

UP amends building byelaws to boost tourism

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Lucknow: To make the most of the booming tourism sector in the state, the Uttar Pradesh government has amended its hotel building byelaws, an official spokesperson said on Saturday.

Calling the move a 'reformative step', the spokesperson said: "According to the government order issued by the housing and urban planning department, the Building Construction and Development Byelaws, 2008, have been amended. This will make it easier for interested players to open hotels on smaller pieces of land."

Sharing details, an officer said: "With the new laws in place, a minimum six rooms should be there to qualify as a hotel and there will no longer be a minimum land area require-

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ment 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 metres was required; now, it has been reduced to 500 square metres. 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 nine-metre-wide roads in residential areas, while larger hotels will require a 12-metre-wide road. In all non-residential areas, hotels can only be built on 12-metre-wide roads.

Moreover, it is mandatory for the hotel owner to allocate parking space of 1.5 equivalent car space per 100 square metres 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 metres in the front and three

metres in the back, with a three-metre space on both sides each. For buildings 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.

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.