

GUIDELINES FOR CONSTRUCTION OF FACTORY SHED AT INDUSTRIAL ESTATE

The proposed guidelines for construction of Factory Sheds at Industrial Estates are as follows:

THE SITE PLAN

The site plan shall comply with the following requirements:

1. Key plan shall be drawn to a scale of not less than 1,5000.
2. It shall be drawn to a scale of not less than 1 cm to 4mtr provided that where circumstances are such as to make a small scale necessary or sufficient, the plan may with the consent of the authority be to a scale of 1cm to 8 mtr.
3. It should show the boundary of the site or the Plot of building.
4. It should show the Survey/Plot No. of the site/ of Industrial plots.
5. IT should show the approach roads on which the sites or the plots abuts or those from which access proposed to be obtained.
6. It should give the accurate dimension of the plot with width of the street/ road on which the plot abuts.
7. It should show the location of the proposed building or plot of the said Industrial Estates layout and also the location of Latrine/ Urinals and dimension of the open space like setbacks, courtyards etc.
8. It may show the position and approximate height of all buildings/features/ objects within a distance of 20.00m of the site or plot.
9. It should give the North Point relative to the plan of the building.
10. The authority may require the owner/allottee to furnish with any further information which is not already been given.

THE BUILDING PLAN

1. The building plan of proposed Industrial/ Factory shed of each floor, elevation and section of the proposed building should be neatly and accurately drawn to a scale of not less then 1cm to 1 mtr.
2. The building plans shall be designed and supervised by a Registered Architect/ Chartered Engineer Registered with council of Architecture and Institution of Engineers (India) respectively.
3. The plan and section should show the following.
 - (i) The floor plan of all floors together with the area, such drawing shall clearly indicate the sizes and spacing of all supporting members, sizes of rooms.
 - (ii) Exact location of the essential services like water closet, bathrooms and fire fighting equipments, electric meter box.
 - (iii) Sectional drawing showing clearly sizes of fittings and all roofing or roof slabs, floor slabs, dimensions of walls , sizes and spacing of framing members, ceiling heights, and parapet height with materials.
 - (iv) Terrace plan indicating the drainage and slope of the roof.
 - (v) The position and dimensions of all openings such as doors, windows, ventilators and exhaust.

- (vi) The position of Emergency exit, if any.
- 4. The Authority may require the owner/allottee to furnish with any further information which is not already been given.
- 5. Whatever provisions are not in these guidelines the relevant aspects/provisions of Port Blair Municipal Council Building Bye Laws shall be referred.

REQUIREMENT AND GUIDE LINES FOR THE PROPOSED BUILDING AT INDUSTRIAL ESTATE.

a. PLOT COVERAGE:

The plot coverage is admissible to the extent of 50% for plots more than 200 sq mtr and 60% for the plots which are less than 200 sqmtr.

b. AREA REQUIREMENT:

The minimum Floor area for Toilet shall not be less than 2.8 sqmtr with a minimum width of 1.2 mtr.

In case of habitable rooms the floor area shall be 9.5 Sqr Mtr with a minimum width of 2.4 mtr.

No door way or corridor or passage serving as an entrance or exit to a factory building shall be less than 1.5 mtr in width and 2 mtr in height.

1. **FLOOR AREA RATIO:** The Floor Area Ratio (FAR) shall not exceed 150.
2. **HEIGHT :** The maximum height of the building shall be 10 mtr (measured up to the bottom of the beam or the wall plate) unless otherwise specially permitted by the authority
3. **SETBACKS:**
 - (i) Proposed building shall have side yard of 1.00m on either side of Industrial building to the plot boundary.
 - (ii) It shall have 2 mtr set back between the rear boundary of every plot and the proposed factory building.
 - (iii) The front yard between the plot line & building line as far as possible should not be less than 3.00 mtr on which no extension/projection is permitted.
4. **OTHER REQUIREMENTS:** The owner/allottee shall cause the design of the factory structure made safe for the components of earthquake vibration as per requirements of Seismic Zone V classified by National Building Code.
5. The owner/allottee who constructs the factory building shall provide proper spout/gutter, which ever is applicable, shall be connected to a tank through pipe for collection of rain water which may be utilized for Industrial purpose.
6. Every person who constructs the Factory Building within 15 mtr of any tank, reservoirs, water course, river, fresh water channel or well. Carryout such measures as may be necessary or as the authority may direct for the purpose of preventing any contamination.

7. All factory shed/Industrial shed shall be provided with approved manually operated fire alarm facilities and shall be checked frequently.
8. All Factory shed/ Industrial Estate shall be provided with standard fire fighting equipments and shall be got tested from the fire authority frequently.
9. Few trees/ plants shall be planted in the Industrial Estate area to have a polluting free atmosphere.
10. The plinth protection (ramp and drain) around the building shall be constructed and connected to the main drain of the Industrial Estate for safe disposal of waste/water.
11. No verandah, balcony of the building shall be projected on to the setback area.
12. necessary provisions shall be made for the circulation of vehicles, gaining access to and from;
 - (i) The parking space and facilities.
 - (ii) The premises into the street.

13. REQUIREMENTS OF CHIMNEYS AND FLUES

- (i) All heating appliances bring solid, liquid or gas fuel shall be connected to and have their products of combustion removed by a Chimney or flue.
- (ii) The height of Chimneys and flues shall be
 1. Not less than 60cm higher in any part of the building coming within horizontal radius of 15cm of the chimney.
 2. Not less than 60cm higher in any part of the building coming within horizontal radius of 15cm of the chimney.
- (iii) A clearance of at least 4cm shall be provided between the outer surface of chimney and any adjacent combustible material forming part of a wall lining enclosing the chimney.
- (iv) Combustible material in the adjoining structure of a building shall not be allowed to come in contact with the Chimney.
- (v) The material of which the chimney is made shall be able to with stand the temperature reached by the fuel gases and other deleterious effect associated with the burning of fuel.

PROXIMITY TO ELECTRIC LINES

Verandah, balcony of the like shall be allowed to be erected or rorrected or any additions or alterations to the building with in a distance quoted below in accordance with current Electricity Rule and it's amendment from time to time in between the building and the nearby overhead electric supply line.

| | | VERTICALLY (IN MTRS) | HORIZONTALLY (IN MTRS) |
|----|---|-------------------------|---------------------------|
| a. | Low and medium voltage line and service lines | 2.40 | 1.20 |
| b. | High voltage line up to 33000 volts | 3.70 | 2.00 |
| c. | Extra high voltage lines beyond 33000 volts | 3.70+ | 2.00+ |

(Plus 0.30 Mtr. For every additional 33000 volts or part thereof)