

3.4.4 Maximum Plot Coverage: 50%

3.4.5 Maximum Floor Area Ratio: 0.55, the area of ancillary offices should not exceed a maximum of 10% of the total built up area allowed using the FAR.

3.4.6 Maximum Number of Floors: must comply with the restrictions imposed by the maximum building height and the minimum clear height requirement for the floors as described in 3.4.7 below.

3.4.7 Maximum Building Height:

- a. Overall building height measured from the mean finished level of the ground floor to the top of the roof parapet or the top of the coping tile of the pitched roof must not exceed 18m, except for special cases approved by the authority, granted that it falls within the allowable heights imposed by the airport operation.
- b. For all buildings the clear height of each floor measured from the finished floor level to the ceiling should not be less than:
 - 2.80m for offices
 - 4.0m for industrial units and warehouses.
- c. Roofs of industrial units and warehouses should preferably have a gentle pitch. All water storage tanks must be conveniently concealed under the pitched roof or adequately screened in cases where the roof is flat.
- d. The finished ground floor level of any building shall not be less than 300 mm above the approach road level.

3.4.8 Provisions of parking, loading and unloading space:

3.4.8.1 Car Parking Provision.

The minimum standards for the provision of on plot car parking for industrial and warehousing units will be as follows:

- a. 1.0 car per 715 m² of gross industrial and warehousing floor area and 1.0 car per 45 m² gross office floor area inclusive of employees and visitors parking.
- b. Allowance of 37 m² should be made for maneuvering and parking each vehicle.

3.4.8.2 Truck loading and unloading bays:

- a. The site layout shall allow for loading and unloading of trucks to take place within site boundaries.
- b. To accommodate large trucks, bays should be 5m wide by 18m deep for WB15 trucks and 5m wide by 22m deep for WB19 trucks. For pick up trucks, bays should be 3m wide by 7m deep. Loading bays should be equipped with dock levellers.
- c. Loading bays should not be preferably located on the street side of the building, nor on the sidewalk facing the Frontage side.
- d. The entry and exit point for the proposed facility shall have a holding area and also be located in a way so as not to hinder traffic movement on the main arterial roads.