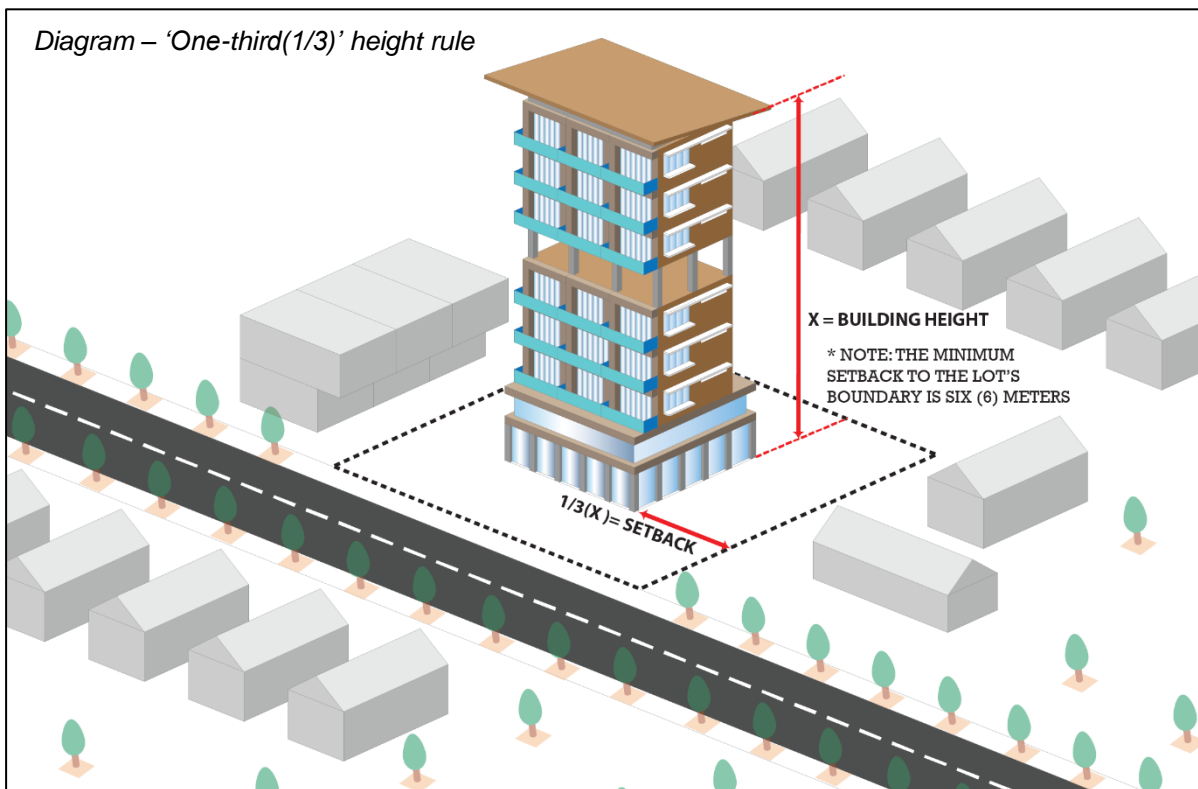


STATE PLANNING AUTHORITY
MINISTRY OF URBAN DEVELOPMENT & NATURAL RESOURCES
SPA CIRCULAR NO.7/2018 - BUILDING HEIGHT CONTROL :
ONE-THIRD (1/3) HEIGHT RULE

1. The State Planning Authority had decided during its meeting on the 26.10.2018 on the revision of item **10.3** in the **Development Control Standards Manual** from the **'half(1/2)-height'** rule to the **'one-third(1/3) height'** rule as the maximum permitted building height control.
2. Currently the 'one-third' height rule is only applicable to Residential Type of Building (SPA Circular No.1/2016), with this revision the ruling is now applicable to **any type of high rise building** such as hotels, offices, service apartment & commercial complexes **State wide** with a **minimum setback of six(6) meters to the lot's boundary**.
4. Example/guidelines on the application of the 'one-third' height rule:



Example No.	Minimum Setback (1/3 (X))	Maximum Permitted Building Height (X)
i	6.00 m	18.00 m
ii	12.5 m	37.50 m
iii	7.72 m	23.16 m