The Kerala Municipality Building Rules 1999
Rule 30: Occupancy of buildings
(iii) in industrial layouts a place for installation of transformer shall be provided in consultation with the Chief Electrical Inspector or an officer authorised by him;

(iv) the approval of the Chief Town Planner or an officer authorised by him shall be obtained for the layout of industrial streets and land sub-division exceeding five plots;

Note: - For the purpose of these rules small industrial unit means an industrial unit classified as such by Government from time to time or an industrial unit not included in Schedule I of the Factories Act, 1948.

(v) the usage of plots proposed for development or redevelopment shall be governed by the provisions contained in the development plan or detailed town planning scheme prepared for the locality:

Provided that where no such plan exists, the usage of plots shall be as approved [by the Chief Town Planner or an officer authorised by him].

CHAPTER V

OCCUPANCY

30. Occupancy of buildings.- (1) The occupancy of any building or part thereof shall be governed by the usage of plots proposed for development or redevelopment according to the provisions contained in the development plan or detailed town planning scheme prepared for the area.

(2) All buildings, whether existing or hereafter proposed, shall be classified, in one of the following occupancies according to the use or character of occupancy, namely:-

<table>
<thead>
<tr>
<th>Group</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Residential</td>
</tr>
<tr>
<td>A2</td>
<td>Special Residential</td>
</tr>
<tr>
<td>B</td>
<td>Educational</td>
</tr>
<tr>
<td>C</td>
<td>Medical/Hospital</td>
</tr>
<tr>
<td>D</td>
<td>Assembly</td>
</tr>
</tbody>
</table>

164. Substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001, for "by the Secretary".
Group E : Office/Business

165 [Group F] : Mercantile/Commercial
Group G1 : Industrial
Group G2 : Small industrial
Group H : Storage

166 [Group I (1) and Group I (2)] : Hazardous

Notes: - (i) Any building not specifically covered by any of the occupancies under sub rule (2) shall be in the group which most nearly resembles its existing or proposed use.

(ii) Any building which accommodates more than one use under sub-rule (2) shall be included under the most restrictive group.

167 [(iii) The classification of buildings into occupancy groups are only for the purpose of these rules. It has no relation with the zoning regulations stipulated in Town Planning Schemes.]

(3) The description of occupancies are given below, namely:-

(a) Group A1.- Residential Building shall include any building in which sleeping accommodation is provided for normal residential purposes, 168 [with or without cooking] and or dining facilities. They shall include one or multifamily dwellings, apartment houses or residential flats. Small professional offices or spaces for advocates, doctors, engineers, architects, chartered accountants, beauticians, tailors, photographers, videographers, telephone booth

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166. Substituted ibid., for : “Group I”.

167. In rule 30, in sub-rule (2), Note (iii) added by SRO No. 738/2005 was substituted by SRO No. 1070/2009 (16-12-2009). Note (iii) ran as : “(iii) Any building/building complex which accommodates more than one use comprising the occupancy groups A1-Residential, A2-Special Residential, D-Assembly, E-Office or Business and F-Mercantile is also permitted in plots having minimum extent of 0.50 hectares, under a single ownership.”

operator, computer professionals, typists, electrical or electronic equipment service professionals, not exceeding \(^{169}\)[50 sq.m. floor area] and used as part of principal residential occupancy are also included in this group. \(^{170}\)[x x x].

(b) Group A2.- Special Residential building shall include all lodging or rooming houses, dormitories, tourist homes, \(^{171}\)[tourist resorts (or by whatever name called)], hostels, \(^{172}\)[hotels \(^{173}\)[x x x] with or without conference halls, community halls, dining halls or assembly rooms]. Creches, day care centres, children's nursery, reading rooms, \(^{174}\)[libraries and educational buildings not exceeding 150 sq.m. floor area are also included in this group].

\(^{175}\)[(c) Group B.- Educational building shall include all educational buildings or part thereof exceeding 150 sq. metres floor area, used for school, college, institution, education and or research].

\(^{169}\). Substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001, for : "50 Sq. metres area".

\(^{170}\). In sub-rule (3), item (a) these words added by SRO No. 170/2001 were omitted by SRO No. 1070/2009 (16-12-2009). It was : "Further, lodging or rooming houses, tourist homes, dormitories, hostels and hotels not exceeding 150 sq.m. floor area are included in this group"

\(^{171}\). In item (b), after the words "tourist homes" these words inserted by SRO No. 1070/2009 (16-12-2009).

\(^{172}\). Substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001., for : "and orphanages with conference halls, community halls, dining halls or assembly rooms which together have as assembly capacity of not more than 100 persons at the rate of 1.50 Sq. mts. per person."

\(^{173}\). In item (b), after the word "hotels", these words omitted by SRO No. 1070/2009 (16-12-2009) : "exceeding 150 sq.m. floor area".

\(^{174}\). Substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001., for : "and libraries, the built up area of which do not exceed 150 Sq. metres, whether housed in separate buildings or part of buildings"

\(^{175}\). Substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001., for : "(c) Group B.- Educational building shall include any building or part thereof exceeding 150 Sq. metres of built up area used for school, college or other institutions for education and or research if carried on for more than eight hours per week and includes any appurtenant assembly not exceeding a strength of 100 persons at the rate of 1.5 Sq. metre per person and recreation not covered under group D."
(d) Group C.- Medical or Hospital Building shall include any building or part thereof exceeding 150 Sq. metres of built up area used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons. Hospitals, sanitoria, clinic, homes for the aged and the infirm, convalescent homes, mental hospitals are included in this group.

176[(e) Group D.- Assembly building shall include any building or part of a building exceeding 150 sq. metres of total floor area where people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes such as theatres, motion picture houses or cinemas, assembly halls for educational, dramatic or theatrical presentations, auditoriums, wedding halls, community halls, exhibition halls, art galleries, museums, libraries, skating rings, gymnasiums, congregation, dance halls, club rooms, passenger stations or transport terminals, recreation piers, amusement park structures, viewing stands, grand stands, stadia and circus tents.

176. Items (e) and (f) substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001, for: “(e) Group D.- Assembly building shall include any building or part of a building, where group of people exceeding 100 at the rate of 1.5 sq. metres per person congregate or gather for amusement, recreation, social, religious, patriotic, political, civil, travel and similar purposes, hotels, theatres, motion picture houses or cinemas, assembly halls for educational, dramatic or theatrical presentation, auditoria, wedding halls, community halls, exhibition halls, art galleries, museums, libraries, skating rings, gymnasiums, places of worship and religious congregation, dance halls or club rooms, passenger stations or transport terminals, recreation piers, amusement park structures, viewing stands, groundstands, stadia and circus tents are included in this group.

(f) Group E.- Office or business building shall include any building or part of a building having a total built up area of more than 150 Sq. metres which is used for accommodating offices of public or private agencies for the keeping of records, accounts and similar purposes, Local, State and Central Government office buildings and buildings for private business office purposes constructed by the private sector, offices of quasi-government agencies, buildings for the use of defence purposes, court houses, public utility buildings, prisons or jails are included in this group.”

177. In item (e), substituted for the figures and words “300 sq. metres” by SRO No.1070/2009 (16-12-2009).
(f) **Group E.** - Office or business building shall include any building or part of a building having a total floor area of more than 300 sq. metres which is used for transaction of public or private business or for accommodating offices of public or private agencies or for the keeping of records, accounts and similar purposes. Local, State and Central Government office buildings and buildings for office purposes constructed by private sector and quasi government agencies and buildings for the use of defence, court houses, public utility buildings, jails and prisons are included in this group. 178[All Information Technology Buildings are also included in this group. Further, in the case of Government Owned Information Technology Parks, Government Approved Private Information Technology Parks and Government Approved Private Information Technology Buildings all buildings or part of buildings intended for providing ancillary or support services, amenities and utilities such as offices, residences, social amenities, recreational facilities, commercial establishments etc., are also included in this occupancy group.]

(g) 179[**Group F.**] - Mercantile or commercial building shall include any building or part of a building which is used for display and sale of merchandise such as shops, stores, markets, either wholesale or retail. Banking and financial institutions, public and private business houses, professional establishment of doctors, dentist, engineers, architects, lawyers, pathological laboratories, tailor shops, video shops, barbershop, beauty parlours, news stands, milk booths, restaurants and non-nuisance type of small establishments like armature winding shops using power motor or machine of capacity not exceeding 3 horse power are included in this group. 180[Further, buildings or part of buildings used exclusively for parking of vehicles (parking buildings, parking plazas etc.) are also included in this group.].

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178. In item (f), after the words "are included in this group", these added by SRO No. 1070/2009 (16-12-2009).


180. Substituted ibid., for: "But all buildings above 300 Sq. metres area having same use does not fall in this group".
Notes.- 181[(1) Any building with not more than 150 sq. metres built up area accommodating the use under 182[Group C and D] and with not more than 300 sq. metres built up area accommodating the use under Groups 183[x x x], E and H shall be included in Group F.]

(2) Minor merchandising operations in buildings primarily meant for other uses shall be covered by the group under which the predominant occupancy is classified.

184[x x x]

185[(i) Group G].- Industrial building shall include any building or part thereof where products or materials of all kinds and properties are fabricated, assembled or processed. It includes workshops, assembly plants, laboratories, dry cleaning plants, power plants, pumping stations, smoke houses, laundries, gas plants, refineries, dairies, saw mills, and the like.

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181. Substituted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001, for: "(1) Buildings not exceeding 150 Sq. mts. of built up area accommodating the uses under Group C, D and E are included in F1 group".

182. In item (g), in Note (1), substituted for "Group C" by SRO No. 1070/2009 (16-12-2009).

183. In item (g), in Note (1), letter "D" omitted by SRO No. 1070/2009 (16-12-2009).

184. Item (h) omitted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001, for: "(h) Group F2.- Mercantile or commercial building shall include all buildings under group F1 exceeding 300 Sq. metres of built up area and exceeding three floors from ground level".

185. Items (i), (j) & (k) substituted ibid., for: "(i) Group G1.- Industrial buildings shall include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed but does not include any building or part of a building of small industrial unit included in Group G2.

(j) Group G2.- Small industrial building shall include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed by a small industrial unit.

Note.- Small industrial unit is an industrial unit not included in Schedule I of the Factories Act, 1948 or an industrial unit classified as a small industry by Government from time to time.

(k) Group H.- Storage buildings shall include any building or part of a building used primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, wares or merchandise (except those that involve highly combustible or explosive products or materials), vehicles and those like warehouses, freight depots, transit sheds, store houses, garages, hangers, grain elevators, barns and silos. Minor storage incidental to other occupancies shall be treated as part of the predominant occupancy".
(j) **Group G2.** Small industrial building shall include any building or part thereof where products or materials of all kinds and properties are fabricated, assembled or processed by a small scale industrial unit.

*Note:* ‘Small scale industrial unit’ means an industrial unit carrying on small scale industry classified as such by government from time to time for this purpose but does not include an industry included in schedule I of the Factories Act, 1948.

(k) **Group H.** Storage building shall include any building or part thereof used primarily for the storage or sheltering (including servicing, processing or repairing incidental to storage) of goods, wares or merchandise (except those involving highly combustible or explosive products or materials), vehicles and the like. Ware-houses, freight depots, transit sheds, store houses, garages, hangers, grain elevators, barns and silos are included in this group. Minor storage incidental to other occupancies shall be treated as part of the predominant occupancy.

(l) **Group I (1).** Hazardous building shall include any building or part of a building which is used for purposes which create air and sound pollution of minor nature and/or producing effluents which does not cause very adverse environmental effects. Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops, \[186\] and PVC pipe manufacturing units through injection/extrusion moulding are included in this group. Poultry farms with more than \[187\] 20 hens or ducks, diary with more than \[187\] 6 cattle, kennel with more than \[187\] 6 dogs are also included in this group.

(m) **Group I (2)** - Hazardous building shall include any building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust. They shall include \[188\] buildings and yards used for, -

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186. Inserted by SRO No. 80/2013 in K.G. Ex. No. 325 dt. 5-2-2013.
187. In item (l), the words and figures : “10 but not exceeding”, “2 but less than” and “2 but not exceeding” omitted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001.
(i) \(^{189}\) storage under pressure of more than 1 Kg/cm\(^2\) and in quantities exceeding 70 m\(^3\) of acetylene, hydrogen, illuminating and natural gases, ammonia, chlorine phosgene, sulphur dioxide, methyl oxide and all gases subject to explosion, fumes or toxic hazard;

(ii) storage and handling of hazardous and highly inflammable liquids:

(iii) storage and handling of hazardous and highly inflammable or explosive materials other than liquids, gas bottling plants, petrol and diesel storage tanks;

(iv) manufacture of plastic goods, \(^{190}\)[other than PVC pipe manufacturing units through injection/extrusion moulding] synthetic leather, ammunition, explosives and fire works;

(v) crematoria, burial grounds, garbage dumping yards, abuttoirs (slaughter houses), sewerage treatment plants, \(^{191}\)[stone crusher units] \(^{192}\)[automobile fuel] filling stations, coal, wood and timber yards with saw mills;

\(^{193}\)[xxx]

**NOTES**

Position of apartment sought to be connected to commercial space - Secretary of Corporation can consider the revised plan and grant approval of using the residential space of commercial purpose. In case of violation of Rules, remedy is to file statutory appeal before Tribunal for Local Self Govt. Institution. [SMA Restaurant Services (Pvt.) Ltd., & Others vs. State of Kerala and Others 2013 (1) KHC 252 : ILR 2013 (1) Ker. 428 : 2013 (1) KLT SN 48 : 2013 (1) KLJ 487]

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190. Inserted by SRO No. 80/2013 in K.G. Ex. No. 325 dt. 5-2-2013.

191. In item (m), in sub-item (v), after the words "sewage treatment plant" these words inserted by SRO No.1070/2009 (16-12-2009).

192. In sub-item (v), substituted fro the word "petrol" by SRO No.1070/2009 (16-12-2009).

193. Sub item (vi) omitted by SRO No. 170/2001 in K.G. Ex. No. 284 dt. 22-2-2001, for: "(vi) poultry farms having more than 20 hens or ducks, dairy farms having more than 6 cattle, kennel having more than 6 dogs".
The Kerala Panchayat Building Rules 2011
Rule 34: Occupancy of buildings
CHAPTER V

OCCUPANCY

34. Occupancy of buildings.— (1) The Occupancy of any building or part thereof shall be governed by the usage of plots proposed for development or redevelopment according to the provisions contained in the development plan or detailed town planning scheme prepared for the area.

(2) All buildings whether existing or herein after proposed, shall be classified, in one of the following occupancies, according to the use or character of occupancy, namely:

<table>
<thead>
<tr>
<th>Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Group A1</td>
<td>Residential</td>
</tr>
</tbody>
</table>

| Group A2           | Lodging Houses           |
| Group B            | Educational              |
| Group C            | Medical/Hospital         |
| Group D            | Assembly                 |
| Group E            | Office/Business          |
| Group F            | Mercantile (Commercial)  |
| Group G1           | Low and Medium Hazard Industrial |
| Group G2           | High Hazard industrial   |
| Group H            | Storage                  |
| Group I            | Hazardous                |

Notes:—(i) Any building not specifically covered by any of the occupancies under sub-rule (2) shall be in the group, which most nearly resembles its existing or proposed use.

(ii) Minor occupancy incidental to operations in another type of occupancy shall be considered as part of the main occupancy and shall be classified under the relevant group for the main occupancy.

(iii) Any building which accommodates more than one use under sub-rule (2) shall be included under the most restrictive group.

1 Substituted by G.O. (Ms) No. 10/2014/LSGD dated 10th January, 2014
(iv) The classification of buildings into occupancy groups are only for the purpose of these rules. The 'Occupancy group' is not synonymous with the use zones mentioned in the zoning regulations stipulated in Town Planning Schemes.

(3) The description of occupancies are given below, namely:

(a) Group A1 — Residential Building shall include any building in which sleeping accommodation is provided for normal residential purposes, with or without either cooking, and dining facilities. They shall include one or multifamily dwellings, apartment buildings or residential flats. Small professional offices or spaces for advocates, doctors, engineers, architects, chartered accountants, beauticians, tailors, photographers, videographers, telephone booth operators, computer professionals, typists electrical or electronic equipment service professionals, not exceeding 50 sq. metres floor area and used as part of principal residential occupancy are also included in this group.

(b) Group A2 — Lodging Houses shall include all lodging or rooming houses, seminaries/convents, orphanage, dormitories, tourist homes, tourist resorts (or by whatever name called), hostels, hotels with or without conference halls, dining halls or assembly rooms. Crèches, daycare centres, children's nurseries, reading rooms, libraries and educational buildings not exceeding 150 sq. metres of floor area are also included in this group.

(c) Group B — Educational building shall include all educational buildings or part thereof, exceeding 150 sq. metres of floor area, used for school, college, institutions, education and/or research.

(d) Group C — Medical or Hospital Building shall include any building or part thereof, exceeding 150 sq. metres of floor area which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons. Hospitals, sanatoria, clinics, homes for the aged and the infirm, convalescent homes, mental hospitals etc, are included in this group.

(e) Group D — Assembly building shall include any building or part of a building exceeding 150 sq. metres of floor area where people congregate or gather for amusement, recreation, social, religious, patriotic, political, civil, travel and similar purposes such as theatres, motion picture houses or cinemas, assembly halls for educational, dramatic or theatrical presentations, auditoriums, wedding halls, community halls, exhibition halls, art galleries, museums, libraries, skating rings, gymnasiums, congregation, dance halls, club rooms, passenger stations or transport terminals, recreation piers, amusement park structures, viewing stands, grand stands, stadia and circus tents.
(f) Group E — Office or Business building shall include any building or part of a building having a total floor area of more than 300 sq. metres which is used for transaction of public or private business or for accommodating offices of public or private agencies or for keeping of records, accounts and similar purposes. Local, State and Central Government offices, buildings for office purposes constructed by private sector and quasi government agencies and buildings for the use of defense purposes, court houses, public utility buildings, jails and prisons are included in this group. All Information Technology Buildings are also included in this group. Further, in the case of Government Owned Information Technology Parks, Government Approved Private Information Technology Parks and Government Approved Private Information Technology Buildings; all buildings or part of buildings intended for providing ancillary or support services, amenities and utilities such as offices, residences, social amenities, recreational facilities, commercial establishments etc shall also fall under this occupancy group.

(g) Group F — Mercantile or Commercial building shall include any building or part thereof which is used for display and sale of merchandise such as shops, stores, markets etc., either wholesale or retail. Banking and financial institutions, private business houses and professional establishments of doctors, dentists, engineers, architects, lawyers, pathological laboratories, tailor shops, video shops, barbershop, beauty parlours, news stands, milk booths, restaurants and non nuisance type of small establishments like armature winding shops using power motor or machine of capacity not exceeding 3 horse power are included in this group. Further, buildings or part of building used exclusively for parking of vehicles (parking buildings, parking plazas etc.) are also included in this group.

Note.— (1) Any building with not more than 150 sq. metres built up area accommodating the use under Group C & D and with not more than 300 sq. metres built up area accommodating the use under Group E, and H shall be included in Group F.

[(h) Group Gl — Low and medium hazard industrial building shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled, manufactured or processed and the contents are of such comparative low combustibility and the industrial processes or operations conducted therein are—

(1) of such a nature that there are hardly any possibilities for any self propagating fire to occur; or.

(2) liable to give rise to a fire which will burn with moderate rapidity or result in other hazardous situation and may give off a considerable volume of smoke, but from which neither toxic fumes nor explosions are to be feared in the event of fire.

Note.— Building under Group GI—Low and medium hazard industrial, shall generally, include Engineering workshops, Automobile service station, Automobile wash stalls, Electroplating works, Service garage with repairing facilities, Poultry farms with more than 20 birds, livestock farms with more than 6 animals, furniture making units, Cashew factories, Fish processing units, Coir factories, Water treatment/Filtration plants and Water pump houses, Clock and watch manufacturing units, Bakeries and biscuit factories, confectionaries, Food processing units, Electric lamps. (incandescent and fluorescent) and T.V. tube manufacturing units, Dry cleaning, dyeing and laundry units, Flour mills, Manure and fertilizer works (blending, mixing and granulating only) units, Oxygen plants, Plastic goods manufacturing and PVC Pipe Manufacturing units through injection/extrusion moulding, Printing press, Rubber goods manufacturing units, manufacture of synthetic leather, Spray painting units, and Textile mills; all up to 700 sq. metres total floor area.

1[(i) Group G2— High hazard industrial building shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled, manufactured or processed in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will burn with extreme rapidity or result in other hazardous situation or from which poisonous fumes or explosions are to be feared in the event of a fire.

Note (l):— Buildings under Group G2—High hazard industrial occupancy shall generally include Bituminized paper/hessian cloth/tar felt manufacturing, Cinema films and T.V. production studios, Cotton waste factories, Distilleries, Oil mills, tyre retreading and resolving factories, Petroleum refineries and LPG bottling plants.

Note (2):— For the purpose of these rules, all buildings with total floor area above 700 sq. metres total floor area under uses mentioned in item (h) above shall be included in Group G2—High hazard industrial occupancy]

(j) Group H — Storage building shall include any building or part thereof used primarily for the storage or sheltering (including servicing, processing or repairing incidental to storage) of goods, wares or merchandise (except those involving highly combustible or explosive products or materials), vehicles and the like. Warehouses, freight depots, transit sheds, storehouses, garages, hangars, grain elevators, barns and silos are included in this group. Minor storage incidental to other occupancies shall be treated as part of the predominant occupancy.

(k) [x x x]

[1 Group I— Hazardous building shall include any building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition.

Any process or activity, where raw materials used therein or wastes or effluents thereof would result in the pollution of the general environment are also included under this group.

Buildings under Group I— Hazardous occupancy shall generally include buildings and yards used for storage under pressure of more than 1 kg/cm² and in quantities exceeding 70m³ of acetylene, hydrogen, ammonia, chlorine, phosgene, sulphur dioxide, carbon monoxide, methyl oxide and all gases subject to explosion, fumes or toxic hazard; Godowns or warehouses (combustible/hazardous goods), storage and handling of hazardous and highly inflammable liquids, oil terminals/depots and bulk storage of flammable liquids, crematoria, burial grounds, vaults, garbage dumping yards, abattoirs (slaughter houses), sewage treatment plants except domestic treatment plants, stone crusher units, automobile fuel filling stations, coal, wood and timber yards, saw mills.]

35. Coverage and Floor Area Ratio.— (1) The maximum percentage of coverage permissible for each occupancy shall limit the maximum area at any floor of a building. The floor area ratio value shall limit the maximum buildable total floor area. Floor Area Ratio (F.A.R) shall be calculated as shown below:

\[
\text{Coverage} = \frac{\text{maximum built up area at any floor}}{\text{Plot area}} \times 100\% \\
\text{F.A.R.} = \frac{\text{Total floor area on all floors}}{\text{Plot Area}}
\]

(2) The percentage of coverage and the F.A.R value of buildings under different occupancies shall not exceed the maximum specified in Table 2 below: