

**Test Project - Greenfield (Land Sale)**
**7/3/2024**
**Maximum Permissible Building Height**

<b>Permissible Building Height</b>	<b>120.0 m</b>
For Building height calculation exclude Podium height up to	6.0 m

**Marginal Distances/ Site Setbacks**
**For Buildings up to 10 m**

<b>Type of Building</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
Multi-storey Residential	4.50 m	2.0 m	2.0 m
Multi-storey Residential Mixed-Use	4.50 m	2.0 m	2.0 m
Multi-storey Commercial Only	4.50 m	3.0 m	3.0 m

**For Buildings above 10 m but up to 24.0 m**

<b>For Residential, Mixed-Use &amp; Commercial</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>from RG</b>
Based on height	4.5 m	Building Height/ 5	Building Height/ 5	3.0 m
Maximum Setback for dead wall	4.5 m	3.0 m	3.0 m	3.0 m
Maximum Setbacks	4.5 m	12.0 m	12.0 m	3.0 m

**For Building above 24.0 m**

<b>For Residential, Mixed-Use &amp; Commercial</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>from RG</b>
Based on height	6.0 m	Building Height/ 5	Building Height/ 5	6.0 m
Minimum Setbacks / Maximum for dead wall	6.0 m	6.0 m	6.0 m	6.0 m
Maximum Setbacks	6.0 m	12.0 m	12.0 m	6.0 m

**For Row Housing on roads of 12.0 m. and below**

	<b>Front</b>	<b>Side</b>	<b>Rear</b>
Corner Plot	2.25 m	1.50 m	1.50 m
Intermediate Plot	2.25 m	0.00 m	1.50 m
Private Individual Plot	2.25 m	0.00 m	0.90 m

**Distance between two buildings** Taller Building Ht/ 5

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**Fire Safety Requirements**

<b>Arrangement of Exits</b>	<b>Residential</b>	<b>Commercial</b>	<b>Assembly</b>	
Travel Distance between Exits - W/o Sprinklers	22.5 m	30.0 m	30.0 m	
Travel Distance between Exits - with Sprinklers	33.75 m	45.0 m	45.0 m	

  

<b>Minimum Staircase Width</b>	<b>Residential</b>	<b>Commercial</b>	<b>Assembly</b>	<b>Row House/ Duplex</b>
up to 15m	1.0 m	1.5 m	2.0 m	0.75 m
more than 15m but up to 24m	1.2 m	1.5 m	2.0 m	
more than 24m	1.5 m	1.5 m	2.0 m	

  

<b>Minimum Number of Staircases</b>	<b>Residential</b>	<b>Commercial</b>	<b>Assembly</b>
up to 24m	1	1	1
more than 24m	2	2	2

  

<b>Refuge Area Design</b>	<b>Min Area</b>	<b>per person</b>	<b>floors considered</b>
Refuge Area	15 sq.m.	0.3 sq.m.	2 floors

  

<b>Group of Occupancy</b>	<b>Occupant Load</b>
Residential	12.5 sq.m./ person
Retail - Ground and Basement	3.0 sq.m./ person
Retail - Upper Floors	6.0 sq.m./ person
Business and industrial	10.0 sq.m./ person
Assembly - With fixed or loose seat	0.6 sq.m./ person
Assembly - Without seating facilities including dining rooms	1.5 sq.m./ person

  

<b>Placement of Refuge Floors</b>	<b>Height</b>
First refuge floor - immediately above	24.0 m
Subsequent refuge floor - immediately above every	15.0 m

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**Parking Requirements**

<b>Occupancy</b>	<b>per Unit</b>	<b>Car</b>	<b> Scooter</b>	<b> Visitor Parking</b>
Residential - Multi-Family (>150 sq.m.)	1 tenement	2	1	5%
Residential - Multi-Family (80-150 sq.m.)	1 tenement	1	1	5%
Residential - Multi-Family (40-80 sq.m.)	2 tenements	1	2	5%
Residential - Multi-Family (30-40 sq.m.)	2 tenements	1	2	5%
Residential - Multi-Family (<30 sq.m.)	2 tenements	0	2	5%
Restaurants	50 sq.m. carpet	1	8	0%
Commercial - Retail	100 sq.m. carpet	2	6	0%
Commercial - Wholesale	100 sq.m. carpet	1	5	0%
Commercial - Office and I.T. building	200 sq.m. carpet	3	11	0%