

Uttar Pradesh Government Eases Land Requirements for Hotels ***Building Byelaws amended***

Lucknow, 6 July 2024: In the wake of the increasing influx of tourists in Uttar Pradesh year after year, Uttar Pradesh government has implemented an extremely significant reform to facilitate the hotel industry in the state. Under the clear instructions of **Hon'ble Chief Minister, Yogi Adityanath**, the Housing and Urban Planning department has made it easier to open small hotels by amending the Building Construction and Development Byelaws, 2008.

According to the government order issued yesterday, minimum six rooms should be there to qualify as a hotel and there will no longer be a minimum land area requirement for opening hotels with 6 to 20 rooms, if the hotel is complying by the rules of building construction and development byelaws. The required land area for constructing large hotels has been halved. Previously, for hotels with more than 20 rooms, a minimum plot size of 1,000 square metre was required; now, it has been reduced to 500 square metre. The order prohibits construction of hotels on residential plots in colonies, which have been developed under a plan.

With these amendments, hotels with up to 20 rooms can now be built on 9-meter-wide roads in residential areas, while larger hotels will require a 12-meter-wide road. In all non-residential areas, hotels can only be built on 12-meter-wide roads.

Moreover, it is mandatory for the hotel owner to allocate parking space of 1.5 Equivalent Car Space per 100 square metre of built area along with circulation area norms.

The government order issued with amendments to the Building Construction and Development Byelaws clearly specifies the need to leave space at the front and back for hotel construction. Buildings with a height of 15 metres will need to leave a space of five meters in the front and three meters in the back, with a three-meter space on both sides each. For building higher than 15 metres, existing byelaws of setback and ground coverage will apply.

There will be no restriction on the height of the building within the permissible ground coverage and Floor Area Ratio (FAR), but the height of the building will be governed by the distance from protected monuments/heritage sites, airport funnel zone and other statutory restrictions.

Amended FAR norms for hotels	FAR	Maximum permitted FAR including Purchasable FAR	
		Road: 18 m & more but less than 30 m	More than 30 m wide road
Built/Developed Area	2.00	3.50	4.00
New/Undeveloped Area	2.50	4.00	5.00

For large hotels built on an area of 4,000 square metres or more, 20% FAR can be used for commercial and office purposes, while 20% can be used for service apartments. In these large hotels, 5% of the additional ground coverage area can be allocated for the entrance lobby, which will not be included in the calculation of FAR.

It may be mentioned that after the construction of the Ram Temple in Ayodhya and the Kashi Vishwanath Corridor in Varanasi, the number of tourists visiting Uttar Pradesh has increased manifold. With the completion of several projects such as the Vindhya Corridor in Mirzapur and the Banke Bihari Corridor in Mathura, a large number of tourists will turn towards the state. For all these, extensive accommodation arrangements will be necessary. Tourism department officials say that after the amendments to the rules, the construction of hotels in the state will accelerate, and a large number of facilities will be available.

Recently, the state government had provided concessions for converting old mansions, buildings, and houses into hotels and homestays.