

Except for perimeter fence gates and electrical supplies, the area of the setback must be kept free from any form of temporary building or shading structure for parking.

3.5.4 Maximum Plot Coverage: 55%

3.5.5 Maximum Floor Area Ratio: 0.6, the area of ancillary offices should not exceed a maximum of 10% of the total built up area allowed using the FAR.

3.5.6 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 3.5.7 below.

3.5.7 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. In all building 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 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.

3.5.8 Provisions of parking loading and unloading spaces:

3.5.8.1 Car Parking Provision

The minimum standards for the provision of on plot car parking for Industrial and storage 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 manoeuvring and parking of each vehicle.

3.5.8.2 Truck loading and unloading spaces:

- a. Parking and manoeuvring areas for trucks should be clearly marked on the site Plan.
- 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. The entry and exit points 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 and arterial roads.

3.6 Zone "FM" – Facility Management

Located within sub zone WT and comprises of two plots of land, one dedicated for administration offices and another for truck maintenance facility which is a typical warehouse design. The Facility Management has a special architectural design with its own specific regulations; hence, it is not included in this document.