

# Guidelines for Building Plans under Beneficiary Led Construction vertical under (PMAY-U)

# ZONING GUIDELINES AND STANDARD ROOM SIZE FOR BLC BENEFECIARIES IN PMAY-U

## **CORE AREA** : Zoning Guidelines (as per HBC 2017)

1. Plot size upto 60 sq m
2. Ground Coverage = 85%
3. Set back (front) = 0.5m
4. Set back (rear) = 0.5m
5. FAR allowed = 2.2
6. Height = 15 meters

### **Minimum carpet area (PMAY guidelines):**

1. Living Room = 9.0 sq.m
2. Bed Room = 6.5 sq.m
3. Toilet = 0.9 sq.m
4. Bath = 1.2 sq.m
5. Kitchen = 3.3 sq.m

## **NON-CORE AREA** : Zoning Guidelines (as per HBC 2017)

1. Plot size upto 100 sq m
2. Ground Coverage = 66%
3. Set back (front) = 0.5m or as per zoning sheet
4. Set back (rear) = 0.5m or as per zoning sheet
5. FAR allowed = 1.65
6. Height = 15 meters

### **Minimum carpet area (PMAY guidelines):**

1. Living Room = 9.0 sq.m
2. Bed Room = 6.5 sq.m
3. Toilet = 0.9 sq.m
4. Bath = 1.2 sq.m
5. Kitchen = 3.3 sq.m

# ZONING GUIDELINES AND STANDARD ROOM SIZE FOR BLC BENEFECIARIES IN PMAY-U

## **CORE AREA : Zoning Guidelines (as per HBC 2017)**

1. Plot size 60 to 150 sq m
2. Ground Coverage = 80%
3. Set back (front) = 1.5m
4. Set back (rear) = 1.0m
5. FAR allowed = 2.0
6. Height = 15 meters

### **Minimum carpet area (PMAY guidelines):**

1. Living Room = 9.0 sq.m
2. Bed Room = 6.5 sq.m
3. Toilet = 0.9 sq.m
4. Bath = 1.2 sq.m
5. Kitchen = 3.3 sq.m

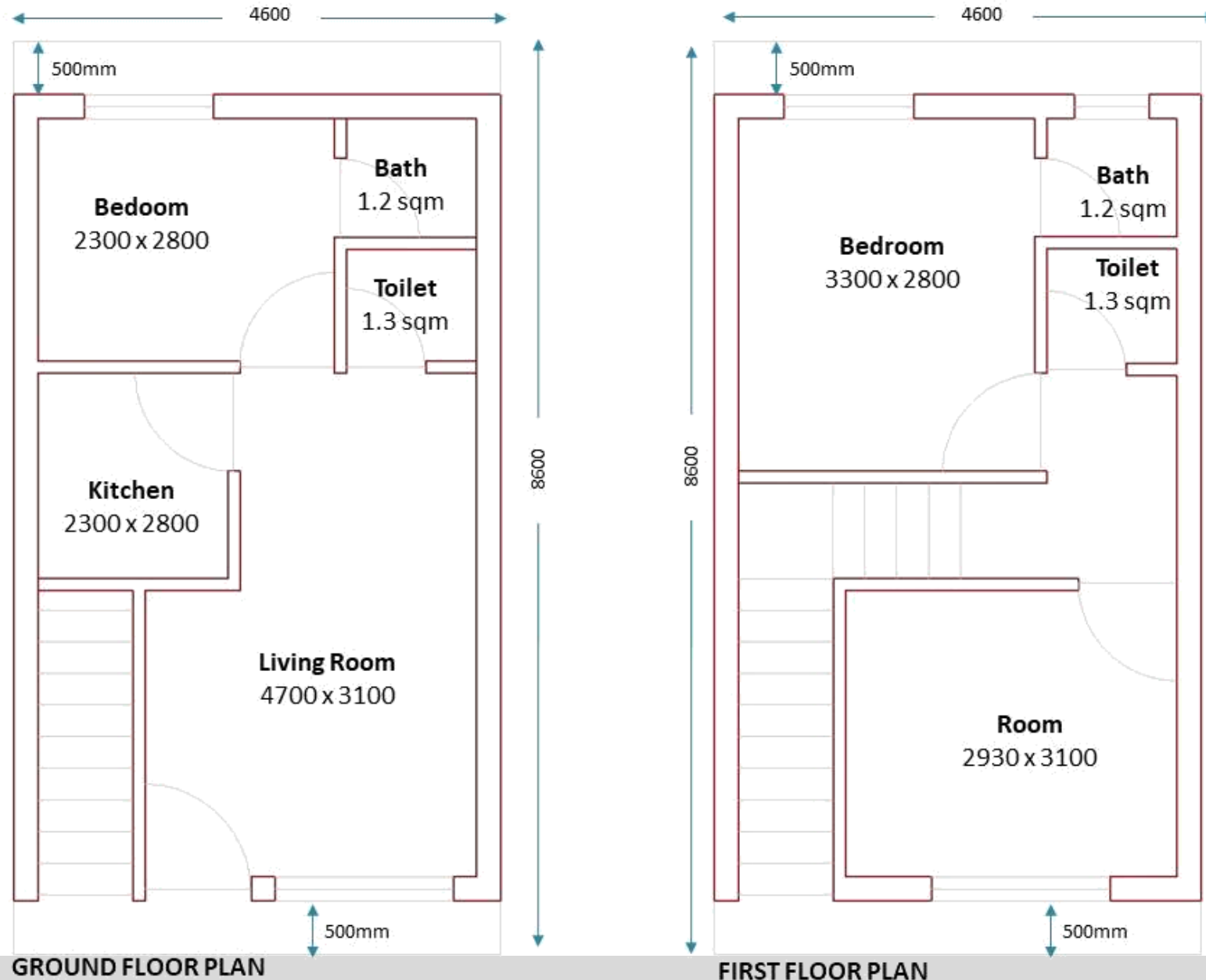
## **NON-CORE AREA : Zoning Guidelines (as per HBC 2017)**

1. Plot size 100 to 250sq m
2. Ground Coverage = 66%
3. Set back (front) = 1.5 or as per zoning sheet
4. Set back (rear) = 2.0m or as per zoning sheet
5. FAR allowed = 1.45
6. Height = 15 meters

### **Minimum carpet area (PMAY guidelines):**

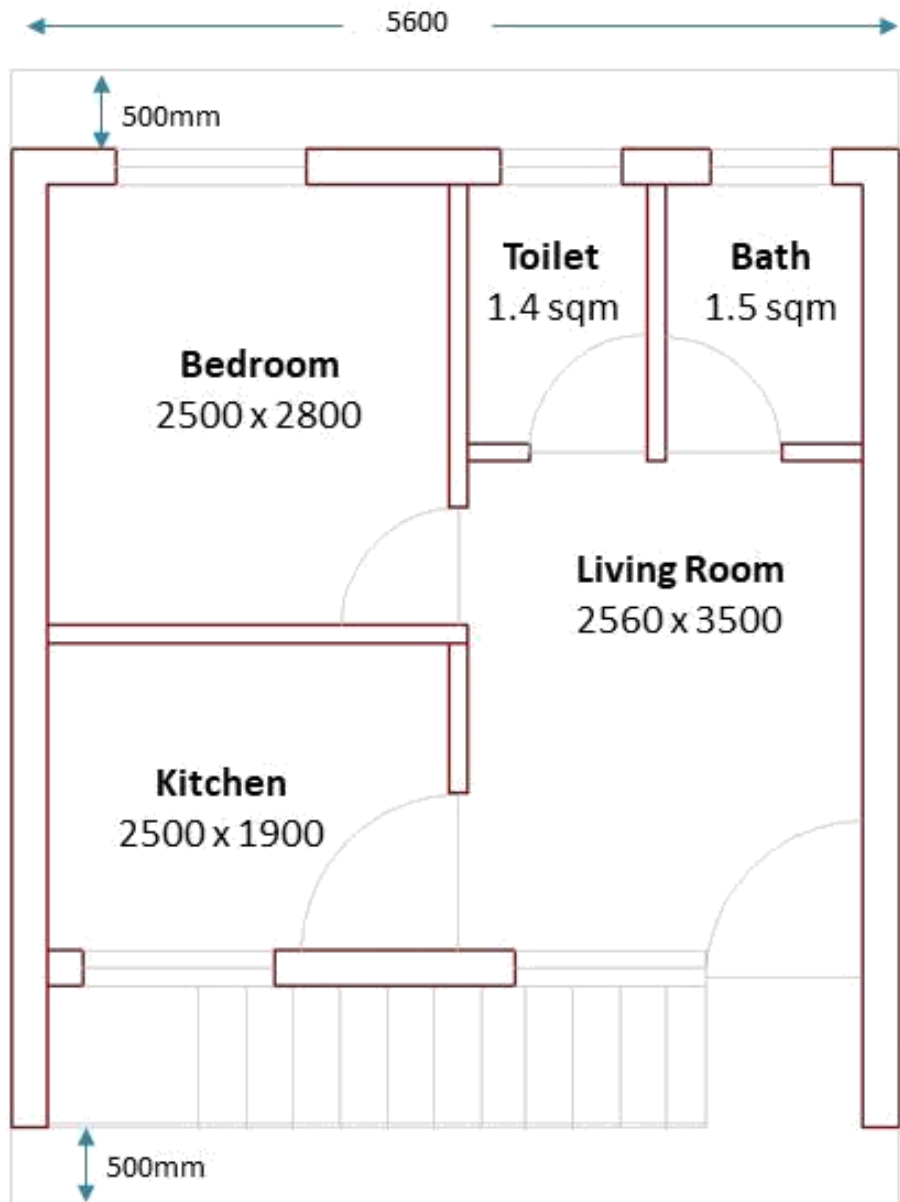
1. Living Room = 9.0 sq.m
2. Bed Room = 6.5 sq.m
3. Toilet = 0.9 sq.m
4. Bath = 1.2 sq.m
5. Kitchen = 3.3 sq.m

# Layout Plan Option 1: Plot Area 42 sqm

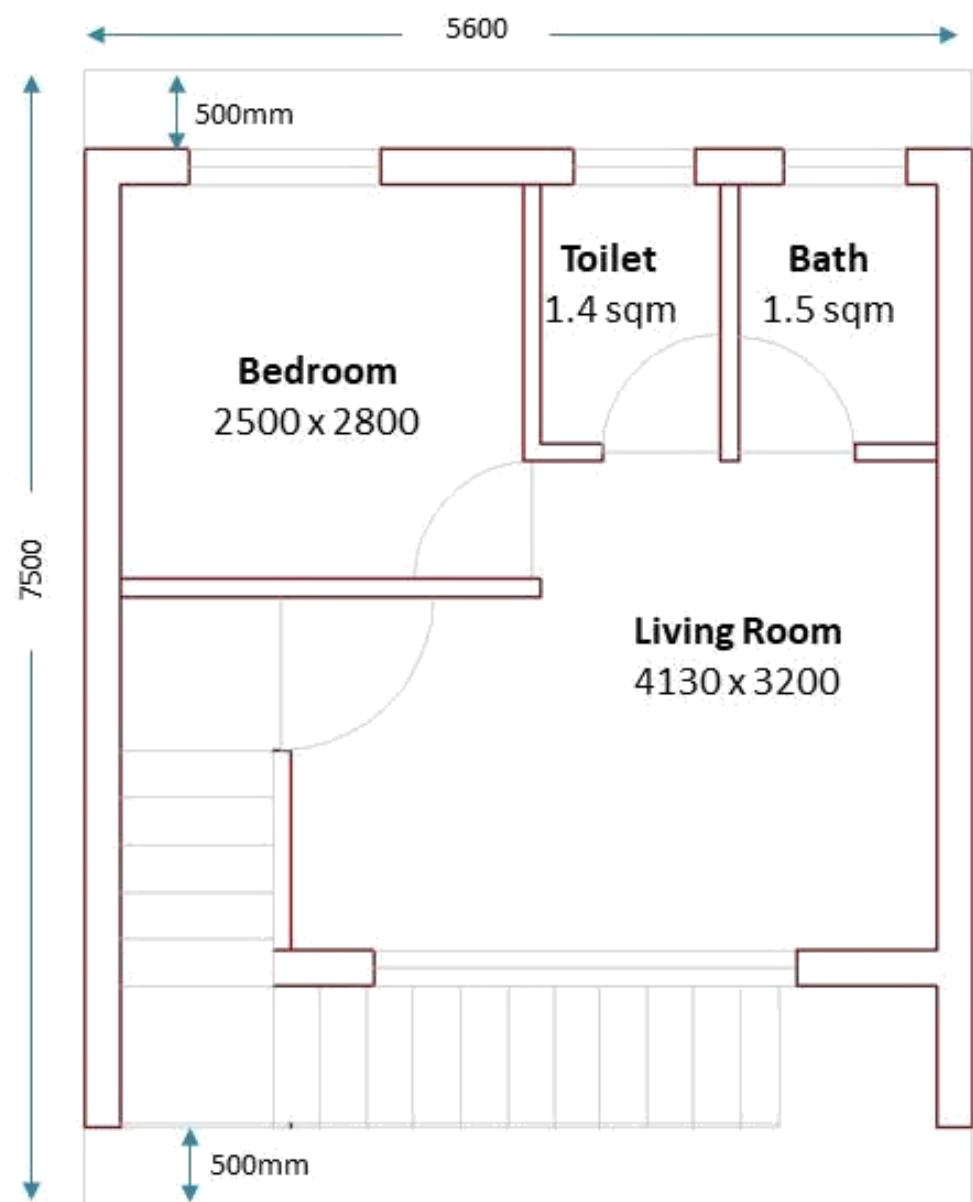


A c c e s s      R o a d

# Layout Plan Option 2: Plot Area 40 sqm



GROUND FLOOR PLAN

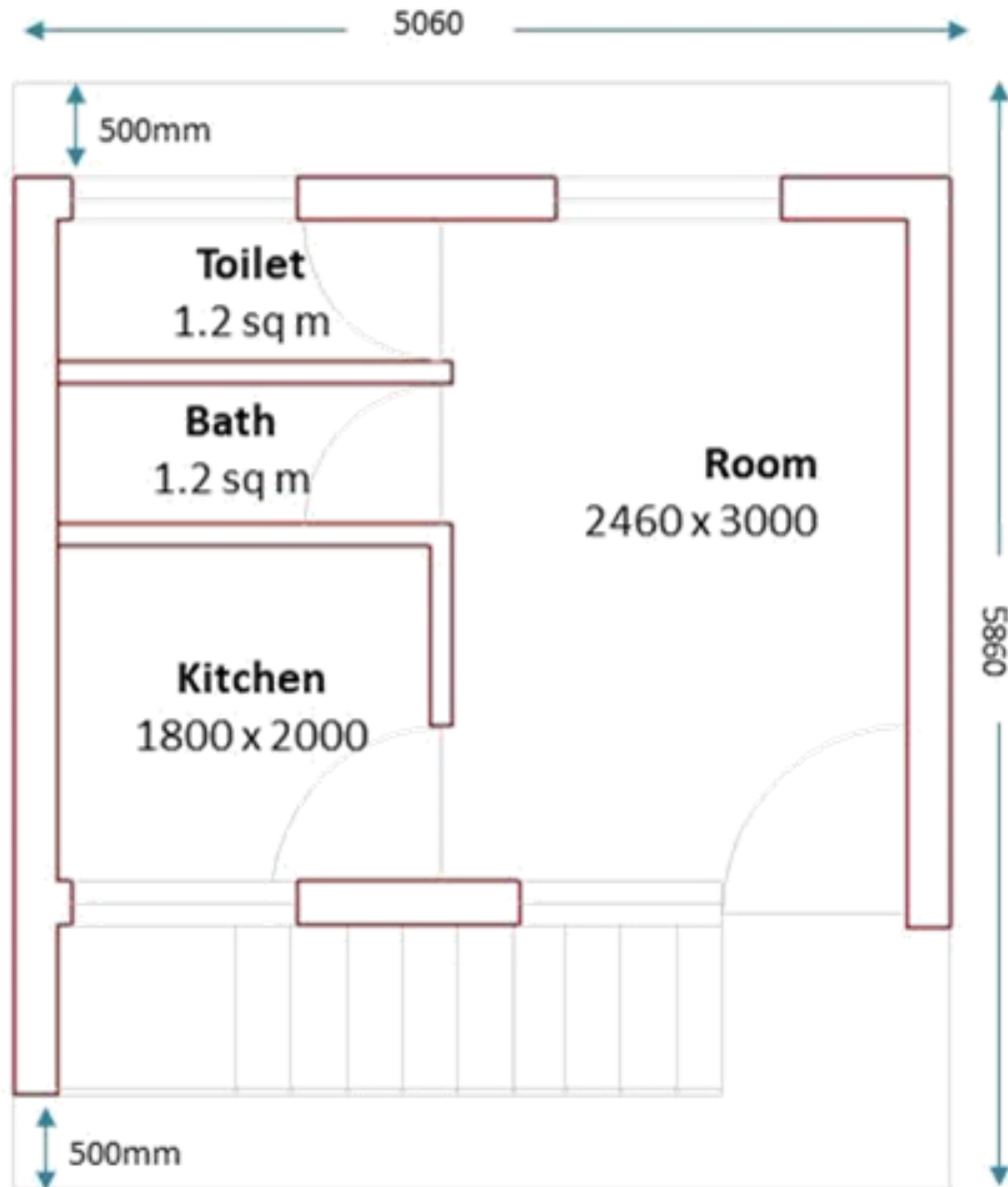


FIRST FLOOR PLAN

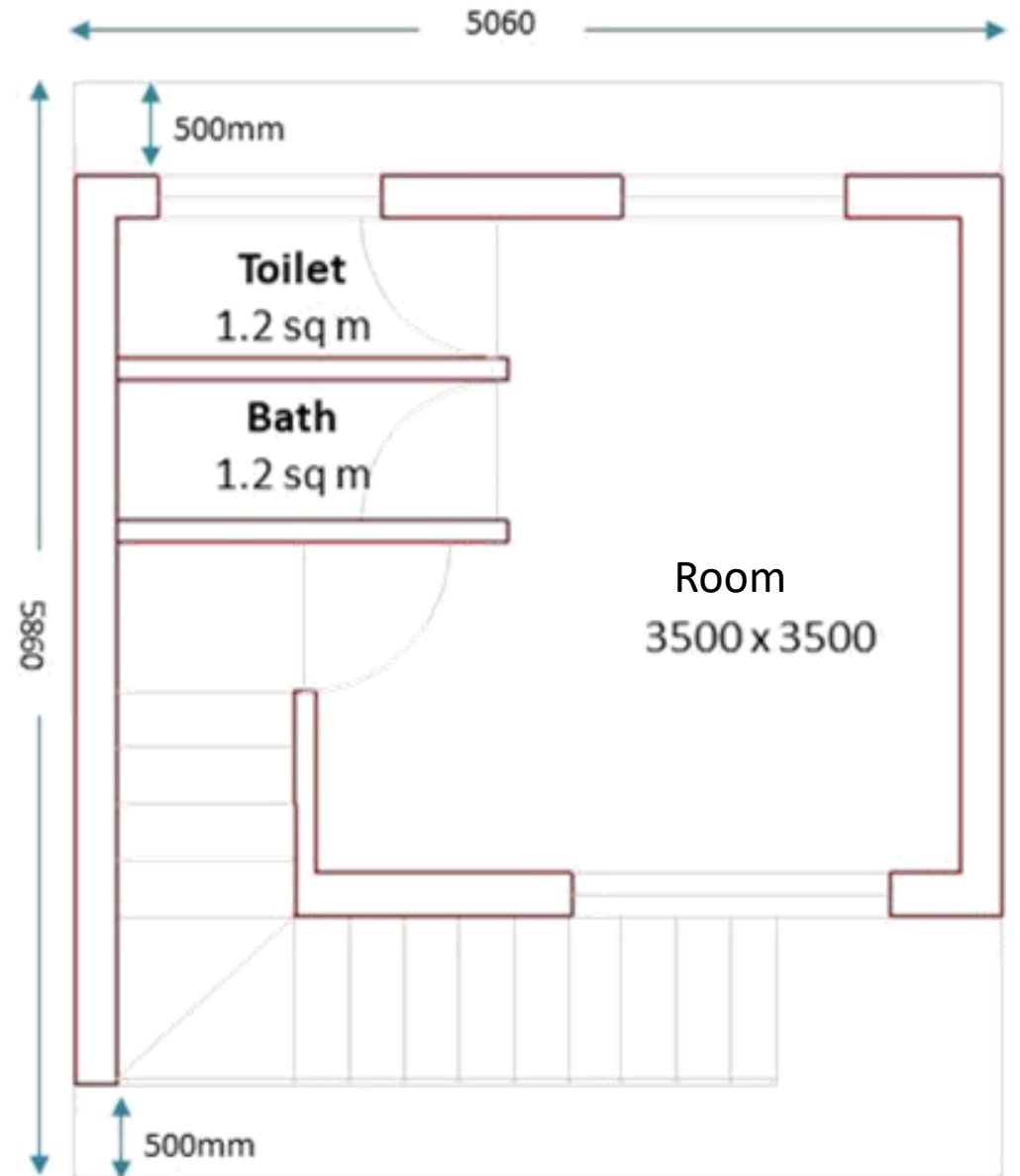
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# Layout Plan Option 3: Plot Area 30 sqm



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

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