

STATE INDUSTRIAL DEVELOPMENT AUTHORITY BUILDING REGULATIONS

INDUSTRIAL BUILDINGS:

In an industrial unit minimum width of plot shall be 15 m.
Minimum ground coverage shall be 25%

No construction of any kind shall be permitted beyond the building envelope (in setbacks) except:

- i) Watchman shelters and Watch Towers:
No projection of watchman shelters and watch towers shall be allowed outside the plot line.

Maximum height of watchman shelter shall be 4 m. And watch towers 15 m. Total area, as mentioned below under such shelters may be split up in desired number of watch-man shelters and watch towers.

- ii) Maximum permissible area for Guard room Meter room shall be.

S.No.	Plot Size	Total Area Of Guard Room, Meter Room, Time Office & Watch Tower.
1.	Upto 450 sq. mtr.	10 sq. mtrs.
2.	Above 450 sq.mtr. Upto 2000 sq. mtr.	20 sq. mtrs.
3.	Above 2000 sq.mtr Upto 4 Hectares	45 sq. mtrs.
4.	Above 4 Hectares Upto 20 Hectares.	60 sq. mtrs.
5.	Above 20 Hectares for each additional 20 Hectares	An additional 10 sq.m. and part thereof

- iii) Canopy/ pergola projections as mentioned in Table 2. No construction of any type shall be permitted over the canopy projections.

Table No. – 2

Area under canopy in buildings other than residential buildings

Sl. No.	Plot size (in square metre)	Maximum area under canopy (in sqmtrs.)
1.	Upto 150	Nil
2.	Above 150 upto 300	12 (only in side setback)
3.	Above 300 upto 500	25
4.	Above 500 upto 2000	40
5.	Above 2000 upto 4000	55
6.	Above 4000 upto 10,000	70
7.	Above 10,000 upto 20,000	85
8.	Above 20,000 upto 40,000	100
9.	Above 40,000	115

OTHER PROVISIONS:

Rest rooms/Retiring rooms: Provision for Rest rooms/Retiring rooms inside any industrial plot is permitted with a maximum of 2% of total permissible covered area.

Individual plot owner in IT Park can use upto 10% (max.) of their allocated FAR for housing (service apartments) for their employees as this is the basic need for IT industries since the industry runs in shifts.

Individual plot owner in IT Park can use upto 5% (max.) of their allocated FAR for commercial use (food courts, cafeteria, convenient stores, crèche, gymnasium etc.)

1. Establishment of Industrial Estate should be 0.809 Hectare (minimum) at Hill area.
(As per msme policy)

LANDSCAPING.

Industrial shall be required to plant a minimum number of trees in their premises as follows:

Plot size	No. of trees to be planted and maintained	Minimum open space to be kept for landscaping.
Upto 2000 Sqm.	One tree per 100 sq m of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 7 m or more.	25% of setback area
2001 Sqm to	One tree per 100 sq m of open space out of which minimum 50% trees to be in the category of	-do-

28000	evergreen trees, having height of 10 m or more	
More than 28000	One tree per 100 sq m of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 13 m or more.	-do-

LOADING AND UNLOADING SPACES:

In addition to the parking space provided for building of mercantile (commercial) , industrial, and storage buildings, loading and unloading shall be provided that at least 3.6m. access all around the buildings is kept free. One space (26.25 sq.mtr) for loading and unloading shall be provide at the rate of one such space for loading and unloading activities for each 1000 sq.m. of floor area and fraction thereof exceeding the first 200 sq.m. (3.5X7.50) as per NBC -2016

PARKING SPACES:

Not more than 50% of the area within the setback line and the plot line shall be used for parking provided that at least 3.6m. access all around the buildings is kept free from parking of any type of vehicle in plots where setbacks exceed 4.5m.

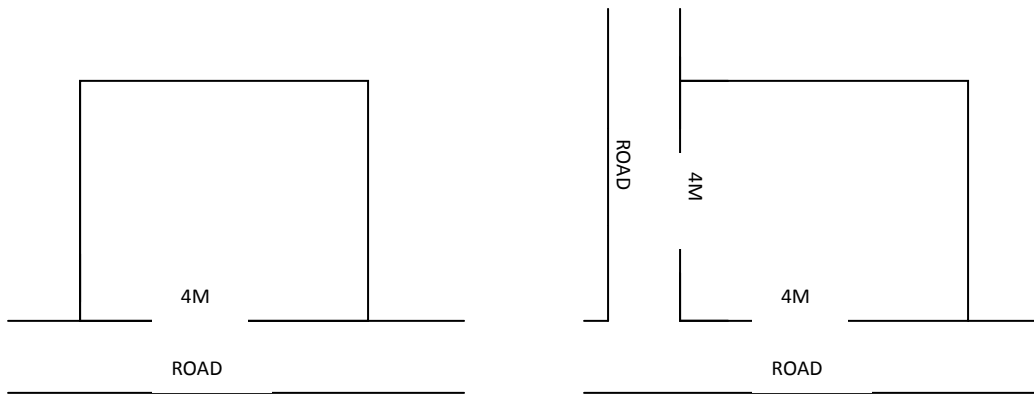
BUILDING BYELAWS FOR IT INDUSTRIES IT PARK

Maximum Ground coverage 40% & FAR 2.40

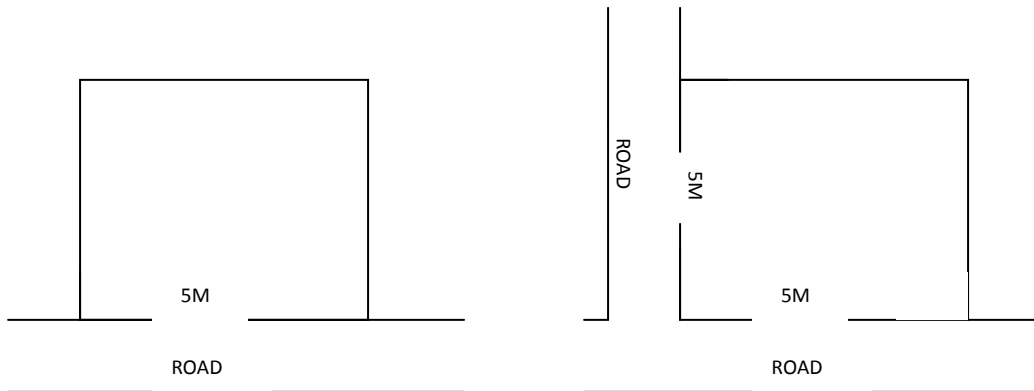
BOUNDARY WALL

S.No.	Type of buildings	Height of boundary wall measured from plinth of the boundary wall (in meters)		Height of the gate from plinth of the boundary wall
		Abutting road	All other sides	
1.	All buildings	2.4 m with lower solid portion of 1.5 m and upper 0.9m of jali/grill.	2.4 meter can be solid or grill	Minimum 2.4 meters. Maximum as approved by SIDA.

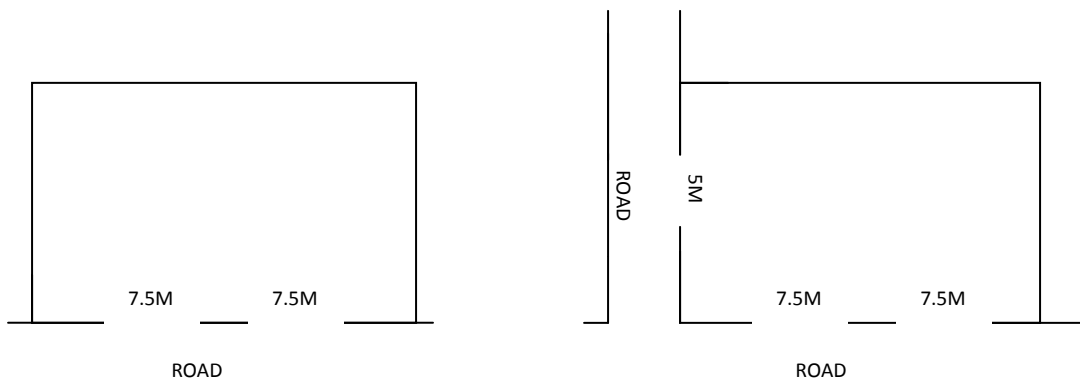
PLAN SHOWING LOCATION & SIZES OF ENTRANCE GATES WITH RESPECT TO ROAD LAYOUT & PLOT AREAS.



I) UPTO 1000 SQM.



II) 1000 SQM. TO 2000 SQM.



III) ABOVE 2000 SQM.