

**Zoning Regulations for residential plots in Housing Colony Mandhala,
Baddi, Distt.Solan (HP)**

1) Set backs:, ground coverage & Floor area Ratio (FAR)

The minimum permissible setbacks, maximum ground coverage & floor area ratio shall be as under:-

Type	Plot Size in Sq. mt.	Front set-back(road side)in mts	Garage side	Rear side set-back(in mts)	Max. permissible ground coverage	Max. permissible FAR
A	400	5.0	4.50 (As per zoning plan)	4.3	50% (including garage)	1.75
B	300	4.50	4.50 (As per zoning plan)	3.15	50% (including garage)	1.75
C	200	3.50	3.00 (As per zoning plan)	3.0	55% (including garage)	1.75
D	128	3.00	--	2.6	65%	1.75

2) Number of storeys:-

- a) The maximum permissible number of storeys shall be 4 + 1 parking floor (**subject to fulfillment of FAR**).

3) Parking floor:-

Parking floor within permissible ground coverage shall be allowed with the following conditions:-

- a) Max. Permissible height of parking floor shall be 2.30 Mtr from the plinth level to beam bottom If height of parking floor exceeds from permissible height, it shall be counted in FAR and number of storeys.
- b) Parking floor shall be permissible within the permissible covered area on ground floor(excluding garage) or
- c) Parking floor in the basement (within permissible covered area on ground) is optional with height restriction as given in (a)
- d) Parking floor either on ground floor or in the basement or at any level shall be used only for parking, no other use shall be permitted.
- e) The area of parking floor shall not be counted for FAR.

4) Floor height:-

- a) Minimum and maximum permissible height of floor shall be 2.70 Mtr to 3.50 Mtr respectively.
- b) Max. permissible plinth height shall be 45 cms.
- c) Total permissible height of the building shall be 18.80 mts.(Including the ridge ht. of sloppy roof)

5) Sloppy roof & Mumty:

- a) Sloppy roof is optional. It can be permitted in slate, coloured sheet and R.C.C. slab with tile topping painted in green/maroon.
- b) Max.height of sloppy roof shall be 2.50 Mtr at ridge and zero at eaves level.
- c) 1/3 area of the roof shall be allowed as open terrace where sloppy roof is provided.
- d) The slope of the roof of such structure shall be towards inner side of the same plot and away from the adjoining plot.
- e) Mumty over the staircase portion shall be permissible with maximum 2.5 Mtr height it will not be counted towards FAR.

6) Permissible built up area in set backs:-

- a) Garage/Servant Quarter shall be permitted in corner of the rear set back space(as shown in the zoning plan) of an individual and semi detached residential plot with the following condition:-
 - i) The maximum permissible area of construction shall be as per zoning plan. It shall be considered in calculation of maximum permissible built up area and FAR .
 - ii) The maximum height of construction shall be 3.00 Mtrs with maximum plinth height of 45 cms.
 - iii) No first floor shall be permitted over such a construction.
- b) No openings and projections shall be permitted over looking adjoining property i.e. Path, green spaces etc.

7) Projection in setbacks:-

- a) Balcony 1.00 Mtr wide and up to **50%** of front of proposed width of the building shall be permitted and will not be counted in **FAR** and built up area calculations. The balcony is permissible only in the case where set back is **3.00 Mtr**.if the balcony is proposed in the rear offset it shall be considered in calculation of maximum built up area and floor area ratio.
- b) In any setbacks, whether shades projects/slab shall be permitted up to **0.45 Mtr** over opening/ all around the building. However, it shall not be allowed to be covered in any case and no railing shall be permitted on such projection.

8) Rain water Harvesting Tank:-

It is mandatory to provide rain water harvesting tank with a plot boundary @ **20 liter** per sq.mts. of the roof area.

9) Solar Passive Building Design

Solar Passive Building Design shall be required in the building as under:-

- a) Outer wall of the building shall be made 0.23 Mtrs thick.
- b) Solar photovoltaic panel (SBP) for lighting.
- c) Solar Passive Cooling Design.
- d) Integrating Solar Heating system

10) Compound Wall:-

Road side compound wall not exceeding **1.5 Mtrs** in height shall be permitted while on the other side along the boundary of adjoining plot, the maximum height of the compound wall shall not exceed **1.80 Mtrs**.

Guidelines for submission of Building Plans for Plots of Housing Colony at Mandhala (Baddi)

Following guidelines are to be followed for submission of building plans:

1. All habitable rooms shall have direct light and ventilation. Minimum area of different parts of buildings shall be as under
 - Living Room:-** Minimum area shall be **9.50 sq.mt** having width not less than **2.50mt**.
 - Kitchen:-** Minimum area shall be **4.50 sq.mt** having minimum width not less than **1.80mt**.
 - Bath:-** Minimum area shall be **1.80 sq.mt** having minimum width not less than **1.20mt**
 - W.C:-** Minimum area shall be **1.10 sq.mt** having minimum width not less than **0.90mt**.
 - Toilet:-** Minimum area shall be **2.50 sq.mt** having minimum width not less than **1.25mt**.
 - Staircase:-** Minimum width of stair flight shall be 1.00mt with minimum tread width of 25cm and riser not more than 20cm. Clear headway below staircase should not be less than 2.10mt.
 - Passage:-** Minimum width of passage shall be **1.00 mt**.
 - Duct:-** Shaft/Duct shall be permitted for the ventilation to W.C., bath, toilet and kitchen having minimum area of **1.00 sq.m**. with minimum width not less than **0.75 mt**.
2. Submission drawings to be prepared on a scale of **1:100**.
3. Submission drawings, duly signed by registered Architect (with C.A.number) & owner should be submitted in **quadruplicate**, reflecting all the floor plans, two elevations, two sections (One section must be through staircase), site plan (**on a scale of 1:200**) showing plot dimensions, various setbacks, area schedule, specifications, joinery schedule, sewer line, R.H.T with size and capacity, adjoining plot No's & road etc.
4. All the floor plans should reflect the detailed dimensions along with split up dimensions given outside.
5. Structural stability certificate duly signed by registered Architect (Registered with council of Architecture), qualified Structural Engineer and owner are required to be submitted along with the submission drawings. Approval fee at the following rates is required to be deposited with the submission drawings (**Approval fee is subject to change.**)

Type	Plot area	Approval fee
A	400.00 sq. m.	Rs.15/-per sq.m.of covered area
B	300.00 sq.m.	Rs.15/-per sq.m.of covered area
C	200.00 sq.m.	Rs.10/-per sq.m.of covered area
D	128.00 sq. m.	Rs5/-per sq m.of covered area

6. Refundable security of **Rs.1000/-** is also to be deposited along with the approval fee.