



UDH (Urban Development Housing) New Bylaws 2025

Rajasthan New Building Construction Height-Setback Norms

Jaipur (JDA, JNN) Ajmer, Udaipur, Jodhpur, Kota, Bikaner, Bharatpur

For Residential, Commercial, Institutional, Tourism, Mix Use, Warehouse, Amusement etc.

4.2 Building Norms/Bylaws Table - 1 (Page No. 18, 19 & 36) (1Mtr.=1.20 Sq.Yard)

X

S.N	Plot Area	Minimum Setback Mtr.			2025 New Maximum Height			Old Maximum Height 2022		
		S1	S2	Back	9 M	12 M	18 M & +	9 M	12 M	18 M & +
1.1	Up to 90 Sq.m	—	—	—	10M G+2	10M G+2	10M G+2	10M G+2	10M G+2	10M G+2
1.2	91 to 167 Sq.m	—	—	1.5	10M G+2	12.5 M G+3	12.5 M G+3	10M G+2	*10M G+2	12.5 M G+3
1.3	168 to 225 Sq.m	1.5	—	2.0	10M G+2	12.5 M G+3	12.5 M G+3	10M G+2	*10M G+2	12.5 M G+3
1.4	226 to 500 Sq.m	3.0	—	3.0	10M G+2	12.5 M G+3	12.5 M G+3	10M G+2	12.5M G+3	*15 M G+4
1.5	501 to 750 Sq.m	3.0	3.0	3.0	10M G+2	12.5 M G+3	12.5 M G+3	10M G+2	12.5M G+3	*15 M G+4
1.6	751 to 1000 Sq.m	4.5	4.5	4.5	10M G+2	15 M G+4	15 M G+4	*15M G+4	*18M G+5	*Road Wx 1.5+F.SB
1.7	1001 to 1500 Sq.m	4.5	4.5	4.5	10M G+2	15 M G+4	Road Wx 1.5+F.SB	15M G+4	18M G+5	Road Wx 1.5+F.SB
1.8	1501 to 2500 Sq.m	6.0	6.0	6.0	10M G+2	15 M G+4	Road Wx 1.5+F.SB	15M G+4	18M G+5	Road Wx 1.5+F.SB
1.9	2501 & above Sq.m	9.0	9.0	9.0	10M G+2	15 M G+4	Road Wx 1.5+F.SB	15M G+4	18M G+5	Road Wx 1.5+F.SB

- ❖ To avoid losses in property investment always purchase plots located on roads that are at least 12 mtr. (40 feet) wide or more (X 30 feet road.)
 - ❖ Front Setback-Table-5 Based on the width of the road in front of the plot Road Less than 18 Mtr. = 3 mtr., Road 18 to 20 Mtr. = 4.5 mtr., Road 25 to 30 mtr. = 6 mtr. and Road wider than 30 mtr. = 9 mtr. front Setback.
 - ❖ B.A.R. /F.A.R. (Built-up Area Ratio or Floor Area Ratio) = Plot Size x 2
 - ❖ Plots ranging from 2501 to 10,000 Sq.Mtr. will be allowed a maximum ground coverage of 40%, Plot 10,001 Sq.mtr. & above will be allowed a maximum of 35%
 - ❖ Farmhouse, the permissible ground coverage will be limited to 10% of the plot area of 500 Sq.Mtr., whichever is less. For resorts, motels, petrol pumps and EV charging st. 20% ground coverage & for sports complex 25% is permissible.
- For plot measuring 90 Sq.mtr. or more plinth of up to 1.2 mtr. and stilt floor for parking upto 3.5 mtr. in height will also be allowed.