

EAGLETON – THE GOLF VILLAGE

Setbacks, building heights and total built up area limits as given below have to be followed, while designing the buildings.

BUILDING SETBACKS AND REGULATIONS

1. SETBACKS (All measurements are in Feet)

INTERMEDIATE PLOTS:

PLOT DIMENTION/AREA			SETBACKS			
WIDTH	DEPTH	AREA	FRONT (ROAD)	REAR	LEFT	RIGHT
36	75	2700	15	10	3	3
40	50	2000	10	5	3	3
40	75	3000	15	10	3	3
50	80	4000	15	10	5	5
72	75	5400	15	10	10	5
75	100	7500	20	10	9	6
80	120	9600	20	10	10	10
100	100	10000	20	10	10	10

CORNER PLOTS (Side Abutting Road):

PLOT DIMENTION/AREA			SETBACKS			
WIDTH	DEPTH	AREA	FRONT (ROAD)	REAR	LEFT	RIGHT
36	75	2700	15	10	3	3
40	50	2000	10	5	3	3
40	75	3000	15	10	3	3
50	80	4000	15	10	5	5
72	75	5400	15	10	10	5
75	100	7500	20	10	9	6
80	120	9600	20	10	10	10
100	100	10000	20	10	10	10

2. REGULATIONS

1	BASEMENT NOT EXCEEDING 30% OF GROUND FLOOR PLINTH AREA>	5 Ft
	GROUND FLOOR.	10.5 Ft
	FIRST FLOOR (FOR SLOPED ROOF)	14-17.5 Ft.
2	TOTAL HEIGHT.	32.5 Ft
	Ground and first floor heights can vary as long as the total height is maintained within limits.	
	LEVEL ZERO – ROAD LEVEL ABUTTING THE SITE.	
	In case of slope on the road, average in front of the plinth of the building will be treated as level zero.	
	MINIMUM 50% FIRST FLOOR SLAB AREA OF THE ROOF MUST BE SLOPED.	
3	Toilets and bath rooms are not allowed below zero level.	
4	Cantilever balconies or chajjas should not project beyond 30 % into the setbacks.	
5	External staircases are not allowed.	

BUILDING SETBACKS AND PERMISSIBLE BUILT UP AREA

- The plan and elevation has to be approved by the Management, before approval by the appropriate authority. The Management will be happy to help with any approval procedures.
- Prior to starting any construction activity the owner shall submit an affidavit along with a refundable caution deposit ensuring that appointed contractor will be following all rules and regulations set by the Management and the Local Authority.
- Structural integrity of the building is the responsibility of the owner and his architect. In the event, any damage occurs to others as a result of structural problems due to design or poor construction process the owner agrees to pay the damages as determined by the Management to the concerned parties.
- All structures like servant quarters, garages, etc have to be within the said setbacks and attached to the main building.
- Ramps elevating higher than the ground level have to be within the setbacks and should not affect the neighboring ground level.
- Toilet construction within the basement or cellar below road level is not permitted.
- Balcony, projections covered / open, cantilevered should not exceed 50% of the setbacks, subject to a maximum of 3 ft. in the first floor. The same rule applies to the terrace projections.
- Courtyards encompassed with walls on all four sides will be treated as built up area for the calculation of % coverage.
- Grill enclosures extending into the setbacks are limited to 1.5ft. For plots having width less than 72 ft. and 3ft. for plots having width above 72 ft.
- Cantilever portico will be permitted within the setbacks limits and no external access shall be permitted to the top of portico, such as sit out etc.
- Public open spaces like pavements, roads, parks should not be considered as setbacks.
- Plots should have only picket fencing. Construction of compound walls is not allowed. However retaining walls are allowed on 'case to case' basis.
- Swimming pool in any site can be within setbacks with due regard to the neighbouring construction activity. Structures facilitating the pool like balancing tank, filtration plant, electrical panel room, change rooms etc. are not permitted in the setbacks. The water to be supplied to the house with a swimming pool will at a different rate.
- Customers can follow any architectural style of their choice provided minimum 50% of the roof is sloped.
- For buildings on Golf abutting plots, care should be taken to provide good elevations on both sides.
- Pastel range shades of paint to be used for external walls to give pleasing appearance.
- Management reserves the right to allow certain marginal requirements in very exceptional cases of sites having odd shapes, size and topography of land, and existing features of the site.

- During the course of construction, Sumps and temporary storage sheds, if made to, should be within the premises of the respective site and the plan and location of the same has to be approved by the Resident Director.
- If neighbours property is used in any way during the construction, an N O C in writing has to be obtained from the owner of the plot and submitted to the Management and cleaning of the said site has to be done periodically by the person constructing the house. If by chance it is not done as per the instructions by the Management, the same will be cleared by the Company / Residents Association and the charges claimed have to be paid without question.
- No sub divisions should be made within the building. External staircase or entry is not allowed to the first floor through any means. Construction of kitchen is allowed only in the ground floor.
- Sub letting of the house or renting or leasing a part of the house is not permitted.
- No part of the building should be utilized commercially. (Merchandizing, window display etc.)
- No display or signboard is permitted.
- Sewage / water from the houses should never be let in to the Golf Course.
- Natural flow of rainwater in to the storm drains is a must, unless the owner within his plot is harvesting rainwater.
- Individual bore wells are not allowed and water heating system is compulsory.
- Cars should be parked inside their respective plots. Respective visitor parking should be on the driveway within the individual plots.
- Road cutting is not allowed.
- Change in position of inspection chambers, water, electrical and telephone / broadband inlets is not allowed. The site Electrical Engineer can only change terminal location fixed within the site. Levels of inspection chambers and sewerage pipes are fixed. Care has to be taken to design houses with respect to the above mentioned.
- Building construction must confirm to the approved plans. Management has the right to inspect buildings for conformity. If any deviation is found, Management has the right to stop any further construction till corrections are made.
- Any changes to the original approved plan have to be approved by the Management and Local Authorities.
- Any discrepancies, clarifications, or ambiguity in the interpretation of the above rules or on any issue not covered herein, have to be discussed with the Management to resolve the issue in the best interest of all concerned, in a spirit of cooperation and concern for overall objectives of the Golf Village.
- Construction should be finished within a period of 2 years from the date of start, in case of delay, site owner agrees to pay a fine of Rs.25,000/p.m.