

# **SITING GUIDELINES FOR SETTING UP INDUSTRIES, (INCLUDING STONE CRUSHER, RICE SHELLER & SAILA PLANT, BRICK KILN, CEMENT PLANT & GRINDING UNITS, HOT MIX PLANT.)**

## **Within Master Plan**

- In industrial zone of Master Plan,
- Minimum Approach Road/ Revenue Rasta shall be 16'-6" widened up to 50'-0" or as prescribed in master plan/ FEZ Guidelines or any other Guidelines whichever is more.
- If site abuts NH/ SH/ SR/ Other Road within Master Plan, then no Construction Zone of 5 mtr (16'-6") shall be left.

## **Outside Master Plan**

- Minimum Approach Road/ Revenue Rasta shall be 16'-6" widened up to 50'-0" or as prescribed in FEZ Guidelines or any other Guidelines whichever is more.
- Minimum 100'-0" (30m) wide no construction zone shall be left from Schedule road/ State/ National Highway.

## **General conditions for Industry:-**

- Site shall be at the minimum distance of 1200 Yds (1097.5 m) from Ammunition depot/ dump.
- If site falls within radius of 100m (328'-0") of village abadi/ phirni in industrial zone/ Spot Zone Industry then 15m green buffer shall be left within applicant site.
- If any Drain/Khal/Nala passing through the site then the Natural flow of water should not be restricted.
- Any Revenue rasta/ Khal if passes through site shall not be encroached/ obstructed.
- 150 m No Construction Zone from Gas Pipeline.

- **No construction Zone under HT line as per PSPCL:**

11 KV-11.5 mtr	132 KV-27.0 mtr
33 KV -15.0 mtr	220 KV-35.0 mtr
66 KV -18.0 mtr	440 KV-52.0 mtr

- **Green buffer along the choe/ Nallah/ Drain/ Canal/ River (within and outside Master Plan):**

- 15m with minor water bodies/ distributaries/ drain.
- 30 m with major water bodies/ distributaries/ drain/ River/ Canal
- Water recharging & disposal through Sewage Treatment Plant mandatory.

## **Stone Crusher:**

- Area of site shall be minimum 0.4 hectare.
- It shall be:
  - 500m away from National Highway/State Highway/Schedule Road & in case of sub-mountainous area this distance shall be 250m.
  - 5 Km. away from the city limit of Municipal Corporation.
  - 2 Km. away from the city limit of A class towns.
  - 1.5 Km. away from the city limit of B class towns.
  - 1 Km. away from other cities and towns.

- 500 mtr. away from approved residential colony/village phirni/ lal lakir.
- 300 mtr. away from historical places/ educational institute/ zoological parks/ wild life sanctuaries/ protected monuments.
- 100 mtr. away from link road and other district roads.
- 300 mtr. away from all major district roads in plan areas and 150 mtr. sub-mountainous areas.

- The approach road leading to a cluster of 5 or more stone crushers shall not pass through the village.

**Rice Sheller & Saila Plant:**

- All rice shellers/ saila plants are permissible within the industrial land use zone of the master plan. If it falls in the agriculture zone of master plan then it shall be 500 m away from urbanizable limit of master plan By-pass/ National Highway/ State Highway/ Schedule Road.
- In the agriculture zone of master plan/ outside master plan limit, Rice Sheller & Saila Plant shall be 500m away from village lal dora phirni/ wildlife sanctuary/zoo/residential area/educational institutions/ historical/ religious places and protected monuments.
- Rice Sheller & Saila Plant shall be 2 Km. away from M.C. limit of town/ city, if site falls outside master plan/ where master plan yet to prepared.

**Brick Kiln, Hot Mix Plant and Cement plant & Grinding Units :**

Minimum distances required for Brick Kiln, Hot Mix Plant and Cement plant & Grinding units shall be as per the following table:-

Sr. No.	Distance from	Distance
1.	Municipal Corporation Limits	5 Km
2.	*Class A towns and cities limits	2 Km
3.	*Other towns and cities limits	1 Km
4.	Village lal dora/ phirni	500 mtr
5.	Wild life sanctuary/ zoo	500 mtr
6.	National Highway	500 mtr
7.	State Highway/Schedule road	300 mtr
8.	Residential area/ 15 pucca houses	300 mtr
9.	Educational Institute/ Historical/ Religious places/	300 mtr

**Cold Storage:-**

**-If ammonia gas used:** It shall be 100m away from residential/ institutional/ commercial/ lal dora/ phirni (as in the case of orange category).

**-If ammonia gas not used** as in the case of green category industry, no siting guidelines.

**Wholesale Trade/ Freight Complex (Standalone):**

- Minimum Site area – 1 hectare
- Minimum Approach Road – 80'-0" (Road widen from 16'- 6" to 80'-0")
- Minimum Frontage – 100'-0" (30m)

**Warehouse/ Godown (Standalone)**

- Minimum Site area – 2000sq.m
- Minimum Approach Road – 15m (minimum 22'- 0" widen to 50'-0")
- Minimum Frontage – 100'-0" (30m)

**Industry Plotted (General & IT):**

- Approach Road - 50'-0" (15m) –minimum 22'-0" widen to 50'-0"
- Height Restriction - 15m

**Industry Flatted:**

- Minimum Plot Area - 2000 Sq.m
- Approach Road - 60'-0" (18m) –minimum 22'-0" widen to 60'-0"

**IT Flatted:**

- Minimum Plot Area - detail as per Building Rules 2018.
- Minimum Approach Road - 60'-0"

**Note:** 15% of the total covered area in industrial buildings shall be permissible for the housing of staff or workers.

\*Population size-class: Class I: 100,000 and above; Class II: 50,000 to 99,999; Class III: 20,000 to 49,999; Class IV: 10,000 to 19,999; Class V: 5,000 to 9,999 and Class VI: Less than 5,000 persons. (List of Town placed at Annexure-1)

Detailed siting guidelines and building rules are available on department website:  
[www.puda.gov.in](http://www.puda.gov.in) and [www.pbhousing.gov.in](http://www.pbhousing.gov.in) at following link:-

[http://pbhousing.gov.in/act\\_files/buildingrule2018.pdf](http://pbhousing.gov.in/act_files/buildingrule2018.pdf)

[http://pbhousing.gov.in/notification\\_files/AmendmentinBuildingrules.pdf](http://pbhousing.gov.in/notification_files/AmendmentinBuildingrules.pdf)

<http://pbhousing.gov.in/notification.php>

[http://202.164.62.236:809/notification\\_clu/volume\\_one.pdf](http://202.164.62.236:809/notification_clu/volume_one.pdf)

[http://202.164.62.236:809/notification\\_clu/volume\\_two.pdf](http://202.164.62.236:809/notification_clu/volume_two.pdf)