

For Flattd Industries

10.	Minimum Plot Area 1500 Sq.m (0.15 Hect.)	50	12	7.50/7.50	7.5	1.50/
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Note :- (1) MOS mentioned in column No. 4, 5 and 6 are minimum. In case of industrial building of more than one floor, Front MOS shall be equal to half of the proposed height of building, similarly side MOS shall be equal to one third of the proposed height of building.

(2) The State Government may relax above norms on the recommendation of the Industries Department after considering the merits of case.

(3) Hazardous Industries / Polluting Industries or Industries which require sanction under Factory Act, clearances shall have to be obtained under Industrial Health and Safety and/ or under Environment Protection Act as the case may be.

49. **Other Amenities.** - (1) In addition to common open spaces, the layouts shall provide for the minimum community facilities as laid down in Table 6.

TABLE 6

[See rule 49(1)]

COMMUNITY FACILITIES AND OTHER SUB-DIVISIONAL REQUIREMENTS

S. No.	Facilities required		Scale of provision (Numbers required)	Minimum land area required and remark
	Main type	sub-type		
(1)	(2)	(3)	(4)	(5)
1.	Educational Facilities	Nursery School (3 to 5 age group) Primary school (5 to 11 age group).	1 for population of 4000 1 for population of 4000	0.1 hectare 0.6 hectare for density up to 250 persons per hectare 0.5 hectare for density from 251 to 500 persons per hectare 0.4 hectare for density of 501 persons per hectare and above

	Educational Facilities.	High School (11 to 16 age group).	1 for population of 16000	2.0 hectares for density up to 250 persons per hectare 1.8 hectares for density from 251 to 500 persons per hectare
		Degree College	1 for population of 80.000	4 to 6 hectares.
2.	Health Facilities	Health center	1 for population of every 16,000	1.0 hectare with residential staff quarters
		General Hospital	1 for population of every 80,000	4.0 hectare for 200 beds with ancillaries and staff quarters
3.	Commercial facilities including shopping facilities	Convenience shopping centre.	1 for a population of every 100	0.05 to 0.1 hectare
		Local shopping centre.	1 for population of 16000.	0.4 hectare.
		Zonal shopping centre.	1 for population of 80,000	2.5 hectare.
4.	Communication facilities and essential services.	sub-post office	1 for population of every 10,000	100 square meter
		Post and Telegraph Office cum Delivery and Booking including Telephone exchange of 1000 lines.	1 for population of every 10,000.	1.0 hectare
		Electric sub-station	1 in all shopping centers.	12 meters x 12 meters

Communication facilities and essential services.	Police station with staff quarters	1 for population of every 50,000	0.8 hectare.
	Police post with staff quarters	1 for population of every 20,000	0.4 hectare
	Fire Station with staff quarters.	1 for every 5 kilo-meter radial distance.	0.8 hectare
Social and Cultural Facilities	Religious building	1 for population of every 15000	0.8 hectare location not on a intersection of roads and 60 meters away from junctions
	Community Hall and library.	1 for population of every 15000.	0.3 hectare.
	Cinemas	1 for population of every 25,000	0.3 hectare with parking location in Zonal shopping centers, business and commercial area not in residential zone or at the rate of 3 Sq. M. per seat whichever is more
Facilities for industrial area.	Labour Welfare Center.	1 for every 40 Hectare.	0.2 hectare
	Convenience shops	5 shops of 10 square meters each.	0.2 hectare
	Health center	1 for every 200 hectare.	0.6 hectare
	Post Office		0.04 hectare
	Telephone exchanges		0.06 hectare
	Bank		200 square meters. 30 meters x 35 meters.
	Petrol pump cum-service-station.		0.4 hectare
	Police Station with staff quarters.		0.8 hectare
	Fire Station with staff quarters.		