

## REQUIREMENTS FOR RESIDENTIAL HOUSES AT ICON VALLEY MARDAN.

TYPE OF DEVELOPMENT	PLOT SIZE (Sq. Yd.)	FRONTAGE (Feet)	Max GROUND COVERAGE (%)	Max. FLOOR AREA (FAR)	Max. STOREYS & HEIGHT		MIN. SET-BACKS (Feet)				Max. HOUSING UNITS	Max. CAR PORCH AREA (sft.)	Max. AREA of Mumty(s) (sft.)	BASEMENT	Max. PLINTH LEVEL	
					No.	Height	Front	Side-1	Side-2	Rear						
<b>TERRACED (ATTACHED) &amp; SEMI-DETACHED DWELLING HOUSES</b>																
TERRACED/ ATTACHED Type 'A'	Up to 150	20-29	Consturction may cover a block, leaving compulsory setbacks		2	35'	5'	-	-	5'	One	100	200 sft.	Allowed leaving the setbacks	3'-0"	
	151 to 200	25-30			2	35'	6'	-	-	5'	One	180				
	201 to 320	30-39			2	35'	10'	-	-	7'	One	180	350 sft.			
	300 to 450	40-49			2	35'	10'	-	-	8'	One	200				
SEMI-DETACHED Type 'B'	300-625	40-49			2	35'	10'	-	-	8'		200	350 sft.			
<b>DETACHED DWELLING HOUSES</b>																
DETACHED Type 'C'	400 to 1000	20-29	Consturction may cover a block, leaving compulsory setbacks		2	35'	15'	5'	5'	10'	Two	Single (200 sft.) or Double (400 sft.) per unit is allowed	Mumty of 400 sft.	Allowed leaving the setbacks	3'-6"	
	530 to 1335	25-30			2	35'	15'	10'	5'	10'	Two					
DETACHED Type 'D'	700 to 1670	30-39			2	35'	20'	10'	10'	10'	10'					Two
	885 to 2670	40-49			2	35'	25'	10'	10'	10'	10'					Two
	800 to 2900	40-49			2	35'	30'	10'	10'	10'	10'					Two
	1770 to 2720	40-49			2	35'	40'	15'	15'	10'	10'					Two

**Notes:-**

1. Smaller side setback shall be kept at south West, which ever is applicable with reference to the orientation of plot.
2. Double car porch per unit may be constructed up to maximum 400 sft. Subject to available area.
3. Porch may be constructed subject to available area/space.
4. Incase of irregular shape plot, its size and frontage shall generally be determined on the basis of average of front and rear dimensions of the plot.
5. Basement may be constructed under the Plinth area, leaving the minimum permissible set-backs in dwelling houses.
6. Basement may be allowed under the Driveway in the front yard in dwelling Houses, where plot area in depression more than 8'-0"
7. Type of development of the plot shall be determined considering both, the size and frontage in Dwelling houses.
8. A small washroom and a sleeping covered space/room may be constructed in Mumty / Stair Tower in Dwelling Houses only.
9. Every house owner of the society will conatruct septic tank in the permise of his house and will release waste in fluid form to the main sewerage line.