width of 10% of the dimension in excess of 40 m. shall be required on the side or rear open space as the case may be i.e. perpendicular to longer dimensions.*

Provided that no such increase in additional open space shall be necessary if (a) it is a front open margin space, or (b) when only store rooms and stairways derive light and ventilation from the open space.

Provided further that -

- i) the open space for separation between any building and single storeyed accessory building need not exceed 1.5 m.
- ii) the minimum distance between any two ground floor structures in public housing / high density housing shall be 4.5 m. if habitable rooms derive light and ventilation from the intervening space, if not the distance may be reduced to 1.5 m.
- iii) except where the plot size is less than 2500 sq.mtrs. the marginal open space in a plot abutting amenity / recreational open space in the same layout shall not be less than 3 m.
- iv) where the amenity open space being accessible from all the layout plots does not have an exclusive means of access, the rear marginal open space shall not be less than 3 m.

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- c) Building existing on 1st February 1964 and those constructed thereafter (i) in respect of buildings existing on 1st February 1964, upper floors may be permitted with set-back at upper level in the case of new development to make up for deficiencies in the open space as required under these regulations. (ii) with the permission of the Commissioner, set-backs as in clause (i) above may be allowed for the buildings constructed after 1st February 1964 to avail of additional FSI that may become available due to road set-back, transfer of Development Rights as in Appendix W, FSI in lieu of staircase, staircase room / lift wells or any change in the regulations whereby additional FSI may become available.
- d) Setback at upper level - The Commissioner may permit smaller set backs at upper levels and also permit additional floor area upto a limit of 10 sq.m. over the permissible FSI to avoid structural difficulties or hardship but so as not to affect adversely the light and ventilation of an adjoining building or part thereof.
- e) Tower like structures - Notwithstanding any provision to the contrary, a tower-like structure may be permitted only with 6 m. open space at the ground level and one set back at the upper levels provided that the total height does not exceed 25 m. If it exceeds 25 m. but does not exceed 28 m. the minimum open space at ground level shall be 9 m. Beyond 28 m. the minimum open space at ground levels shall be 12 m. with two set backs at upper levels. The terrace created by the set back shall be accessible through the common passage and/or common staircase only.
- f) Where a room does not derive light and ventilation from an exterior open space, the width of the exterior open space as given in this regulation may be reduced to 3 m. upto a height of 24 m. and 6 m. to a height above 24.0 m.

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- g) The open spaces for the above purposes would be deemed to be sufficient if their widths are not less than one-fourth of each dimension of the site of the building and the percentage of the building area does not exceed 25% of the area of the site, when the least dimension of the site is not less than that specified in the following table for different floor space indices.

<b>Floor Space Index</b>	<b>Least Dimension of site in Metres</b>
1.00	18
2.00	24

- h) Building shall be set back at least 3 m. from internal means of access in layout of buildings.

**76. Revas Projection -**

- i) A revas projection 1.20 m in width may be permitted in the front open space when it faces a street 12.20 m. or more in width. To facilitate the construction of a staircase, such revas projection may be permitted in the side or rear open space provided that such a open space is atleast 4.5 mtrs. and the revas projection is limited to a width of 0.75 m. and the length of the staircase landing no revas projection shall be at a height less than 2.1 m. above the ground level.
- ii) A revas projection shall not be permissible in the side or rear open spaces.
- iii) The areas of all revas projections shall be taken into account for the computation of F.S.I.

**77. Interior Open Spaces (Chowks) -**

Inner Chowk - Unless it abuts on a front, rear or side open space, the whole of one side of every room other than a habitable room shall abut on an interior open space, courtyard or chowk, whose minimum width shall be 3 m. Such interior space, courtyard or chowk shall be accessible at least on one side at ground floor level through a common passage or space. Further the inner chowk