

Re: Broad Zoning Parameters/ Building Bye-laws for Industrial Building Constructions

The Corporation, in its endeavour to have rapid industrialization in the State and to facilitate the allottees, have decided to notify norms for construction of buildings to set up General Industries/ IT & ITeS on their allotted Industrial plots. The purpose is to make the allottees aware of the Industrial buildings bye-laws These norms are as under:

General Industries

A. Maximum Permissible FAR :

Not more than 125%

B. Maximum Permissible Coverage on Ground (% of site area) :

Not more than 60%

C. Maximum Height of the Building:

Not more than 21 metres.

D. Minimum Floor Height :

- a) Internal height of workrooms shall not be less than 4.3 m (14 ft. - 0 inch) measured from the floor level to the lowest part of the roof and if the roof is of corrugated iron which is neither covered with tiles nor has an inner ceiling or lining of heat resisting material with an air space of at least 4 inches between it and the corrugated iron, **the internal height shall be not less than 16 ft.**
- b) In case the building has concrete roof, the minimum height may be 12 ft.

E. Basement :

- i) A basement restricted to the Actual Ground Coverage will be permitted for services and parking, the same will not be reckoned in FAR.
- ii) The basement shall not be used for storage.
- iii) In case of industrial plots of **one acre and above**, provision of **separate ramps i.e. for entry and exit having a width of 4 mtrs. each** shall be made.
- iv) In case of industrial plot **less than one acre**, **single ramp with a width of 6 mtrs. may be provided**. The slope of ramp shall not be steeper than 1:10.

F. Parking :

Adequate Open/Covered Parking shall be made within the site/plot for the vehicles of the owners, staff and visitors.

IT Units and IT Parks

A. Maximum Permissible FAR :

Not more than 250%

B. Maximum Permissible Coverage on Ground (% of site area) :

Not more than 40%

C. Maximum Height of the Building:

Not more than 30 metres.

D. SETBACKS:

Setbacks of the industrial plots as per their size provided in the approved layout plan is given in the zoning plans. Therefore, for setbacks, approved zoning plans of the respective industrial estate may be referred.

E. Basement :

- i) Three level basements within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed.
- ii) The basement may in addition to parking could be utilized for generator room, lift room, fire-fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirement and for no other purposes.
- iii) **Area under stilts** (only for parking) and basement shall **not be counted** towards FAR
- iv) Basement shall not be used for storage purposes but will be used only for ancillary services of the main building.
- v) **No other partitions of basement will be permissible for uses other than those specified above.**

F. Width/Slope of ramp :

The clear width of the ramp leading to the basement floor shall be 4 mtrs. with an adequate slope not steeper than 1:10. **For entry and exit separate ramps of clear width of 4 mtrs. each shall be provided.**

G. Parking :

- i) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
- ii) At least 10% of the parking shall be at the street level.
- iii) The parking space for Hardware manufacturing unit is one car space after 75 sqm. of built space and for software development / ITeS is one car space after 50 sqm. of built area shall be provided. The area for parking per car shall be as under:-

1) Basement	=	35 Sq. Mtrs.
2) Stilts	=	30 Sq. Mtrs.
3) Surface	=	25 Sq. Mtrs.