

Floor area ratio to be hiked up to 300% for most categories

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Under this, residential properties constructed on plots measuring up to 500sqmt will be approved if a registered professional has certified the map.

"We would assume that the rules were followed and that the map was submitted for approval in such cases. The system will be followed only for sanctioned layout or plotting schemes within the regulated area under the development authority," said a senior officer.

Construction in non-approved layouts will not be allowed," said a senior officer from the department.

Principal secretary of the housing and urban planning department, P Guruprasad, said incentives will be offered to developers undertaking projects on roads wider than 45m.

Under the new bylaws, the floor area ratio (FAR) will be increased up to 300% for most categories (residential, commercial, mixed-use) while unrestricted FAR will be available for roads with a width of more than 45m.

"The objective is to promote vertical growth and the height of buildings to provide more housing units within urban centres across the state," he said.

Similarly, professionals like lawyers, doctors, chartered accountants and architects,

among others, will be allowed to avail 25% increased FAR over the same plot area without getting the building plan approved. Similar relaxation will be offered to entrepreneurs operating nursery schools, crèches for small children, home-stays and other small businesses.

The housing authorities will also need to introduce a time-bound approval system under which deemed nods will be granted to projects as per the stipulated time if no query is raised.

The department will publish the draft of the new bylaws on its website and in the offices of the development authorities seeking objections and suggestions for the next 15 days, after which a hearing will take place. The policy document will then be tabled before the cabinet for approval.

Bylaws to promote vertical growth

A new set of building bylaws will be introduced to promote vertical growth. Besides allowing higher FAR, building height rules have also been relaxed. Similar amendments have been made to the setback rules (that specifies the minimum distance a building must be from property lines and other structures) to allow increased ground coverage. The minimum plot size for certain commercial projects has also been relaxed.



UP plans new building bylaws to boost urban growth, ease approvals

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Lucknow: The Uttar Pradesh govt is considering revising building bylaws to promote small and medium businesses and stimulate economic activity within urban centres.

The state also plans to encourage vertical growth in key urban centres by allowing increased building heights and the construction of usable space (built-up area). Moving towards deregulation, the housing department will not require map approval for residential plots measuring up to 100sqmt. Similarly, no approval will be needed to construct a shop if the plot area is within 30sqmt.

Relaxing the rules for

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property owners, a building plan or map certified by a licensed professional (architects) will be approved without much hassle. The housing development authorities have been instructed to develop an online trust-based map approval system.

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