ई-मेल
संख्या-1323/2025/8-3099/208/2025

प्रेषक,

पी0 गुरूप्रसाद,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा में,

1. **आवास आयुक्त,**
उ.प्र. आवास एवं विकास परिषद,
लखनऊ।

2. **उपाध्यक्ष,**
समस्त विकास प्राधिकरण,
उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुभाग-3 **लखनऊः दिनांकः 04 जुलाई, 2025**

विषयः- **उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियाँ तथा आदर्श जोनिंग रेगुलेशन्स-2025 लागू किये जाने संबंधी।**

महोदय,

कृपया आप अवगत हैं कि शासनादेश संख्या-5416/आठ-3-181 विविध/2008 दिनांक 14.11.2008 द्वारा उ0प्र0 नगर योजना और विकास अधिनियम, 1973 की धारा-57 के अन्तर्गत भवन निर्माण एवं विकास उपविधि-2008 निर्गत की गयी। उक्त उपविधि में विभिन्न शासनादेशों द्वारा समय-समय पर संशोधन किये गये हैं।

2- शासन द्वारा उक्त उपविधि का वर्तमान परिप्रेक्ष्य में परीक्षण कर सम्यक विचारोपरान्त भवन निर्माण एवं विकास उपविधि, 2008 (समय-समय पर यथा संशोधित) को अवक्रमित करते हुए उत्तर प्रदेश नगर योजना और विकास अधिनियम, 1973 की धारा-57 के अन्तर्गत "उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियाँ 2025 एवं धारा-13(2) के अन्तर्गत आदर्श जोनिंग रेगुलेशन्स-2025" के हिन्दी **(संलग्नक-1)** व अंग्रेजी संस्करण **(संलग्नक-2)** पर अनुमोदन प्रदान किये जाने का निर्णय लिया गया है।

3- अतएव श्री राज्यपाल उ0प्र0 आवास एवं विकास परिषद अधिनियम, 1965 की धारा-92 की उपधारा-(2) में प्रदत्त शक्तियों के अन्तर्गत उत्तर प्रदेश आवास एवं विकास परिषद तथा उत्तर प्रदेश नगर योजना और विकास अधिनियम, 1973 की धारा-41 की उपधारा-(1) में प्रदत्त शक्तियों के अन्तर्गत समस्त विकास प्राधिकरणों को "उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियाँ तथा आदर्श जोनिंग रेगुलेशन्स-2025" का अनुपालन सुनिश्चित किये जाने के निर्देश देते हैं।

4- भवन निर्माण एवं विकास उपविधि-2008 (यथा संशोधित), आदर्श जोनिंग रेगुलेशन्स तथा शमन उपविधि, 2009 से संबंधित निम्नलिखित शासनादेश अवक्रमित किये जाते हैं :-

क्र.सं.	शासनादेश संख्या व दिनांक	विषय वस्तु
1	379/9-आ-3-72 वि/94 दिनांक 25 जनवरी, 2002	संशोधित आदर्श जोनिंग रेगुलेशन्स को अंगीकृत किए जाने विषयक
2	5416/8-3-8-181/विविध/2008 दिनांक 14 नवम्बर 2008 2038/8-3-09-181/विविध/2008 दिनांक 12 मई 2009	भवन निर्माण एवं विकास उपविधि 2008
3	4824/8-3-09-09/विविध/09 दिनांक 14 जनवरी 2010	शमन (कंपाउंडिंग) उपविधि 2009
4	5899/8-3-09-214/विविध/09 दिनांक 14 जनवरी 2010	आर्थिक दृष्टि से दुर्बल एवं अल्प आय वर्ग (ई.डब्ल्यू.एस./एल.आई.जी.) पर शासनादेश 2010
5	4384/8-3-11-181/विविध/2008, दिनांक 27 सितम्बर, 2011	भवन उपविधि 2008 में संशोधन
6	1835/8-3-15-13 विविध /15, दिनांक 12 अक्टूबर 2015	ग्रीन बिल्डिंग के प्रोत्साहन हेतु 5% अतिरिक्त एफ.ए.आर.
7	462/8-3-16-34/विविध/2008,	भवन उपविधि 2008 (यथासंशोधित 2011) में संशोधन

Scanned with CamScanner

	दिनांक 17 जून 2016	
8	1311/8-3-16-297/विविध/2016, दिनांक 27 दिसम्बर 2016	भवन उपविधि 2008 में संशोधन
9	1241/8-3-17-34/विविध/2008, दिनांक 31 अक्टूबर 2017	भवन उपविधि 2008 (यथासंशोधित 2011 एवं 2016) में संशोधन
10	813/8-3-18-34/विविध/2008, दिनांक 8 जून 2018	भवन उपविधि 2008 (यथासंशोधित 2011 एवं 2016) में संशोधन
11	1646/8-3-19-34/विविध/2018, दिनांक 5 अक्टूबर 2018	भवन उपविधि 2008 में संशोधन
12	55/8-3-19-160/विविध/2018, दिनांक 28 जनवरी 2019	भवन उपविधि 2008 (यथासंशोधित 2011 एवं 2016) में संशोधन
13	63/2021/1093/8-1-1-34/बैठक/2014, दिनांक 23 सितंबर 2021	अफोर्डेबल हाउसिंग विषयक
14	2492/2023/8-3099/1710/2020, दिनांक 30 नवंबर 2023	भवन उपविधि 2008 में संशोधन
15	आई/681559/2024/8-3099/279/2024, दिनांक 24 जुलाई 2024	भवन उपविधि 2008 में (यथासंशोधित 2011 एवं 2016) में संशोधन
16	8-3099/5/2024 दिनांक 05/07/2024	भवन उपविधि के अध्याय 5 (होटलों के निर्माण की अपेक्षा) में संशोधन
17	आई/768724/2024/8-3099/279/2024, दिनांक 14 अक्टूबर 2024	भवन उपविधि 2008 में पेट्रोल पम्प के मानक (बफर स्ट्रिप) संबंधी
18	आई/878228/2025/8-1099/72/2024, दिनांक 13 फरवरी, 2025	भवन उपविधि 2008 के प्रस्तर 3.5.1, 3.4.4 एवं प्रस्तर 1.2 में संशोधन विषयक
19	आई/905294/2025/8-3099/303/2023, दिनक 12 मार्च, 2025	बेसमेंट के अंतर्गत शौचालय की अनुमन्यता विषयक
20	आई/936131/2025/8-3099/303/2023, दिनक 16 अप्रैल, 2025	बेसमेंट के अंतर्गत शौचालय की अनुमन्यता विषयक शुद्धिपत्र

5- इस सम्बन्ध में मुझे यह कहने का निदेश हुआ है कि कृपया उक्त निर्देशों का अनुपालन सुनिश्चित कराने का कष्ट करें।

संलग्नक: यथोक्त।

भवदीय,

(पी0 गुरूप्रसाद)
प्रमुख सचिव

संख्या-1323(1)/2025/8-3099/208/2025-तद्दिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

1. समस्त अपर मुख्य सचिव/प्रमुख सचिव/सचिव, उत्तर प्रदेश शासन।
2. मण्डलायुक्त, समस्त मण्डल, उत्तर प्रदेश।
3. अध्यक्ष, समस्त विशेष क्षेत्र विकास प्राधिकरण, उत्तर प्रदेश।
4. जिलाधिकारी/नियंत्रक प्राधिकारी, समस्त विनियमित क्षेत्र, उत्तर प्रदेश।
5. मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग, उ0प्र0 लखनऊ।
6. निदेशक, आवास बन्धु, उ0प्र0 लखनऊ को इस निर्देश के साथ कि कपया शासनादेश की प्रति आवास एवं शहरी नियोजन विभाग की वेब साइट पर तत्काल अपलोड कराने का कष्ट करें।
7. गार्ड फाईल।

आज्ञा से,

(राजेश कुमार राय)
विशेष सचिव

Scanned with CamScanner

Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025

Housing & Urban Planning Department
Government of Uttar Pradesh

3 July 2025

Version: PRF3

Model Building Construction and Development Byelaws and *Model Zoning Regulations* for Development Authorities of Uttar Pradesh, 2025

This document (except Chapter 15 and Appendix 15) constitutes the ***Building Construction and Development Byelaws for Development Authorities of Uttar Pradesh***, 2025. Chapter 15 along with Appendix 15 of this document constitute the ***Model Zoning Regulations for Development Authorities of Uttar Pradesh***, 2025. Building Byelaws and Zoning Regulations have been integrated into a single document to ensure ease of understanding, consistency, user-friendliness and to address potential discrepancies.

Housing and Urban Planning Department
Government of Uttar Pradesh

Contents

1 Short Title and Definitions 7

1.1 Short Title and extent 7

1.2 Definitions 7

1.3 Applicability of byelaws 17

1.4 Difficulty Removal 18

1.5 Effect on relevant Government Orders 18

1.6 Sectoral Policies 18

2 Permission for Land Development and Building Construction 19

2.1 Land Development and Building Construction Permission 19

2.2 Procedure for obtaining Development and/or Building Permission 22

2.3 All Plans 26

2.4 Signing of Plans 29

2.5 Application/Notice for alteration 30

2.6 Permit Fees 31

2.7 Permit Process 31

2.8 Procedures during Development and Construction Work 34

2.9 Notice of Completion 35

2.10 Permission near protected monuments/heritage sites 37

2.11 Permission along the riverbanks 37

2.12 Architectural control 38

3 Standards for Land Development and Building Construction 39

3.1 General Land Development Requirements 39

3.2 Development Standards (Plot Size, FAR, Building Height, Setbacks) 45

3.3 Requirements of Parts of Building 65

4 Residential Buildings 80

4.1 Plotted Development - Single/ Multi-units. 80

4.2 Group Housing 81

4.3 EWS and LIG housing requirements 83

4.4 Affordable Housing standards 85

5 Commercial Buildings 88

5.1 Bazaar Street 88

5.2 Shops, Commercial Complex and Shopping Malls 89

5.3 Hotels 91

5.4 Single Screen Cinema, Miniplex and Multiplex 93

5.5 Petrol Pump/Filling Station (CNG/PNG/EV Charging Station) 95
5.6 LPG Gas Godown 97
5.7 Open-air/ Rooftop Restaurants 97
6 Institutional Buildings & Community Facilities 99
6.1 Hospitals and healthcare Buildings 99
6.2 Educational Institutions 101
6.3 Marriage Hall / Banquet/ Multi-purpose Hall 103
6.4 Auditorium and Convention Centre 104
7 Industrial and Agricultural Use Buildings 106
7.1 Industries 106
7.2 Farmhouse 107
7.3 Dairy Farm 108
8 Mixed-Use and Transit-Oriented Development 110
8.1 Mixed Use Development 110
8.2 Transit Oriented Development (TOD) 112
8.3 Other requirements 113
9 Additional Floor Area Ratio 115
9.1 Compensatory Floor Area Ratio (FAR) 115
9.2 Purchasable & Premium Purchasable FAR 115
9.3 Additional FAR on Green Buildings 118
10 Fire Prevention and Life Safety 120
10.1 Fire prevention and life safety measures 120
10.2 Minimum Standards for Fire prevention and Life Safety for permanent structures 121
10.3 Issuance of Fire Safety Certificate and its renewal 122
11 Structural Safety and Quality Control 123
11.1 Structural Design and Safety 123
11.2 Structural Design Basis Report (SDBR) 124
11.3 Review of Structural Design 124
11.4 Quality Control and Safety during Construction 125
11.5 Periodic Evaluation of Buildings 125
11.6 Seismic Strengthening/Retrofitting 126
11.7 Format for Structural Design Basis Report (SDBR) 126
11.8 Requirements for earthquake resistant construction 127
12 Provisions for differently abled, elderly and children 131
12.1 Definitions 131
12.2 Scope 131
12.3 Site Development Specifications 131

12.4 Building Requirements 132
13 Environmental Sustainability 135
13.1 Water Conservation 135
13.2 Energy Conservation 136
13.3 Topography and Natural Drainage 138
13.4 Solid Waste Management 139
13.5 Wastewater Recycling 139
13.6 Air Quality & Noise 140
13.7 Green Cover/ Tree Plantation 142
13.8 Environment Impact Assessment 143
13.9 Environment Management Plan 143
14 Qualifications and Competence of Licensed Technical Persons 144
14.1 Essential Requirements 144
14.2 Qualifications and Competence of Licensed Persons 144
14.3 Builder/ Developer Entity 146
14.4 Licensed qualified third-party agency for fire and life safety systems 146
15 Model Zoning Regulations 147
15.1 Objectives of Zoning 147
15.2 Definitions of land use activities 149
15.3 Permissibility of various activities in major land use zones 159
15.4 Order of land use zones from lowest to highest order and determination of Impact fee 164
16 Compounding of Building Construction and Development 166
16.1 Title and Commencement 166
16.2 Compounding of Offences 166
16.3 Compounding Process 166
17 Provision of Electric Charging Infrastructure 173
17.1 Electric Vehicle Charging Infrastructure (EVCI) 173
17.2 Explanatory Note on Electric Vehicle Charging Infrastructure (Annexure E-1): 175
17.3 Rationale for EVCI establishment 176
17.4 EV Charging Technology 176
17.5 Options for EV Charging 177
17.6 Charger Specifications and PCS Infrastructure 178
17.7 Location of PCS / FCB CS in local area / building precincts 179
17.8 Public Charging Infrastructure (PCI) - Minimum Requirements (Annexure E-2) 180
18 In-Building Solutions for Common Telecom Infrastructure (CTI) 184
18.1 Introduction to Communication System 184
18.2 In- Building and Gated Buildings Solutions 185

18.3 Incorporation in State Building Bye Laws 185
18.4 At Layout Level 186
18.5 Other procedures for setting up In-Building Solution (IBS)/Fiber Networks 187
Appendix-1: List of Government Orders, Policies, Rules, Byelaws (B.1.6) 190
Appendix-2: Application form for development permit (B.2.2.1) 191
Appendix-3: Notice to start land development work (B.2.8.1.1) 192
Appendix-4: Application Form-D for completion certificate of layout plan (B.2.9.1) 193
Appendix-5: Application Form for building permit (B.2.2.1) 197
Appendix-6: Form to intimate start of building construction (B.2.8.1.2) 198
Appendix-7: Application Form-A for completion certificate of residential building (> 500 sqm.) – (B.2.9.2) 199
Appendix-7: Application Form-B for completion certificate of group housing, commercial and multi-storey building (B.2.9.2) 202
Appendix-7 Application Form-C for completion certificate of buildings other than residential, group housing, commercial and multi-storey buildings (B.2.9.2) 205
Appendix-8: Building Information Schedule (B.11.8.2) 208
Appendix-9: Structural Safety Certificate (B.11.8.2) 209
Appendix-10: Structural and Foundation Design Certificate 210
Appendix-11: Structural Safety Certificate on Completion of Building (B.11.8.4) 211
Appendix-12: Affidavit for Development/Building Permission (B.2.2.1) 212
Appendix-13: Site Inspection Notice (B.2.8.1) 213
Appendix-14: Format for Structural Design Basis Report (SDBR) (B.11.7) 214
Appendix-15: Use zones across different master plans 221
Appendix-16: Case examples with illustrated calculations 227
Appendix-17: Graphical Illustrations 239
Appendix-18: List of Service and Cottage Industries 244

उत्तर प्रदेश सरकार

1 Short Title and Definitions

1.1 Short Title and extent

(i) These bye-laws will be called… (Name of Authority)… Development Authority Building Construction and Development Byelaws 2025.

(ii) These bye-laws will be applicable to the entire …(Name of development area)… development area.

1.2 Definitions

Sl.	Item	Definition
1	**Access**	**"Access" or "Means of Access" or "Approach Road"** means a clear approach to a plot or a building from a road/street. (This refers to any road, street, lane, passage giving access to the plot being a right of way, and includes such features as drain, median strip, shoulder or berm, bridge, culvert, burrow pit etc. between the two boundary walls of the premises on either sides of such right of way or, where a street alignment has been fixed and the area within such alignment has been acquired by authority or other agency/ institution and the alignment has been demarcated or is capable of being demarcated up to such alignment.)
2	**Act**	**"Act"** unless specified otherwise, means the Uttar Pradesh Urban Planning and Development Act, 1973.
3	**Addition, Revision and/or Alteration**	**"Addition, Revision and/or Alteration"** means a change from one occupancy to another, or a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting into of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress as provided in these Bye-Laws.
4	**Affordable Housing Scheme**	**"Affordable Housing Scheme"** refers to government initiatives or programs designed to make housing accessible and affordable for low to middle-income individuals and families, often through subsidized housing, interest rate reductions, or other financial incentives. E.g. Pradhan Mantri Awas Yojana (PMAY) and similar programs.
5	**Air-conditioning**	**"Air-conditioning"** means the process of treating air to control simultaneously its temperature, humidity, purity, distribution and air movement and pressure to meet the requirements of the conditioned space.
6	**Amenity**	**"Amenity"** includes roads, water supply, street lighting, drainage, sewerage, development of public parks and open spaces, solid waste management and disposal, sewage treatment plant and other public works including utilities, services, and such other conveniences as the State Government may, by notification in the Gazette, specify to be an amenity for the purposes of UP Urban Planning and Development Act, 1973.
7	**Ancillary Use**	**"Ancillary Use"** means any use of the premises subordinate to the principal use and incidental to the principal/ main use.
8	**Application**	**"Application"** means an application made in such form as may be prescribed by the Authority from time to time.
9	**Approved**	**"Approved"** means as approved/sanctioned by the Authority.
10	**Area**	**"Area"** in relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building.

Sl.	Item	Definition
11	**Atrium**	**"Atrium"** means the internal court/ entrance hall of a building, which is sky lighted or covered with a transparent permanent structure on the terrace floor.
12	**Authority**	**"Authority"** means the Urban Development Authority which has been created under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 or the Uttar Pradesh Housing and Development Board established under the Uttar Pradesh Awas Evam Vikas Parishad Act, 1965.
13	**Balcony**	**"Balcony"** means a horizontal projection, cantilevered or otherwise including a parapet handrail, balustrade, to serve as a passage or sit out place.
14	**Basement or Cellar**	**"Basement or Cellar"** means the lower storey of a building, below or partly below ground level, with one or more than one levels. The maximum height of the basement above ground level shall not be more than 1.20 meters.
15	**Bazaar Street**	**"Bazaar Street"** means a linear mixed-use construction along the road which is identified in the Master Plan/Zonal Plan.
16	**Building**	**"Building"** means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes: (i) foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms etc., (ii) verandahs, balconies, cornices, projections etc., (iii) parts of a building or anything affixed thereto; (iv) any wall enclosing or intended to enclose any land or space, sign and outdoor display structures; etc., (v) tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc., (vi) all types of buildings as defined under the 'use group or occupancy' or based on 'design, height or other features', except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes (for less than three months) and ceremonial occasions, shall be considered to be "buildings".
		Types of buildings based on use of premises or activity (Use group or Occupancy):
		(a) **"Residential building"** includes a building in which sleeping and living accommodation is provided for normal residential purposes, with cooking facilities and includes one or more family dwellings, apartment houses, boarding houses, flats, and private garages of such buildings.
		(b) **"Educational buildings"** includes a building exclusively used for a school or college or training institution recognized by appropriate board or university or any other competent authority, involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses as research institution. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or outside.
		(c) **"Institutional buildings"** includes a building used for such purposes as hospital, nursing home, health center or other treatment or care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of inmates ordinarily providing sleeping accommodation and includes dharmshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, reform homes, etc.

Sl.	Item	Definition
		(d) **"Assembly Building"** includes a building or part thereof, where groups of people (not less than 50) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and related purposes, and this includes buildings such as theatre, cinema hall, community hall, auditorium, exhibition hall, museum, skating rink, gymnasium, , eating or boarding houses, place of worship, dance hall, clubs, gymkhanas and passenger station/ terminals of air, land or other public transportation services, amusement park, etc.
		(e) **"Mercantile/Commercial Building"** includes a building or part thereof used for shops, stores, restaurants, markets for display and sale of wholesale or retail goods or merchandise including office, storage, and service facilities incidental thereto and located in the same building.
		(f) **"Office/business building"** includes a building or part thereof used principally for transaction of business and/or keeping of accounts and records including offices, banks, professional establishments, court houses, etc., if their principal function is transaction of business and/or keeping of books and records.
		(g) **"Industrial building"** includes a building or part thereof wherein products or material are fabricated, assembled, or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, and factories, etc.
		(h) **"Storage building"** includes a building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, silos, barn, and stables.
		(i) **"Hazardous building"** includes a building or part thereof used for –(a) storage, handling, manufacture or processing of radioactive substances or highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations, or (b) storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes, and explosive mixtures, etc., or which result in division of matter into fine particles capable of spontaneous ignition.
		(j) **"Mixed Use Building"** means a building partly used for non-residential activities and partly for residential purpose or a mix of two non-residential activities.
		(k) **"Wholesale Establishment"** means an establishment wholly or partly engaged in wholesale trade and manufacture, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.
		Types of buildings based on design, height, and other features:
		(l) "Detached Building" includes a building with walls and roofs independent of any other building and with open spaces (defined as per these byelaws) on all sides within the same plot.
		(m) "Multi-Storeyed Building or High-rise Building" means building above four storeys, and/or a building exceeding 15 meters or more in height (without stilt) and 17.5 meters (including stilt).
		(n) "Semi-detached Building" means building detached on three sides with open space as specified in these regulations.
		(o) "Group Housing" include group of residential buildings or multi-storey buildings having one or more independent residential units on each

Sl.	Item	Definition
		floor and in which there is sharing and co-ownership of land and services, open space, and transportation routes.
		(p) "Multiplex" means a group or conglomeration of two or more than two cinema halls (or as prescribed by State Tax Department) within same premises with commercial, cultural and other entertainment related facilities. **"Miniplex"** means a two cinema halls/screens, licensed for cinematograph exhibition or exhibitions through digital projection system in a permanent building with seating capacity not exceeding 250 with commercial activities (or as prescribed by State Tax Department) within the same premises. **"Cinemas"** means the entire place licensed for Cinematograph exhibition and exhibitions through digital projection system and includes all appurtenances, plant and apparatus located therein; and includes Single Screen, Miniplex and Multiplex.
		(q) "Special Building" includes all buildings like assembly, industrial, buildings used for wholesale establishments, hotels, hostels, hazardous, critical, mixed occupancies with any of the aforesaid occupancies and centrally air-conditioned buildings having total built up area exceeding 500 sq m., as defined in the National Building Code as amended from time to time.
		(r) "Multi Level Car parking" means a building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters, or any other type of light motorized vehicle.
		(s) "Stand-alone factory" refers to a manufacturing unit that operates independently, with its own facilities and processes, rather than being part of a larger industrial complex or park. As per the Factories Act, 1948, means any premises where ten or more workers are working, or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on with the aid of power.
		(t) "Flatted factory" means a multi-story industrial building (non-polluting in nature) designed to accommodate several businesses, each occupying a separate unit, for activities like manufacturing, assembly, and storage. Flatted factories are developed to encourage industrial growth and make land usage more efficient.
		(u) "Single-Unit" refers to residential building having one independent residential unit on one floor or combination of floors with three or less storeys and height not exceeding 15-meters.
		(v) "Multi-Unit" refers to residential building having one or more independent residential units on one floor with four or less storeys and height not exceeding 17.5-meters (including mandatory stilts).
		(w) "Other Buildings" means any other building which is not covered in the above.
17	**Building Height**	**"Building Height" or "Height of building"** means the vertical distance measured (i) In the case of flat roofs above average level of the front road and continuance to the highest point of the building, (ii) In case of pitched roofs up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof and (iii) In the case of gables facing the road midpoint between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights. The height of the building shall be taken up to the terrace level for the purpose of fire safety requirement.

Sl.	Item	Definition
18	**Building Envelope**	**"Building Envelope"** means the horizontal spatial limits up to which a building may be permitted to be constructed on a plot. It is the residual area after leaving the setbacks prescribed for a plot, within which construction is permissible as per rules.
19	**Building Line**	**"Building Line"** means the line up to which the plinth of building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any, in any scheme and/or layout plan. The building line may change from time-to-time as decided by the Authority.
20	**Built-up area (Master Plan)**	**"Built up area (Master Plan)"** in the context of Master Plan means such densely populated area situated within the development area, most of which has been developed as commercial, industrial, residential, or other areas. Here, all the necessary facilities like roads, water supply, sewerage, electricity supply etc. are available and have been demarcated as built-up area by the authority under its master plan.
21	**Built-up area (Building)**	**"Built-up area (Building)"** in the context of building construction refers to the total covered area on all floors of an immovable property or building.
22	**Canopy**	**"Canopy"** shall mean a cantilevered projection from the face of the wall over an entry to the building at the lintel or slab level provided that: (i) It shall not project beyond the plot line, (ii) It shall not be lower than 2.3 meters when measured from the ground, and (iii) There shall be no structure on it and the top shall remain open to sky.
23	**Carpet Area**	**"Carpet Area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
24	**Construction**	**"Construction"** means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include, any reconstruction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or, the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public; or provision for similar facilities for publicity.
25	**Convenience Shop**	**"Convenience Shop"** means a small retail shop or a corner shop that carries a limited selection of basic items and is open long hours for the convenience of local residents or shoppers.
26	**Covered Area**	**"Covered area"** means the covered floor area above the plinth level over which a building is constructed. The following structures shall not be included under the covered area: (a) Garden, rockery, well and any structure related to a well, plant nursery, water pool, uncovered swimming pool, platform around a tree, tank, fountain, bench, open platform. (b) Drainage culvert, catch-pit, gully pit, chamber, gutter, etc. (c) Compound wall, entrance gate, floorless porch and portico canopy, slide, swing, uncovered stairs, uncovered ramp etc. (d) Watchman booth, pump-house, garbage shaft, electrical cabin/sub-station and such other utilities structures related to various services.
27	**Development**	**"Development"** - 'Development' with grammatical variations means the carrying out of building, engineering, mining, or other operations, in, or over, or under land or water, on the making of any material change, in any building or land, or in the use of any building, land, and includes re-

Sl.	Item	Definition
		development and layout and subdivision of any land and 'to develop' shall be construed accordingly.
28	**Drain**	**"Drain"**- A conduit or channel for the carriage of storm water, sewage, wastewater, or other waterborne wastes in a building drainage system.
29	**Drainage System**	**"Drainage system"** - A system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage; and includes an open channel for conveying surface water or a system for the removal of any wastewater.
30	**Dwelling Unit**	**"Dwelling Unit"**- A building or a portion thereof which is designed or used wholly or principally for residential purposes for one family.
31	**Encroachment**	**"Encroachment"-** means an act to enter into the possession or rights either of permanent or temporary nature on a land or built-up property of local body/authority or state/ central Government.
32	**Enclosed Staircase**	**"Enclosed Staircase"**- means a staircase separated by fire resistant walls and doors from the rest of the building.
33	**Existing Building**	**"Existing Building"-** A building or structure existing in authorized manner with the approval of the Authority before the commencement of these Byelaws.
34	**Existing Use**	**"Existing Use"-** Use of a building or structure existing in authorized manner with the approval of the Authority before the commencement of these Byelaws.
35	**Exit**	**"Exit"-** A passage channel or means of egress from the building, its storey or floor to a street or, other open space of safety; whether horizontal, outside, and vertical exits meaning as under: - (i) Horizontal exit means an exit, which is a protected opening through or around a fire well or bridge connecting two or more buildings. (ii) Outside exit mean an exit from building to a public way to an open area leading to a public way or to an enclosed fire-resistant passage leading to a public way. (iii) Vertical exit means an exit used for ascending or descending between two or more levels including stairway, fire towers, ramps, and fire escapes.
36	**External Wall**	**"External Wall"** means an outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
37	**Floor**	**"Floor"** means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor- 2, and so on upwards.
38	**Floor Area**	**"Floor area"** means the area covered on any floor of a building.
39	**Floor Area Ratio**	**"Floor Area Ratio (FAR)"** means the quotient obtained by dividing the combined covered area (plinth area) of all floors, excepting areas specifically exempted under these regulations, by the total area of the plot, viz.: - Floor Area Ratio (FAR) = Total covered area on all floors/ Plot Area.
		(a) "**Compensatory FAR"** means the additional FAR allowed on the plot up to the specified limit to compensate for the land being transferred free of cost by the landowner from the private plot to the Authority for right-of-way/road expansion or public facilities. or The FAR received by the owner from the Authority as a compensation for surrender of land to the government body without any monetary compensation and free from encumbrances.

Sl.	Item	Definition
		(b) "**Basic FAR**" or "**BFAR**" means the FAR which is permissible without any fee as per the applicable Building Byelaws.
		(c) "**Purchasable FAR"** or "**PFAR**" means the additional FAR permissible to the extent specified over the basic FAR in the Master Plan / Regional Plan / Building Construction and Development Byelaws, which can be purchased by the applicant on payment of prescribed fee as per Chapter-9 of the byelaws.
		(d) "**Premium purchasable FAR**" or "**PPFAR**" means the additional FAR permissible to the extent specified over the purchasable FAR in the Master Plan/ Regional Plan/ Building Construction and Development Byelaws, as per Chapter-9 of the byelaws.
		(e) "**Maximum Permissible FAR (MFAR)**" means the sum of Base FAR (BFAR), Purchasable FAR (PFAR) and, Premium Purchasable FAR (PPFAR) as per Chapter-9 of the byelaws.
40	**Fire Lift**	**"Fire Lift"-** Means a special lift designed for the use of fire service personnel in the event of fire or another emergency.
41	**Footing**	**"Footing"-** A foundation unit constructed in brickwork, stone masonry, or concrete under the base of a wall or column for the purpose of distributing the load over a larger area.
42	**Foundation**	**"Foundation"-** A substructure supporting an arrangement of columns or walls in a row or rows transmitting the loads to the soil
43	**Gallery**	**"Gal1ery"-** An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, and/additional seating accommodation and includes the structures provided for seating in stadia.
44	**Green Building**	**"Green building"** means a building which has less water usage, proper energy efficiency, conservation of natural resources, minimum generation of waste and provides healthy environment to the occupants as compared to conventional building.
45	**Ground Floor**	**"Ground Floor"-** shall mean storey, which has its floor surface nearest to the ground around the building. A building may have more than one ground floor:
		"Upper Ground Floor" refers to a floor that is situated above the ground level but is not considered a full first floor or higher. It can be slightly elevated compared to the standard ground floor and is usually used in buildings where the terrain or design requires a split-level approach. **"Lower Ground Floor"** refers to a floor which has more than half of its height above the mean ground level and rest of the height below the mean ground level.
46	**Habitable Room**	**"Habitable Room"** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.
47	**Land Use**	**"Land Use"** means the use of Land for which land or building is used or intended to be used as per the provisions of Master Plan or the Zonal Development Plan or the Layout Plan.
		"Mixed Land Use" means mixing / planning of two or more compatible uses horizontally or vertically on a land parcel in accordance with the Zoning regulations.
48	**Layout plan/ Sub-division plan**	**"Lay-out plan/sub-division plan"** means sub-dividing of any land or part thereof into more than one plot for sale or otherwise, in which the configuration of roads, measurement of plots along with set-back lines and method of development (e.g. row-housing, semi-detached detached group

Sl.	Item	Definition
		housing) should be shown and details of size, use, area of all the plots should be given."
49	**Licensed Technical Professional**	**"Licensed Technical Person (LTP)"** means a qualified professional (Architect/ Town Planner/ Engineer/ Supervisor) who is registered under the building construction and development byelaws or registered under any body constituted under any Act under which the said profession is governed. The qualifications and competence requirements for registration of professionals as 'Licensed Technical Person' or LTP, shall be as per Chapter-14 of the byelaws.
50	**Lift**	**"Lift"-** An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car or platform. The word 'elevator' is also synonymously used for 'lift'.
51	**Lobby**	**"Lobby"-** means a covered space in which all the adjoining rooms open.
52	**Loft**	**"Loft"** means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage with maximum clear height of 1.5 meters.
53	**Master Plan**	**"Master Plan"** means a Master Plan formulated under the UP Urban Planning and Development Act, 1973 or the Uttar Pradesh Special Area Development Authorities Act, 1986 or any other Act for any town, approved and notified by the State Government.
54	**Means of Escape**	**"Means of Escape"-** An escape route provided in a building for safe evacuation of occupants.
55	**MCLR**	**"MCLR, or Marginal Cost of Funds-Based Lending Rate"**, is the minimum interest rate below which banks cannot lend, determined by the Reserve Bank of India (RBI) based on the bank's cost of funds and other factors.
56	**Mezzanine Floor**	**"Mezzanine Floor"** means an intermediate floor between two floors of any storey forming an integral part of floor below.
57	**Mumty or stair cover**	**"Mumty or Stair Cover"-** A structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
58	**Non-Built-up area**	**"Non-Built-up area"** is the area other than Built-up area (Master Plan) defined above.
59	**Occupancy**	**"Occupancy or use"-** The principal occupancy/ use for which a building or a part of a building is intended to be used. For the purposes of classification of a building according to occupancy, an occupancy shall be deemed to include the subsidiary occupancies which are contingent upon it. **"Mixed occupancy"** buildings being those in which more than one occupancy is present in different portions of the buildings.
60	**Open to sky (OTS)**	**"Open to sky"** means an area forming an integral part of a building left open to the sky.
61	**Owner**	**"Owner"** means a person who has legal rights over any land or building or receives rent or is entitled to receive rent in case the premises are on rent and will also include the following: (1) Any agent or person who receives rent on behalf of the owner, (2) Any agent or person who receives rent or is entrusted with the management of any land or building for religious or charitable purposes, (3) Any receiver or manager appointed by a court of competent authority who has been given the charge/authority of exercising the rights of the owner in the premises.
62	**Parapet**	**"Parapet"-** A low wall or railing built along the edge of a roof or a floor.

Sl.	Item	Definition
63	**Park and Open space**	**"Park and open space"** means a space which is open and un-built, or which has been laid out and developed as a public park or garden."
64	**Parking Space**	**"Parking space"-** An enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress and egress of vehicles.
65	**Partition Wall**	**"Partition Wall"** includes (i) A wall forming part of a building and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or constructed or adopted to be occupied by different persons; or (ii) A wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners.
66	**Permission or Permit**	**"Permission or Permit"-** A valid permission or authorization in writing by the competent Authority to carryout development or a work regulated by the Byelaws.
67	**Plinth**	**"Plinth"** means the portion of a structure between the surface of the surrounding ground surface of the floor immediately above the ground.
68	**Plinth Area**	**"Plinth Area"** means the built-up covered area measured at the floor level of the basement or of any storey.
69	**Plot/ Site**	**"Plot/ Site"** means a parcel or piece of land enclosed by definite boundaries.
		"Corner plot" means a plot which is situated on two or more intersecting/ meeting roads.
		"Island Plot" means plot surrounded by roads on all four sides.
70	**Plotted Development**	**"Plotted Development"** – Type of layout wherein a stretch of developed land is divided into regular sized plots for uniform controlled building volumes.
71	**Podium Parking**	**"Podium Parking"** means the floor/floors from the floor above the ground level to the bottom surface of the beam for parking purposes under the building envelope line in which there should be provision of ramp for entry and exit of vehicles and in case of mechanized parking, there should be provision of entry and exit as per the actual design.
72	**Porch**	**"Porch"-** A covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.
73	**Prohibited Area**	**"Prohibited area"** means any area specified or declared to be a prohibited area under section 20A of the Ancient Monuments and Archaeological Sites and Remains Act, 2010 (AMASR Act, 2010), and as defined under other relevant acts
74	**Protected Monument**	**"Protected monument"** means an ancient monument which is declared to be of national importance by or under the AMASR Act, 2010.
75	**Redevelopment**	**"Redevelopment"** refers to rehabilitating or constructing new infrastructure on a site by renovating or replacing existing uses with new development or construction, following an approved layout plan
76	**Regulated Area**	**"Regulated area"** means any area specified or declared under section 20B under the AMASR Act, 2010.
77	**Refuge Area**	**"Refuge Area"** means an unenclosed area within the building for a temporary use during egress. It generally serves as a staging area which is protected from the effect of fire and smoke.
78	**Road/ Street**	**"Road/Street"-** Any highway, street, lane, pathway, alley, stairway, passageway carriageway, footway, square, place or bridge whether a

Sl.	Item	Definition
		thorough-fare or over which the public have a right of passage or access or have passed and have access uninterruptedly for specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts sidewalks, traffic islands, roadside trees and hedges, retaining walls fences, barriers and railing, street furniture within the street lines, which shall be a part of Right of Way
79	**Road/ Street Level or Grade**	**"Road/Street Level or Grade"** means the officially established elevation or grade of the centerline of street upon which a plot fronts, and if there is no officially established grade, the existing grade of street at its mid-point.
80	**Road/ Street Line**	**"Road/Street Line"** means the line defining the side limits of a road/ street.
81	**Road Width**	**"Road Width or Width of Road/Street"** means the overall width of the road or right-of-way or the whole extent of space within the boundaries of a road when applied to a new road/street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road.
82	**Row Housing**	**"Row Housing"** -A row of houses with only front, rear, and interior open spaces.
83	**Room Height**	**"Room Height"-** The vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement for determining the head room.
84	**Service Road/Lane**	**"Service Road/Lane"** means a road that runs parallel to a main road, providing access for local traffic to properties along the main road, minimizing disruption to through traffic.
85	**Service Floor**	**"Service floor"** means a floor up to a maximum height of 2.10 meters from floor to beam between any two floors which is used only for pipes, service ducts etc. related to the building.
86	**Service Apartment**	**"Service Apartment"** means a fully furnished & self-contained apartment having cooking facilities (cooking/kitchen) and used for short-term stay.
87	**Setback Line**	**"Set-back Line"** means a line usually parallel to the plot boundaries or center line of a road (as specified in building construction & development byelaws) and laid down in each case by the Authority or as per recommendations of Master/Zonal Plan, beyond which nothing can be constructed towards the plot boundaries excepting with the permission of the Authority.
88	**Shelter Fee**	**"Shelter Fee"** refers to a charge levied on private developers in lieu of non-construction of EWS & LIG houses in a residential project, the area of which is less than 4 ha (refer para 4.3.1 and 4.3.11).
89	**Special Amenity**	**"Special Amenity"** includes projects of vital importance such as mass rapid transit system (metro rail, light rail, regional rapid rail, bus rapid transit system, ropeway, etc.), freeways (elevated roads, etc.), urban revitalization projects (river front development, etc.) or any other major infrastructure project which may be notified to be as such by the State Government.
90	**Plot Depth**	**"Site Depth"** or "Plot Depth" means the mean horizontal distance between the front and rear site boundaries.
91	**Site Plan**	**"Site Plan" –** A detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code.

Sl.	Item	Definition
92	**Spiral Staircase**	**"Spiral Staircase"-** A staircase forming continuous winding curve round a central point or axis provided in an open space having tread without risers.
93	**Stilt Floor**	"**Stilt Floor**" means a structure built on a plinth on pillars which is intended for the purpose of parking.
94	**Storey**	**"Storey"-** The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
95	**Tot-lot**	**"Tot-lot"** means a park or playground situated in a residential area and planned for the use of small children.
96	**Unauthorised Construction**	**"Un-authorized Construction"** means erection or re-erection, addition or alternations which is not approved or sanctioned by the Authority or in violation of Uttar Pradesh Urban Planning and Development Act, 1973.
97	**Underground/ Overhead Tank**	**"Underground/Overhead Tank"-** An installation constructed or placed for storage of water.
98	**Ventilation**	**"Ventilation"-** Supply of outside air into, or the removal of inside air from an enclosed space. (a). Natural Ventilation - Supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building. (b). Positive Ventilation - the supply of outside air by means of a mechanical device, such as a fan. (c). Mechanical Ventilation - Supply of outside air either by positive ventilation or by infiltration by reduction of pressure inside due to exhaust of air, or by a combination of positive ventilation and exhaust of air.
99	**Verandah**	**"Verandah"** — A covered area with at least one side open to the outside except for one-meter-high parapet on the upper floors to be provided on the open side.
100	**Water Closet**	**"Water Closet (W.C)"-** A water flushed plumbing fixture designed to receive human excrement directly from the user of the fixture. The term is used sometimes to designate the room or compartment in which the fixture is placed.
101	**Window**	**"Window"-** An opening to the outside other than a door, which provides all or part of the required natural light or ventilation or both to an interior space and not used as a means of egress/ingress.
102	**Zonal Development Plan**	**"Zonal Development Plan"** means a Plan formulated under Section 9 of the UP Urban Planning and Development Act, 1973 for development of zones which are part of the development area under the jurisdiction of Authority.

Note: Words or expressions used but not defined in these byelaws shall have the same meaning as assigned to them in the Master Plan/Zonal Plan/Zoning Regulations/Byelaws/Act/National Building Code.

1.3 Applicability of byelaws

(i) These building byelaws shall be applicable to all building activities and read in conjunction with the master plan/development plan/regional plan/any other statutory plan in force, if any, and notifications, if any, with regard to the same and as amended from time to time. Till such time the revised byelaws are notified, these building byelaws will continue to be in force.

(ii) These byelaws shall be applicable to the entire plot/building or the self-contained part, as the case may be, in case of development, redevelopment, sub-division or construction, reconstruction of building or alteration of a plot of land, to the remaining part after demolition and in case of land use change, to the entire part of the affected plot/building.

(iii) Regarding such requirements/provisions related to development and construction which are not contained herein, the provisions of National Building Code and IS/BIS Code, as applicable, may be followed.

(iv) For layouts approved or developed by the erstwhile improvement trusts, societies or prescribed authority, or any other competent authority under the respective Acts, eg. Regulation of Building Operations (RBO) Act, 1958, UP Improvement Trusts Act, etc the provisions of these byelaws shall be applicable. However, the provisions of these byelaws shall be applicable to the layouts/ improvement trust lands/ nazul lands/ government grant lands/ rajakiya asthan/ any other land allotted or acquired by the government for any specific purpose, subject to the confirmity with lease conditions or any other condition prescribed before allotment of such lands.

(v) The provisions of Real Estate Regulatory Authority (RERA) Act, UP Apartment Ownership Act, shall be applicable.

1.4 Difficulty Removal

In case of any clarification regarding any term or omission or contradiction or interpretation of any provisions and difficulty removal, a committee shall be constituted under the chairmanship of Principal Secretary, Housing and Urban Planning Department, whose decision shall be final. The Committee shall include Housing Commissioner, Director, Awas Bandhu, Vice Chairmen of any two Development Authorities nominated by the Chairman, and Chief Town and Country Planner (CTCP), who shall be the Member Convenor.

In case of any discrepancy in interpretation of the Hindi and English versions of these byelaws, the provisions of the latter shall prevail.

1.5 Effect on relevant Government Orders

From the date of coming into force of these byelaws, relevant clauses of the government orders, byelaws, etc., listed in *Appendix-1* shall be considered to have been amended to that extent as per the provisions of these byelaws. In case of any discrepancy between the provisions of the government orders, policies, rules, byelaws, etc., listed in *Appendix-1* and these byelaws, the provisions of the latter shall prevail.

1.6 Sectoral Policies

Provisions of various sectoral policies notified by the State Government from time to time which are at variance with these Byelaws shall prevail. Specific provisions in sectoral policies in relation to parameters like FAR, building height, Ancillary/ Mixed uses, if prescribed beyond the permissible limits of these byelaws, shall be valid. An indicative list of these policies is given below:

- Uttar Pradesh Warehousing & Logistics Policy 2022
- IT & ITeS Policy of Uttar Pradesh, 2022
- Uttar Pradesh Data centre Policy 2021
- Uttar Pradesh Tourism Policy 2022 (incl. Homestay/ Heritage Hotels)
- Uttar Pradesh Micro Small and Medium Enterprises Policy 2022 & Pledge Park
- Uttar Pradesh State Bio-Energy Policy 2022
- Uttar Pradesh Solar Energy Policy 2022
- Uttar Pradesh Textile and Garmenting Policy 2022
- The Indian Telegraph Right-of-way (Amendment) Rules, 2022
- The Uttar Pradesh Energy Conservation Building Code (UPECBC), 2018

2 Permission for Land Development and Building Construction

2.1 Land Development and Building Construction Permission

2.1.1 Development Permission

No person shall carry out any development or redevelopment on any plot or land (including sub-division) or cause to be done without obtaining a prior Development Permission of the Authority. No such permission shall be in contravention of the Master Plan/ Zonal Development Plan.

2.1.2 Building Permission

No person shall erect, re-erect, or make addition/ alterations/ revisions in any plot/building or cause the same to be done without obtaining a prior building permission from the Authority.

(i) No piece of land shall be used as a site for the construction of a building, and no building shall be constructed or reconstructed, and no addition or alteration shall be made to an existing building without the self certification based declarations or the required approval in the manner specified herein, relating to the use of building sites or the construction or reconstruction of buildings. To facilitate regulated and faster construction permits, risk-based classification of residential and non-residential buildings along with a fast track approval system shall be followed. For this purpose,

a. Plots of size up to 100 square meters for residential purpose and plots of size up to 30 square meters for commercial purpose in approved layouts shall be classified under **low-risk category**. Building permissions in such plots shall be as per sl. no. (ii) below.

b. Plots of size upto 500 square meters for residential purpose (except multi-unit) and plots of size up to 200 square meters for commercial purpose, where the plans are prepared by a licensed technical person and certified that the proposed construction/ reconstruction is as per the master plan and building bye-laws, shall be classified under **medium-risk category**. Building permissions in such plots shall be as per sl. no. (iii) and (iv) below.

c. Plots of size more than 100 square meters and commercial plots of size more than 30 square meters which are not part of approved layouts, residential plots of size over 500 square meters and commercial plots of size over 200 square meters which are part of approved layouts, all types of High Rise Buildings, Group Housing, Multiplexes, Community Facilties, Industrial buildings, and all other categories, etc., shall be classified under **high-risk category**. Building permissions in such plots shall be as per sl. no. (v) below.

(ii) For plots of size upto 100 square meters for residential purpose and plots of size up to 30 square meters for commercial purpose, classified as low-risk buildings, will not require any permission, except in the mela area declared under the Uttar Pradesh Melas Act, 1938 and plots in unauthoritized layouts/ colonies.

Provided the restriction shall be that all provisions of master plan, zonal plan and building byelaws, have been followed. The applicant however needs to register online with a token amount of Rs.1/- and duly self certifying his title, the size of the plot and floors, and details mentioned in table below. A completion certificate will not be required in such cases. Any plot bigger than 100 square meters cannot be split for this purpose or this provision cannot be misused for taking up constructions in government or prohibited or disputed land. An online mechanism shall be developed for submission of a self-declaration in a prescribed format and an affidavit. A certificate of acceptance shall be generated automatically on submission, which shall serve as a certification from the Authority. The onus to ensure authenticity of self-certification and compliance with the self-certification lies with the applicant, who shall be held personally accountable and liable in case of false declaration and action shall be initiated against the said

person, as specified.

a.	Land use of the plot as per Master Plan
b.	The location of plot along with existing roads with their width.
c.	Plan showing dimension within plots/premises along with setback.
d.	Include floor plans of all floors together with the covered area clearly indicating sizes of rooms and the position and width of staircases, and other exits
e.	Height of proposed building
f.	Details of parking spaces provided (If plot size is more than 50 sqm)

(iii) For plots of size upto 300 square meters for residential purpose (only single unit): (a) where the approach road is of the required width and is built by any government department/ agency/ authority/ corporation, even if not marked in the master plan, and (b) in such areas outside the approved layouts as may be identified by the Authority, and where plans are prepared by a licensed technical person and certified that the proposed construction/ reconstruction is as per the master plan and building bye-laws, the applicant upon furnishing all required information/details and payment of fees, shall get instant online approval. The onus to ensure authenticity of self-declaration and compliance with the Self-Certification lies on the Owner, Applicant and Licensed Technical Personnel, who shall all be held personally responsible and accountable in case of false declaration, and the Owner, Applicant and the Licensed Technical Personnel, will be liable for action as per law.

(iv) For Plots in layouts approved or developed by the Authority: For plots of size upto 500 square meters for residential purpose (except multi-unit) and plots of size up to 200 square meters for commercial purpose, where the plans are prepared by a licensed technical person and certified that the proposed construction/ reconstruction is as per the master plan and building bye-laws, classified as medium-risk buildings, the applicant upon furnishing all required information/details and payment of fees, shall get instant online approval. The onus to ensure authenticity of self-declaration and compliance with the Self-Certification lies on the Owner, Applicant and Licensed Technical Personnel, who shall all be held personally responsible and accountable in case of false declaration, and the Owner, Applicant and the Licensed Technical Personnel, will be liable for action as per law.

(v) For categories of plots other than (ii) and (iii): For residential plots of size more than 100 square meters and commercial plots of size more than 30 square meters which are not part of approved layouts, residential plots of size over 500 square meters and commercial plots of size over 200 square meters which are part of approved layouts, all types of High Rise Buildings, Group Housing, Multiplexes, Community Facilties, Industrial buildings, and all other categories, etc., classified as high-risk buildings, one common application form shall be submitted through web based online system as prescribed.

(vi) The permission issued under (ii) and (iii) can be revoked by the Authority within 30 days from the date of approval. However, such limitation of 30 days shall not be applicable if it is found that approval has been obtained by mis-representation of the facts or false statements, and/or against the building byelaws and Master Plan land use provisions.

(vii) Other exemptions from taking building permit are specified in paragraph 2.5.1. Provided that the Government may exempt certain buildings from taking building permission under this section, as per section 53 of Uttar Pradesh Urban Planning and Development Act, 1973.

2.1.3 Pre-issued Permissions and provisions for plots allotted by Authority.

2.1.3.1 Where any development/building permit has been issued by the Authority prior to the commencement of these byelaws

(i) If land development/building construction is in progress and the work has not been completed within the validity or extended validity period of such permit, the said development/construction shall be governed by sanctioned map.

(ii) If the validity of the permit has expired and development/construction has not commenced, fresh permit shall be obtained as per the provisions of these building byelaws.

2.1.3.2 Where the plot/land has been allotted through allotment/ public auction with specific restrictions on ground coverage, FAR, setbacks, building height, lease/sale conditions, etc.

(i) In such plots where construction has not been done, any benefit accruing to the owner/developer due to relaxation in development/ construction parameters (which were restricted during auctioning) on application of these byelaws, shall be chargeable.

(ii) In such plots (except group housing) where construction has been done, but the owner/developer intends to take benefits accruing out of these byelaws, due to relaxation in development/ construction parameters (which were restricted during auctioning) on application of these byelaws, shall also be chargeable.

(iii) The benefit accruing out of the application of these byelaws shall not be applicable to those group housing projects where completion/ occupancy certificate has been issued. However, if any legal entity competent under the Uttar Pradesh Apartment Ownership Act, 2010, intends to take such benefits on chargeable basis, the Board of the Authority is competent to take a decision keeping in mind the adequacy of infrastructure provisions, subject to the compliance of relevant statutory provisions.

(iv) For plots, which had been allotted/auctioned as plotted-residential development (prior to coming into effect of these byelaws), no extra charges shall be levied for availing the benefit of increased basic FAR. For calculation of charges for plots allotted/auctioned as non-residential plots and group housing plots the cumulative benefit due to the allottee because of changes in Ground Coverage, Setbacks, Height relaxations, etc. shall be charged through FAR only, in the form of *Differential FAR Benefit Charges (DFBC.* Such charges shall be payable on the difference of the FAR that is proposed to be availed and the base FAR prevailing at the time of allotment/auction. The charges are calculated using the formula of purchasable FAR applicable to that particular plot use. Refer Appendix-16.

(v) In plots where construction has been done beyond the permissible limits of previous byelaws, but is within permissible limits as per these byelaws, the variation of extra ground coverage, FAR or any other parameter, shall be charged as per compounding provisions in chatper-16. This shall be in addtion to the amount payable as per *paragraph (iv*) above.

(vi) Before sanction of the map, necessary changes shall be made in the lease/sale deed by the competent authority.

(vii) Certain areas which were earmarked as Developed Areas and Un-developed areas by Authorities in the Master Plans, will now be a part of Non-built-up area. Situations may arise where the base FAR for Non-built-up-area as prescribed in these byelaws will be higher than the base FAR for Developed Areas. In such cases, the Differential FAR Benefit Charge shall be due, but it shall be calculated using the formula of purchasable FAR, irrespective of whether the area falls in a layout developed/approved by the Authority or not.

2.2 Procedure for obtaining Development and/or Building Permission

2.2.1 Application/Notice

(i) Every person who intends to carry out any development or redevelopment including sub-division on any plot or land or to erect, re-erect or make alternation in any place in a building shall give application/notice in writing to the Authority of his intention in the prescribed form (See *Appendix-2* of these bye-laws for development permission and See *Appendix-5* for building permission).

(ii) Such application/notice shall be submitted online through a portal that the Government of Uttar Pradesh may notify from time to time for this purpose, accompanied by relevant plans and statements. The formats for submission of such plans may be revised from time to time.

2.2.2 Details/Information Accompanying Application/Notice

(i) In case of development permission, the application/notice shall be accompanied by the key plan, location plan, site plan, layout/sub-division plan, indicating setback lines, and services plan/ infrastructure plan, landscape plan and specifications and other documents as prescribed by the Authority.

(ii) In case of building construction, the application/notice shall be accompanied by the location plan, site plan, subdivision / layout plan, building plan, services plan, specifications and certificate of supervision, ownership title and other documents as prescribed by the Authority.

2.2.3 Documents

(i) Application for development permit or building permit shall be accompanied by the following documents:

a. Ownership Documents-lease-deed/sale-deed etc. duly accompanied by a declaration along with the site plan; giving the details of the plot/property,

b. Copy of possession letter and deed, in case of land development in the schemes of Authority, and

c. No objection certificate from the Authority/lessor, in such cases where lease deed has not been executed.

d. Free-hold deed or no-objection certificate from the concerned department, in case the land belongs to Nazul or Improvement Trust,

e. An affidavit/ undertaking for handing over of the land required for road widening, in case land requirement for implementation of master plan roads.

f. In non-built-up area, approval of building plan shall also be considered if the approach road is of the required width and is built by any government department/ agency/ authority/ corporation, even if not marked in the master plan.

(ii) In case of any deviation from the terms and conditions stipulated in the lease deed/ownership document, necessary clearance from the Authority/ competent Officer shall be obtained and submitted.

(iii) No objection certificates (NOCs) required to be attached:

The following departments from which NOCs are sought for, for the purpose of obtaining building plan permit, shall provide the NOC within the number of days mentioned against each of them in the table below, from the date of application of such NOC.

Sl.	Department	Applicability	Time (days)
1	Development Authority		10

Sl.	Department	Applicability	Time (days)
1a	Planning Section	Planning Section (land use conversion in master plan area)	
1b	Acquisition Section	Acquisition (All buildings)	
1c	Nazul Section	Nazul - Only for notified villages listed under Nazul Registers (1862, 1886, 1907)	
1d	Improvement Trust	Improvement Trust – Only for notified schemes/area	
1e	Property Section	Property section – normally only for leasehold buildings	
1f	Urban Ceiling	Urban Ceiling - only for notified villages	
2	Tehsil	Tehsil - all buildings	10
3	Airport Authority of India	As per Colour-Coded Zoning Maps: (i) Buildings in Red Zone, and (ii) buildings with a desired height above the Permissible Top Elevation of relevant zone	10
4	Army/Airforce	As per Ministry of Defence letter No.F.11026/2/2011/ D (Lands) dated 21.10.2016: (i) Any construction or repair activity within 10 metres of stations listed in Part A of letter's annexure; (ii) Any construction or repair activity within 100 metres of stations listed in Part B of letter's annexure	10
5	Fire Department	As per UP Fire & Emergency Services Act, 2022: (i) Multi-storied buildings above 15 meters height; (ii) special buildings like educational, institutional, assembly, business, mercantile, industrial, storage and hazardous buildings as defined in National Building Code; (iii) Mixed occupancies with any of the aforesaid occupancies having more than 500 square meter covered area	Conditional (15)
6	Irrigation / Ground Water Department	"Non-Notified Areas" under UP Ground Water Act 2019, OR 50 meters	15
7	Metro	For complete corridors: (i) Any building within 11m of either side from edge of underground structure, (ii) Any building within 5m of either side from edge of at-grade/elevated structure For under-implementation corridors: Any building within 50m of either side of centre line of Metro alignment	15
8	Forest Department	All buildings requiring tree felling	15
9	Railways	Buildings within 30m from railway track	15
10	Power / Electricity	Only in respect of Electrical load	5
11	NHAI	Only buildings/ layouts proposing direct access from NHAI	10
12	PWD	Where applicable	10

Sl.	Department	Applicability	Time (days)
13	ASI, NMA	300m from the precinct of the listed buildings (protected buildings) as per Act	10
14	Prison	In case of buildings within 30 m from perimeter wall	10
15	Urban Local Bodies (ULB)	In case of buildings/ layouts proposed on ULB-owned lands (till the time digital database of government-owned properties is in place) only with regard to ownership of land.	10

(iv) Wherever feasible, system level validation based on GIS layering and PM Gati Shakti may be ensured by relevant departments concerned with issuance of NOC.

(v) If the application is in order with all the requisite particulars and if the concerned department has neither called for any additional details nor rejected it by an explicit order on substantial grounds with the reasons recorded in writing for such rejection, the NOC shall be deemed to have been given on the 30th day (or on expiry of days specified in the table above whichever is earlier) from the date of such application. The following procedures may be further stipulated for the implementation of the deemed NOC system:

a. The first scrutiny of the application shall be done by the competent authority of the concerned department within 7 days from the date of receipt of the application and such status shall be updated online.

b. All the required additional particulars from the applicant shall be called for within 10 days from the date of receipt of application.

c. The applicant shall be given a time of 10 days to furnish the additional particulars called for.

d. If the particulars are not received within the stipulated time, the application shall be summarily rejected on the 30th day (or on the day specified in the table, whichever is earlier)

e. On the day of considering it as deemed NOC, the concerned Head of Department (HOD) shall be alerted by the system in his login and via SMS about the deemed NOC.

f. In all cases of deemed NOCs, accountability is to be fixed on the respective official responsible for issuing such NOC. The concerned HOD shall conduct periodical reviews with the officials to ensure timely processing of NOCs.

g. The competent authority of the department concerned shall cause inspection for such developments where Its risk assessment deems it fit for Inspection if need be within 7 days from the date of deemed NOC and raise objections, if any, to the planning authority concerned.

h. If no objection is raised by the concerned Departments within 7 days of deemed NOC, the deemed NOC shall be construed as confirmed, under intimation to the concerned department.

i. The Authority shall ensure that the intimation of deemed NOCs are sent to the respective departments on the date of granting planning permission based on this deemed NOC. This process shall be automated and such intimation should reach the login of the HOD concerned.

j. The permit shall include a clause to specifically mention that the Planning Permission is being granted based on the deemed NOC.

(vi) Further instructions with regard to certain departments are as follows:

a. The building permits which involve the NOC of Defence, Indian Air Force, shall be issued only after such NOC is received.

b. HT/LT Lines (lines on a pole) passing through the site shall be ascertained by Development Authority through inspection. Hence there is no need for a separate NOC from the UP-Power Transmission Corporation Limited.

(vii) If any authority wishes to take NOC from other than any departments listed above, the same may be done in consultation with the committee constituted in paragraph 1.4 of these byelaws.

(viii) The NOC applications shall be made online on the relevant portal and the entire applications shall be shared with the departments to enable them to give NOC within prescribed time limits.

(ix) In case NOCs are received from the department, the authority shall approve/ reject the building plan according to the conditions laid down in the NOCs and these building byelaws. In case NOCs are not received from the departments within the prescribed time, the authority shall approve/ reject the building plan according to these building byelaws.

(x) After the plan is approved/rejected, the same shall be shared with the concerned departments for their comments through the online portal and the concerned department shall respond with their comments agreeing or disagreeing with the approved/rejected plan within a timeframe of 15 days on the portal. In case such comments are not received in the prescribed time period, the building plan shall be considered to be approved with the NOCs of such department.

2.2.4 Colouring and Notations

The plans shall be coloured as specified in the table below. Further, prints of the plans shall be on one-side of paper only.

Sl.	Item	Site Plan		Building Plan	
	Document type	White Plan	Blueprint / Ammonia Print	White Plan	Blueprint / Ammonia Print
1	2	3	4	5	6
1	Boundaries Of Plot	Thick Black	Thick Black	Thick Black	Thick Black
2	Current Route	Green	Green		
3	Proposed Route If Any	Dotted Green	Dotted Green		
4	Permissible Building Lines	Thick Dotted Black	Thick Dotted Black		
5	Open Spaces	No Colour	No Colour	No Colour	No Colour
6	Existing work	Black (Outline)	Black (Outline)	Black (Outline)	Black (Outline)
7	Proposed compoundable work	Hatched Yellow	Hatched Yellow	Hatched Yellow	Hatched Yellow
8	Proposed demolition	Hatched Red	Hatched Red	Hatched Red	Hatched Red
9	Proposed work (see Note-1)	Red (Filled)	Red	Red	Red
10	Drainage and Sewerage	Dotted Red	Dotted Red	Dotted Red	Dotted Red
11	Water Supply works	Thin Black Dotted	Thin Black Dotted	Thin Black Dotted	Thin Black Dotted

Note:

(1) For entirely new construction this need not be done; for extension of an existing work this shall apply.
(2) For land development, sub-division, layout, suitable colouring notations shall be used which shall be indexed.
(3) The colouring and notation of plans shall be based on formats adopted in online portal, which may be revised from time to time.

2.3 All Plans

2.3.1 Key Plan

A 'Key Plan' drawn to a scale of not less than 1: 10,000 shall be submitted along with application/ notice for development permission or building permission, showing boundary and location of the site (along with north point indicator and scale) with respect of neighbourhood landmarks in areas where there are no approved layout plans. If site is part of layout plan, then it shall be shown in the layout plan.

2.3.2 Site Plan for Development Permission

(i) Plot number along with details of neighbouring land shall be given in the Site Plan.

(ii) If proposed land is contiguous with neighbouring land owned by same applicant, and whose subdivision is already approved, the details of public amenities provided in such land and all streets within it opening out in the site for which permission is being sought, shall include:

a. The means of access from existing street, distance from it, mentioning name and width of the street to the site proposed for development.

b. The position of all existing structures and features like high-tension lines, telegraph and electrical poles, underground pipe lines, trees, buildings and railway lines etc. within a distance of 30 meters from the boundary of the site.

c. All major physical characteristics of the land proposed to be developed which include the approximate location and size of any water body, flood affected areas, and contours at an interval of 0.3 meters in case of a site having a slope of more than 1:20.

d. Location of the site in Master Plan / Sector Plan.

e. North point and scale used.

2.3.3 Layout/ Sub-division Plan for Development Permission

(i) The layout/sub-division plan to be submitted along with the application for development permit shall be drawn to a scale of 1:500 for plots up to 10 hectares, on a scale of 1:1000 for plots above 10 hectares but less than 50 hectares, and on a scale of 1:2000 for plots more than 50 hectares. The layout plan shall show the following details:

1	North Point and scale used.
2	The location of all proposed and existing roads with their width.
3	Plan showing dimension within plots/premises along with setback and method of plotted development like row-housing, semi-detached or detached. In case of group housing/ clustered development, the distance between blocks and corresponding height of blocks.
4	Services plan showing the location of drains, water supply and sewer networks, electric lines, solid waste disposal, and other public facilities and services along with their linkage with existing/proposed facilities.
5	Analysis indicating size, area, and use of all the plots and different premises/uses proposed in the layout/sub-division plan.
6	A statement indicating the total area of the site, area utilized under roads, open spaces, residential, commercial, community facilities and other public uses, proposed in the layout/ sub-division plan along with their percentage with references to the total area of the site.
7	In case of proposed sub-division for plots situated in built-up area, in addition to the details mentioned above (1) to (6), the means of access to the proposed sub-division from existing street shall also be shown.
8	Landscape plan (with plantation).

9	Sustainability provisions outlined in Chapter-13 shall be ensured by competent authority for conservation and recharging of ground water.

2.3.4 Specifications for Sub-division of land

The following specifications and details shall be enclosed to obtain permission for the sub-division of land:

(i) Details of general specification for development works in the proposed area viz., general specification of roads drains (side drains) and streets along with their slope, and paving provision for water supply, management and disposal of sewerage and garbage, street lighting, playground park and community facilities.

(ii) Existing external infrastructure facilities near the site such as sewerage disposal site, drainage (Nallah etc.) main road, electric supply system, source of water supply etc.

(iii) In case of industrial units, type and quantities of effluents.

2.3.5 Site Plan for Building Permission

The site plan to be sent along with the application for building permit shall be drawn to a scale of 1:100 for plots up to 500 sqm in size, on a scale of 1:500 for plots above 500 sqm in size and on a scale of 1:1000 for plots above 10,000 sqm. The plan shall show the following details:

1.	The boundaries of the site and any contiguous land belonging to the owner thereof.
2.	The names of the streets on which the building is proposed to be situated, if any.
3.	All existing buildings standing on, over or under the site.
4.	The position of the site in relation to neighbouring street.
5.	The position of the building and of all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (1) in relation to. a) The boundaries of the site and in case where the site has been partitioned, the boundaries of the portion; owned by the applicant and of the portions owned by others. b) All adjacent streets / buildings and premises within 12 meters of the site and of the contiguous land, if any, referred to in (1); and c) If there is no street within 12 meters of the site, the nearest existing street.
6.	The means of access from the street to the building, and to all other buildings, if any which the applicant intends to erect upon his contiguous land, referred to in (1).
7.	Space to be left around the building to secure un-interrupted ventilation, admission of light and access, through setbacks (front, rear and sides of the building) and parking spaces.
8.	The width of the street, if any, in front, at the sides or rear of building.
9.	Any existing physical features such as well, drains, trees, overhead electric supply lines etc.
10.	Water supply lines, taps up to discharge point, drainage lines and roof top rainwater harvesting system.
11.	The direction of north point relative to the plan of the buildings.
12.	The ground area of the whole property and the breakup of covered area on each floor with the calculation for percentage covered in each floor in terms of the total area of the plot as required under the Byelaws governing the coverage of the area.
13.	Parking plans indicating the parking spaces wherever required.
14.	Building number or plot number of the property on which the building is intended to be erected.

15.	Landscape plan showing plantation of trees while keeping the circulation area free from obstructions as outlined in Chapter-13 of the byelaws.
16.	A copy of approved sub-division plan (if any) of the planning area, and
17.	Such other particulars as may be prescribed by the Authority

2.3.6 Building Plan

The plans of the building, elevations and sections accompanying the application/notice with dimensions shall be drawn to a scale of 1:50 for plots measuring up to 250 sq.m., for plots measuring above 250 sq.m. to a scale of 1:100, and for plots measuring 2000 sq.m. and above to a scale of 1:200 with following details:

a.	Include floor plans of all floors together with the covered area clearly indicating the size and spacing of all frame members and sizes of rooms and the position and width of staircases, ramps, and other exit ways, lift ways, lift machine room, and lift pit details.
b.	Show the use or occupancy of all parts of the building.
c.	Show exact location of essential services, for example toilet, water closet, sink, bath, water supply, drainage, and connection to soak pit/septic tank or sewer line for sewage disposal.
d.	Include sectional drawing clearly showing the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the heights of building and rooms and the heights of the parapet and drainage and the slope of the roof. At least one section shall be taken through the staircase, kitchen, and toilet, bath, and water closet.
e.	Show all elevations for abutting roads.
f.	Indicate details of service privy (running water toilets), if any.
g.	Give dimensions of the projected portions beyond the permissible building line.
h.	Include terrace plan indicating the drainage and the slope of the roof.
i.	Give indications of the north point relative to the plan.
j.	Details of parking spaces provided.
k.	Give indication of all doors, windows and other openings including ventilators
l.	Maps shall show the provisions for rainwater harvesting solar water heating, wastewater recycling, and waste management as outlined in Chapter-13 of the byelaws.
m.	Such other particulars as may be required to explain the proposal clearly and as prescribed by the Authority.

2.3.7 Building Plans for Multi-storeyed/ Special Buildings

(i) For multi-storeyed buildings, which are above 4 storeyed and buildings above 15 meters in height and for special buildings like assembly, institutional, industrial storage and hazardous occupancies as defined under *paragraph 1.2. 16 (a to k)* the following additional information shall be furnished/ indicated in the building plans in addition to the item (a) to (l) of *Building Bye-Laws paragraph 2.3.6.*

a.	Access to fire appliances/ vehicles with details of vehicular turning circle/ and clear motorable access way around the building.
b.	Size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach.
c.	Location and details of lift enclosures.

d.	Location and size of fire lift.
e.	Smoke-stop lobby/ door where provided.
f.	Refuse chutes & chamber, services duct (sanitation, electric & telecommunication), if required.
g.	Vehicular parking spaces.
h.	Refuge area if any.
i.	Details of building services-air conditioning system with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.
j.	Details of exits including provision of ramps, etc. for hospitals and special risks.
k.	Location of generator, transformer, and switchgear room.
l.	Smoke exhaust system if any.
m.	Details of fire alarm system network.
n.	Location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public address system, etc.
o.	Location and dimension of static water storage tank and pump room.
p.	Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation etc.
q.	Location and details of first aid firefighting equipment/installation.
r.	The proper signs/symbols and abbreviation of all fire-fighting systems shall be shown as per the relevant BIS Codes.

(ii) In addition to those buildings specified in (i), for construction approval of buildings such as waterworks and overhead tanks, bridges and culverts, power generation centres and power sub-stations, power towers, photo galleries, auditorium, meeting hall, educational institutions, bus terminal whose ground coverage is more than 500 square meters (even if their height is less than 15 meters), the presented building plans shall have the full name, signature along with seal of the landowner/ builder, the registered/licensed technical personnel as well as the structural engineer who prepared the structural design, along with a certificate of earthquake resistant design as per format given in *Appendix-10*. Also, the relevant part of the details mentioned in *Appendix-8* "Building Information Schedule" (relating to this drawing) shall be marked on the map in the form of a table which shall be certified by the Structural Engineer.

2.3.8 Services Plan and Water Supply Provisions

(i) Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available to a scale not less than 1: 100.

(ii) Besides the normal drawings, which are submitted for the sanction of any building, a proper landscape plan, a circulation plan indicating vehicular and pedestrian movement and parking and an urban design scheme where necessary, shall be submitted for sanction by the Authority.

(iii) Specifications: General specification of the proposed construction giving type and grade of material proposed to be used in the form given in *paragraph 11.1* duly signed by the engaged Competent Professional for building plan design (as per *Chapter-14* of the byelaws) may be shown accompanying the application/notice as the case may be.

2.4 Signing of Plans

2.4.1 Signing of Layout Plans

All layout plans before submission to the Authority shall be signed by the owner(s) and the Licensed Technical Person.

2.4.2 Signing of Building Plans

(i) All building plans before submission to the Authority shall be signed by the owner(s) and the

Licensed Technical Person (except as given in *paragraph 2.5.1* of these byelaws).

(ii) This shall not apply in case of standard designs/ building plans as described in *paragraph 2.7.2.1*.

2.5 Application/Notice for alteration

When the application/notice is only for an alteration of the building only such plans and statement as may be necessary, shall accompany the application/notice.

2.5.1 Exemption from Building Permit

(i) No application/application and building permit, is necessary for the following alterations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements (as part of National Building Code, 2016) of these Bye-Laws.

a.	Plastering and patch repairs;
b.	Re-roofing, or renewals of roof including roof of intermediate floors at the same height; construction of roof on previously approved covering;
c.	Flooring and re-flooring;
d.	Opening and closing of windows, ventilators and doors not opening towards other's properties and / or public road/property;
e.	Replacing fallen bricks, stones, pillars, beams etc.
f.	Construction or re-construction of sunshade not more than 75cms. in width within one's land and not overhanging over a public street; construction of portico/porch as per standards prescribed in building byelaws,
g.	Construction or re-construction of parapet or boundary wall as permissible under these Byelaws.
h.	White-washing, painting, etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be used as a loft etc;
i.	Reconstruction of portions of buildings damaged due to natural disaster, such as storm, rains, fire, earthquake or any other natural calamity to the same extent and specification as existing prior to the damage provided the use conforms to provisions of Master Plan/ Zonal Plan;
j.	Erection or re-erection of internal partitions provided the same are within the purview of the Byelaws.
k.	Construction work for the purpose of inspection or renovation and repair of sewers, main streets, pipes, cables, or other plant for the implementation of any services by any Central/State Government or any local body.
l.	Construction of septic tank/soak pit.
m.	Installing hand pump
n.	Construction of temporary water tank for construction work.
o.	Construction of necessary structures (including underground water tanks) for collection, conservation and harvesting of rainwater, gardening
p.	Construction of necessary structures on rooftop to encourage alternative solar energy.
q.	Construction of temporary tents or tent cities for ceremonial/ religious purposes for a period of less than three months, provided that necessary statutory permissions have been obtained.
r.	Gardening
s.	During construction period, temporary structures such as guard rooms, construction offices, material store, labour hutment etc, without permanent roof, on vacant plots larger than 1000 sqm

(ii) No approval shall be required for the construction/ reconstruction and renovation of residential buildings on plots up to 100 square meters for residential purposes and on plots up to 30 square meters for commercial purposes as specified in *paragraph 2.1.2*.

(iii) An online mechanism shall be developed on online portal developed for this purpose for submission of a self-declaration in a prescribed format and an affidavit. A certificate of acceptance shall be generated automatically on submission, which shall serve as a certification from the Authority after payment of a token amount of Re. 1/-.

(iv) No separate permission is required for Use of residential buildings (even in plots allotted by

Development Authority) by service professionals up to 25 percent FAR such as architects, chartered accountants, doctors, lawyers, etc, provided that adequate parking requirements are provisioned.

(v) No separate permission is required for use of residential buildings (even in plots allotted by Development Authority) as creche, home-stays, paying guest accomodation, provided that adequate parking requirements are provisioned.

2.6 Permit Fees

Fees for sanction of development/ building permit shall include plan submission fees, scrutiny fees, inspection fees, betterment charges, external development fees and other charges as determined by the Authority time to time. Details related to calculation of permit fees as amended from time to time shall be made available to the applicants of development/ building permit.

2.7 Permit Process

2.7.1 Sanction of development permit

2.7.1.1 Development Permit

Development permit shall be issued to the applicant as per formats given in the online portal.

2.7.1.2 Approval

The process for approval of building permit through online portal shall be notified by the Government from time to time.

2.7.2 Sanction of building permit

2.7.2.1 Residential Buildings

(i) The Authority shall endeavour to prepare standard building designs for all plot sizes and if the said building plan conforms to these standard designs provided by the authority (made available on authorized website, downloadable) the Authority shall automatically approve the plans on payment of fees. For residential buildings on plots up to 300 square meter can be built as per the standard designs provided by the Authority under the schemes/approved layout plans of the Authority and no separate building map approval shall be required for this. The applicant shall be able to make internal changes as per his convenience, however, no change shall be allowed in the set-back and open space.

(ii) The maps for the construction, reconstruction and renovation of all the residential buildings up to 500 square meters under the plotted development in the schemes of development authority and the plans/ layout plans approved by the Authority on payment of fees, shall be automatically considered approved when filed, in case the plans are prepared by a licensed technical person and a certificate is printed on it that the proposed construction/ reconstruction is as per the master plan/ zonal plan and building bye-laws.

(iii) If the submitted plan is not finalized within a period of 30 days, the same shall be considered automatically accepted, provided that a certificate is given by the licensed technical person that the map is as per the master plan/zonal plan and building byelaws and no objection certificate has been obtained from all the concerned departments as necessary like fire department, pollution control board, ASI etc.

2.7.2.2 Industrial Buildings

The maps for the construction, reconstruction and renovation of all industrial buildings (except highly polluting industries) irrespective of their size in the schemes/layouts developed or approved by the Authority on payment of fees, shall be automatically considered approved when filed, if the plans are

prepared by a licensed technical person and a certificate is printed on it that the proposed construction/ reconstruction is as per the master plan/ zonal plan and building bye-laws. Conversion of land use will not be required in industrial land use earmarked in Master/Zoning Plan and industrial estates.

These provisions shall be applicable subject to the following conditions and restrictions:

(i) The plot of the proposed unit/building should be permitted at the said site as per the master plan/zoning regulations.

(ii) The proposed construction should be safe from structural safety, anti-seismic system, fire safety, pollution control and other hazardous aspects and all no-objection certificates in relation to the above should be attached with the map.

2.7.2.3 Other Buildings

(i) The maps for the construction, reconstruction and renovation of commercial buildings up to 200 square meters in the schemes of development authority and the plans/ layout plans approved by the Authority on payment of fees, shall be automatically considered approved when filed, in case the plans are prepared by a licensed technical person and a certificate is printed on it that the proposed construction/ reconstruction is as per the master plan/ zonal plan and building bye-laws

(ii) Maps of business, office, group housing and others shall be submitted for construction permission, however, if the application is not disposed of within a period of 30 days, or if the applicant himself does not provide consent on extension of timeline, then the building map shall be considered automatically approved on the condition that the licensed technical person certifies that the submitted map is as per the master plan/zonal plan and building bye-laws.

(iii) Even if no objection certificate is not received within the stipulated period, it shall be approved within 30 days with this condition that the builder can start construction after 10 days by giving written notice to the development authority and such departments from which no objection has not been received, but he shall have to obtain no objection certificate from the remaining departments. It shall be the responsibility of the builder to obtain the No Objection Certificate and carry out the construction work as per the conditions imposed in it.

(iv) Completion certificates shall be issued to such buildings only when no objection from all these departments has been obtained by the builder.

2.7.3 Grant of permit/ refusal

2.7.3.1 Auto-Rejection

(i) After issuance of any shortfall (related to map/ document), the applicant/ licensed technical personnel shall resolve the shortfall/correct the map and submit the revised map/document within 15 days. If the shortfall is not resolved within 15 days, the map will be automatically rejected.

(ii) After the fee demand is issued, all the fees shall be deposited by the applicant within 30 days, if the above is not complied with within 30 days, the map will be auto-rejected.

(iii) In respect of maps which have been auto-rejected as per sub-paragraph (ii), if the applicant applies within a period of 06 months from the date of cancellation, the auto-rejected application will be revived. The map will be issued after the fee applicable at the time of revival of the application is paid within a period of 30 days and if the above is not complied within 30 days, the map will be auto-rejected. The above facility of revival will be available only once.

(iv) After rejection of the application submitted for development/ building permit, if the applicant applies again within six months, then development/ building permit fee shall not be payable again. 20 percent of the amount of fee shall be payable on applying within a period of six months to one year and 50 percent fee shall be payable on applying after one year and 100 percent after two years.

2.7.3.2 Grant/refusal by Authority

(i) The Authority shall either sanction or refuse sanction to the plans and specifications or may sanction them with such modification or directions as it may deem necessary and thereupon shall communicate its decision to the person giving the application/notice in the prescribed format as given in the online portal, which may be revised from time to time.

(ii) The building plans for buildings identified in *paragraph 2.3.7* shall be subject to the scrutiny of the Fire Department and building permit shall be released by the Authority only after the clearance from the Fire Department is obtained.

(iii) If, within 15 days of the receipt of application/notice under *paragraph 2.2.1* of the Bye-Laws, the Authority fails to intimate in writing to the person who has given the application/notice, of its refusal or sanction to the application/notice with its plans and statements, the same shall be deemed to have been sanctioned provided the fact is immediately brought to the notice of the Authority in writing by the person who has given application/notice and having not received any intimation from the Authority within 15 days of giving such application/notice subject to the conditions mentioned in these Bye-Laws, nothing shall be construed to authorize any person to do anything in contravention or against the terms of the lease or title of the land or against any regulations, Bye-Laws or laws operating at the time of execution of the work at site.

(iv) Once the plan has been scrutinized and objections have been pointed out, the Owner who has given the application/notice under *paragraph 2.2.1* shall modify the plan to comply with the objections raised and resubmit the modified plans. The Authority shall scrutinize the resubmitted plans and if, there are still some objections that shall be intimated to the applicant for compliance. Only thereafter the plans shall be sanctioned. It is further clarified that:

a. The above provision of deemed sanction shall be applicable only in those cases where construction is to be carried on plot forming part of an approved layout plan of the Authority.

b. No application/notice under *paragraph 2.2.1* shall be valid unless the information required by the Authority under these Bye-Laws or any further information which may be required has been furnished to the satisfaction of the Authority.

c. The Owner/ LTP for building plan design (as per *Chapter-14*) and others shall be fully responsible for any violation of Master Plan/Zonal Plan/ Building Bye-Laws, architectural controls, lease deed conditions etc. In case of any default they shall be liable for action. Any construction so raised shall be deemed to be unauthorized and shall be liable for action.

2.7.4 Validity of permit

2.7.4.1 Validity of Development Permit

The development permit, once granted, shall be valid for a maximum of five years. During the said period, completion certificate shall be obtained by the applicant from the authority as per *paragraph 2.9* of the byelaws. After the said period, on the application, extension of time can be given for a maximum of three years by charging the renewal/plan fee specified by the authority. However, in case application is made after the expiry of validity, revalidation shall be given for the remainder of the period of 3 years. Revalidation shall be as per terms and conditions of the Authority and subject to the Master Plan/Zonal Plan and building Byelaws, as in force, for the area where construction has not started.

2.7.4.2 Validity of Building Permit

Once a building permit is sanctioned, it shall remain valid for five years from the date of sanction. Additional time shall be allowed on proportionate basis for the proposed additional construction as per purchasable FAR. In normal cases, the building permit shall be got revalidated, on application by landowner, in the prescribed format as given in the online portal before the expiry of this period for a

maximum of 3 years by charging the renewal/plan fee specified by the Authority. However, in case application is made after the expiry of validity, revalidation shall be given for the remainder of the period of 3 years. Revalidation shall be as per terms and conditions of the Authority and subject to the Master Plan/Zonal Plan and building Byelaws, as in force, for the area where construction has not started.

2.7.5 Revocation of permit

The Authority shall revoke any building permit issued under the provisions of the Byelaws, wherever there has been any false statement, misrepresentation of material facts in the application on which the building permit was based. Or if during construction it is found that the Owner has violated any of the provisions of the building Byelaws or sanctioned plan or compoundable limits.

2.8 Procedures during Development and Construction Work

2.8.1 Notice of commencement

2.8.1.1 Commencement of Land Development

On starting of development as per Permit, the applicant shall furnish such information in the prescribed form (*Appendix-3*).

2.8.1.2 Commencement of Building Construction

On starting construction under the permit, its information shall be given in the prescribed form (Appendix-6).

Inspection of construction work

(i) Towards ensuring construction work on site as per the map approved at the time of construction of the building, upon completion of construction work of all categories of buildings up to the plinth level (except all the residential plots under the plot development as per the plans of the development authority and the plans/layout plans approved by the Authority), the building owner/builder shall upload GPS coordinates of the site, digital photographs with date and time and submit them to the government agency.

(ii) Along with the above, an affidavit (*Appendix-12*) shall also have to be submitted to the effect that the construction has been done at existing site as per the photographs. If it is found that the building owner/builder has undertaken any construction other than construction work covered and permissible as per *paragraph 2.5.1* of the building construction and development byelaws and the construction work covered and permissible as per section-52 of the Uttar Pradesh Urban Planning and Development Act, 1973, then he shall not have any objection for the building to be sealed by government agency and he shall not claim compensation for any work done for the same.

(iii) On receiving the photographs, the Engineer-in-Charge shall immediately give notice to the building owner/builder if any deviation/error is found from the details submitted by the building owner/builder after site inspection within 48 office hours (*Appendix-13*). Along with this, the Engineer-in-Charge shall present his report before the Vice Chairman, Development Authority. The deviation/error at the site relative to the above report shall be determined by the Vice Chairman, Development Authority and if any deviation is found, the construction work shall be sealed. Such action shall be taken within maximum 07 working days.

2.8.2 Deviations during development and construction

2.8.2.1 Deviations during land development

During development, if there is any deviation from the approved plan or it is intended to be done, permission shall be obtained from the authority before executing the proposed deviation.

2.8.2.2 Deviation during building construction

During the construction work, if there is any deviation from the approved plan or it is intended to be deviated from, which is not under *paragraph 2.5.1* of the building byelaws, then before executing the proposed deviation, permission shall be obtained by submitting the revised map which is certified by a licensed technical person to the authority. In case of changes/deviations made at the time of construction of the building which are covered by *paragraph 2.5.1* of the byelaws, it shall not be necessary to submit the revised building map at the time of construction or to obtain construction permission for such changes. But in cases of group housing, commercial and other multi-storey buildings, it shall be mandatory to submit revised maps.

2.9 Notice of Completion

2.9.1 Completion Certificate for land development

After completion of the development work, the applicant and Licensed Technical Person shall give the information in the prescribed format (*Appendix-4*) and along with it shall submit a copy of the map/computerized drawing (in .dwg or equivalent format) in electronic format, based on which, the completion certificate shall be issued by the authority. The entire process of completion certificate shall be as per detailed in *paragraph 2.9.3*.

2.9.2 Completion Certificate for Building Construction

(i) Every Owner shall submit a notice of completion of the building (prescribed in Appendix- '6') to the Authority regarding completion of the work described in the building permit. The notice of completion shall be submitted by the Owner through the engaged licensed technical person for the building plan design (as per chapter-14 of the byelaws as the case may be, who has supervised the construction) except residential buildings constructed on plots up to 500 square meters. The notice of completion in Appendix-7 shall be accompanied by three copies of completion plan in a computerized drawing in .dwg or equivalent format (as in case of sanctioned plan) along with the prescribed fee. Completion certificate shall be issued by the authority on the basis of these documents, and the entire process of completion certificate shall be as detailed in *paragraph 2.9.3*.

(ii) On completion of construction of buildings having more than three storeys or height of more than 15 meters including ground-floor and buildings related to important infrastructure facilities, the notice of completion shall be jointly signed by the concerned LTP, site engineer, and land owner/builder on *Appendix-11* of the bye-laws along with the application submitted by the land owner/builder to the competent authority for obtaining the completion certificate that the building has been constructed with the specifications, quality and structural design approved by the structural engineer based on the BIS code, National Building Code and relevant guidelines mentioned in *Chapter-11.1* of the byelaws as per the approved map and with all earthquake resistance provisions and the building is completely safe for use and the work of rain water harvesting and tree plantation has been completed.

2.9.3 Process for obtaining completion certificate under Section 15A of UPUPD Act, 1973

2.9.3.1 Classification of buildings

'Form-A' for Residential Building. Note: It shall not be necessary to obtain completion certificate for residential buildings on plots of area less than 500 square meters. (Appendix-7)

'Form-B' for group housing, commercial and multi-storey buildings. (Appendix-7)

'Form-C' for all types of buildings except residential buildings, group housing, commercial and multi-storey buildings. (Appendix-7)

'Form-D' for "Lay-out Plan". (Appendix-7)

2.9.3.2 Deposit of records

The authority shall be given the notice of completion in the prescribed form through a licensed technical person along with three copies of the completion map and the following records in duplicate:

(i) No-objection certificate from the competent authority from the point of view of fire safety for buildings more than four floors or 15-meters and more high and special buildings like educational, assembly, institutional, industrial, storage and buildings with hazardous use and buildings with mixed occupancies of the above mentioned uses whose ground coverage is more than 500 square meters,

(ii) Certificate from a person registered by the authority regarding structural stability and safety of buildings higher than three floors including the ground floor.

This process shall take place on any online portal defined by the Government in the prescribed format.

2.9.3.3 Testing and inspection

On receipt of application for completion certificate, Vice Chairman or an officer authorized by him shall, within a maximum of 07 working days, examine selected notices on "random basis" as per the procedure prescribed time to time for different categories of buildings, however, notices of all commercial, multi-storey and group housing buildings shall be checked/examined. Buildings other than commercial and group housing shall not be tested/inspected until the percentage determination and random selection process is determined by the authority.

2.9.3.4 Completion Certificate

If the development work is found as per the approved plan/map based on the report or investigation of the licensed technical person/architect, the completion certificate shall be issued by the Vice Chairman, or the officer authorized by him online within 01 working day at the place specified in the form. The completion certificate shall have to be obtained not beyond 12 months after completion of the validity period. In case the completion certificate is not obtained within this period, the same can be obtained after payment of 50 percent of the map submission fee.

2.9.3.5 Rejection of completion certificate

After checking/testing within a maximum of seven working days of receiving the application for completion certificate, in case the development/construction on the spot is not found as per the approved or compounded map, Vice Chairman or the officer authorized by him while rejecting the application for completion certificate online, shall inform the same to applicant online within 08 working days of receiving the application along with required amendments. In case of not doing so, the completion certificate shall be deemed approved by the authority.

2.9.3.6 Review of Rejection

In case the applicant is dissatisfied with the reasons for rejection, he can apply for revision along with the grounds and reasons for revision before the Vice Chairman or the officer authorized by him within

6 weeks from the date of notice of rejection. An online facility for this purpose shall be made available on online portal or any other portal defined by the Government.

2.9.3.7 Re-application for completion certificate

In case of rejection of the completion certificate, a new application form can be submitted again after resolving the reasons for rejection.

2.9.3.8 Appeal

The affected person can appeal before the Chairman within 30 days from the date of issue of the order of rejection on which, after giving adequate opportunity of hearing to the Appellant and if necessary, the representative of the Vice Chairman, can direct to cancel the appeal or issue a completion certificate with necessary amendments or restrictions.

2.9.3.9 Partial Completion Certificate

An applicant may apply for partial completion certificate subject to the following restrictions:

(i) **In case of more than one building**: If the building complex is constructed with all the infrastructure facilities and all the infrastructure facilities such as access roads, water supply, sewerage, drainage, electrification, parking, garbage disposal, park (if any) etc., for the use of the residents of the buildings are developed and functional.

(ii) **In case of layout:** In the part of layout for which application is being made, all infrastructure facilities such as roads, water supply, drainage, sewerage, electrification, parks and open areas, garbage disposal, etc., have been developed and are functional in such a manner that there is no difficulty in using the building by the owners of the plots allotted or to be allotted under the layout and in case construction of EWS and LIG buildings is proposed in the layout map, the construction of proportionately required EWS and LIG buildings with all facilities has been completed.

2.10 Permission near protected monuments/heritage sites

(i) Development/Building permission shall not be granted inside the prohibited area of protected monuments/heritage sites declared by the Archaeological Survey of India (ASI). Further, permission for any construction in the regulated area shall be given on the basis of no-objection given by the Archaeology Department under the provisions of The Ancient Monuments and Archaeological Sites and Remains Act 1958 (as amended).

(ii) Apart from the protected monuments, the authority can set appropriate conditions and restrictions for granting permission for development/construction around important sites/buildings from the point of view of conservation of cultural, historical and architectural design heritage.

2.11 Permission along the riverbanks

(i) For development/building construction within 200-meters along the banks of river Ganga: In the cities situated on the banks of river Ganga, only repair and renovation of existing buildings and conservation work in relation to detritus buildings shall be permitted in the area 200 meters from the riverbank, the remaining activities shall be prohibited. However, construction of monastery, ashram and temple within the area of 200 meters from the riverbank at the major pilgrimage sites situated on the banks of river Ganga shall be permissible subject to the following conditions:

a. Ground coverage shall be 35% and FAR 1.5 shall be permissible.

b. A plan shall be submitted along with the proposed construction ensuring that there shall be no pollution of the river. If the plan is accepted by Jal Nigam/Jal Sansthan or

Development Authority, the map shall be approved as per rules.

c. Drainage shall not be released directly into the river, but arrangements shall be made to take it to other drains, etc.

d. If there is no sewerage system in the area, then residence/dharamshala etc., shall not be permitted.

(ii) Note: Riverbank means the bank mentioned in the records of concerned department (Revenue/Irrigation).

(iii) For construction along the banks of other rivers, in case any city/development authority has received NGT or other Court orders, relevant provisions of the same order shall be followed.

2.12 Architectural control

The architectural facade/elevation of buildings in a particular area or the architectural features of that identified area shall be in accordance with the conditions and restrictions prescribed for construction permission by the Development Authority. In architectural control, as per the circumstances, provision of all or any one of the following conditions/restrictions can be ensured:

(a)	Mandatory height of the building side facing the front or the street/road, up to which the building can be constructed,
(b)	Mandatory height of floors.
(c)	Mandatory height and design of cornice sill, sunshades on upper part of windows and projections on first and subsequent floors,
(d)	Mandatory building line along the building construction,
(e)	Mandatory type design of balcony,
(f)	Colour scheme.

For this, the concerned authority can formulate a draft scheme and notify it after approval of its board. After inviting objections/suggestions from stakeholders. Once a scheme is notified, deviation from the approved façade guidelines shall be considered as violation of Urban Planning and Development Act.

3 Standards for Land Development and Building Construction

3.1 General Land Development Requirements

3.1.1 Layout map:

A layout map shall be prepared and submitted to obtain development permit for development or redevelopment of any tract of land.

3.1.1.1 Contents of the proposed layout map:

Every layout map shall contain sub-plots being formed after sub-division, means of access thereto, parks and open spaces, if any, required under *paragraph 3.1.2* (including 3.1.2.4 landscape plan), spaces for community facilities, if any, required under *paragraph 3.1.4* (including services plan), along with other mandatory compliances required as per the Master Plan/ Zonal Development Plan/ byelaws.

3.1.1.2 Minimum plot sizes in a layout map:

The minimum plot sizes for different use categories shall be as given in paragraph 3.2 of this byelaws relating to minimum plot sizes for buildings across use categories.

3.1.1.3 Means of Access:

The means of access to the land proposed for a layout shall be from a public street/road as required in these byelaws. Such access road shall be free from encroachment, encumbrances, and obstructions. The minimum width of existing access road to the proposed layout shall be as follows:

Sl.	Layout – Use Type	Minimum Width of Access Road (Built-up)	Minimum Width of Access Road (Non-Built-up)
1	Residential	6m	9m up to 10 acres 12m from >10 to 25 acres 18m above 25 acres
2	Non-Residential (Commercial & Institutional)	12m	12m up to 10 acres 18m from >10 to 25 acres 24m above 25 acres

Note:

(a) For a residential layout comprising of group housing projects, the minimum width of access road shall be 12m. For plot sizes up to 1000 sqm in built-up area, this requirement shall be relaxed to 9m.

(b) For buildings permissible in agricultural land use, such as single factory unit, the minimum width of access road shall be 7.0 m.

3.1.1.4 Sub-division/amalgamation of plots in layouts approved/developed by the Authority

3.1.1.4.1 Sub-division

(i) Sub-division shall be permissible on minimum road width of 9-meters. However, the subdivision shall also be permitted on 7.5 mt road width facing park.

(ii) The size of each plot after sub-division shall not be less than 100 square meters.

(iii) The use of the sub-divided plot shall be the same as the original plot.

(iv) Ground Coverage, FAR and setback of the original plot shall be applicable to each sub-divided plot.

(v) The prescribed development fee and sub-division charges at the rate of one percent of the cost of undivided original plot shall be applicable for sub-division of plots.

3.1.1.4.2 Amalgamation

(i) Amalgamation shall be permissible on minimum road width of 9-meters (for residential) and 12-meters (for non-residential).

(ii) Amalgamation of maximum four plots shall be allowed at one time.

(iii) Ground coverage, FAR and setback of the amalgamated plot shall be applicable as per amalgamated plot size.

(iv) The use of the amalgamated plot (including the category/activity allowed on the plot) shall be the same as the original plot.

(v) In plots where construction has been done a revised map shall have to be submitted and charges shall also be applicable.

(vi) The prescribed development fee and amalgamation charges at the rate of one percent of the cost of amalgamated plot, shall be applicable for amalagamation of plots. Refer Appendix-16.

(vii) Amalgamation of plots in EWS/LIG/ Affordable Housing schemes is not permissible.

3.1.2 Parks and Open Spaces

3.1.2.1 Open Spaces earmarked in Zonal Development Plan

To ensure environmental and ecological balance, a minimum of 5 percent land of the total area of the zone shall be reserved as park and open space/green area under the Zonal Development Plan.

3.1.2.2 Parks and Open Spaces in Residential and Non-Residential Land use

(i) Under the layout plan of area more than 3000 square meters, a minimum prescribed percent of land (as given in the table below) of the total area of the layout shall be reserved for parks and open spaces, which shall be developed as tot-lot, park, and playground.

Layout Area	Mandatory open spaces (%) in Residential Layouts with ZDP	Mandatory open spaces (%) in Residential Layouts without ZDP	Mandatory open spaces (%) Non-residential Layouts with ZDP	Mandatory open spaces (%) in Non-residential Layouts without ZDP
Up to 3000 sqm.	Not Mandatory	Not Mandatory	Not Mandatory	Not Mandatory
More than 3000 sqm.	10%	15%	5%	10%

(ii) Parks and Open Spaces proposed in the Master Plan/ Zonal Plan falling within the layout shall be counted towards the above requirement up to a limit of 50 percent. Swapping of open spaces proposed in the Master Plan (except green belts along the roadside) with other land use within a layout area shall be permitted with the prior approval of the land use change by the Competent Authority. Above provision shall not be applicable to the already sanctioned DPRs, already developed colonies and colonies where construction has already commenced.

(iii) If land has been reserved for park and open space as per the standards in the layout plan of any scheme, then it will not be necessary to make separate provision for park and open space again in relation to the group housing plot in that scheme.

(iv) Calculation of the requirement of open spaces for layouts above 3000 sqm shall be done on telescopic basis. For example, for a layout of 6000 sqm, requirement shall be 15 percent of (6000 sqm minus 3000 sqm), i.e. 15 percent of 3000 sqm which is 450 sqm.

3.1.2.3 Parks and Open Space Standards

(i) The minimum average width of the open space shall be 6.0 metres, and the minimum area of open space shall be 200 square meters. Keeping in view the physical shape of the site, open spaces of different sizes may be permitted by the authority with the restriction that they ensure fulfillment of the needs of the community.

(ii) The limit of open space shall be valid up to the boundary of the plot/building line, as the case may be, provided that the space up to 3.0 meters from the boundary of the plot shall be kept as a pathway to enable physical separation of plots and parks. Such pathways shall necessarily be made of perforated blocks/material.

(iii) Parking shall be allowed beneath parks and open areas of group housing and non-residential plots up to a limit of 70 percent. The remaining 30 percent shall be planted with dense vegetation (Miyawaki or any other technique) and shall allow seepage of rainwater for ground water recharge. However, the mandatory requirements for tree plantation shall be ensured in the remaining 30 percent land.

3.1.2.4 Landscape Plan

At the time of map approval by competent authority, the landscape plan shall be submitted, which shall comply with the following provisions. Prior to issuing the completion certificate, such compliance of landscape plan at the site shall also be confirmed:

(i) Trees shall be planted on one side of road of width 9-meters to 12-meters and shall be planted on both sides of roads of width over 12-meters at a maximum distance of 10-10 meters. Tree plantation shall be done on the vacant land within the right of way.

(ii) In industrial layouts, approval of landscape plan shall also be necessary in which trees shall be planted at the rate of 125 trees per hectare in the total open space portion.

(iii) Large polluting industries shall be separated from residential areas by dense plantation which shall be 15 percent of the industrial area.

(iv) Minimum 20 percent of the total open space in the commercial scheme shall have trees planted at the rate of minimum 50 trees per hectare.

(v) Minimum 20 percent of the institutional, community facilities, playgrounds/open areas and parks shall have trees planted at the rate of minimum 125 trees per hectare.

(vi) Under the Economically Weaker Section, Slum Improvement Scheme, trees shall be planted in groups on a site with a minimum area of 100 square meters per 50 families.

3.1.3 Internal roads and pathways

3.1.3.1 Internal Roads in layouts for residential and non-residential land use

In the development of layouts, the requirements of internal roads shall be done as follows:

Min. road width (m) – Built-up area	**Min. road width (m) – Non-built-up area**	**Length of internal roads in layouts for residential use (m)**	**Length of internal roads in layouts for non-residential use (m)**
4	7.5	Up to 150	-

Min. road width (m) – Built-up area	Min. road width (m) – Non-built-up area	Length of internal roads in layouts for residential use (m)	Length of internal roads in layouts for non-residential use (m)
6	9	>150 to 300	Up to 150
7.5	12	>300 to 750	>150 to 450
9	18	>750 to 1200	>450 to 1200
9	24	>1200 to 1500	>1200 to 1500
9	30	>1500	>1500

Note:

(i) The minimum width of 'Loop Street' shall be 7.5 meters and maximum length shall be 300 meters. For 'Loop Streets' of length up to 600 meters, the minimum width shall be 9 meters.

(ii) The minimum width of the road adjacent to the park/open space and the roads with abutting plots proposed only on one side shall be 6.0 meters up to 150-meter length and shall be 7.5 meters up to 300-meter length.

(iii) In a 9 m-wide-road which is straight and closed at one end (dead-end street), adequate area with minimum semi-diameter of 7.5 meters shall be provided for the node and the maximum length of such road shall be 100 meters. But cul-de-sac shall not be required in dead-end streets up to 25 meters long.

(iv) In case of EWS/LIG housing schemes, the internal roads (motorable) shall be a minimum 6-meter-wide. The maximum length of a 3-meter-wide road shall be 50 meters and the maximum length of a 4.5-meter-wide road shall be 80 meters. No residential unit shall be located farther than 150 meters from a 9-meter-wide access road.

(v) The width of other roads shall be as prescribed in the master plan/zonal plan.

3.1.3.2 Intersection of roads

(i) As far as possible, the roads shall be joined at right angles and the alignment of the center lines of all the roads at the junction shall be in a straight line.

(ii) Proposed roads at an angle of less than 30 degrees shall be permitted only when proper arrangement for traffic movement is ensured and the required weaving length is available.

(iii) Road junctions shall be as per Indian Road Congress /other applicable standards.

(iv) The minimum distance between two T-junctions on roads less than 18 meters wide shall be two and a half times the width of the wider road meeting at the junction.

(v) The minimum distance between two junctions on roads wider than 18 meters shall be as follows:

a. 150 meters for roads of width 18 to 24 meters

b. 300 meters for roads wider than 24 meters

3.1.3.3 Calculation of road length

The length of the road shall be calculated from the meeting point of the road which is wider than that road.

3.1.3.4 Block length

In plot development, the maximum length of the block shall be 300 meters.

3.1.3.5 Drainage system

For drainage system, drains shall be an integral part of the road and they shall have sufficient slope so that water can drain automatically.

3.1.3.6 Other requirements

The road margins shall be kept as unpaved as possible, or provision of pathways shall be made. Such pathways shall be made of perforated material or provision of 'brick-on-edge'/ 'loose-stone pavement' shall be made, to ensure maximum groundwater recharge.

3.1.3.7 Specifications/provisions of cycle track construction

In the layout of the schemes, provision for cycle tracks may be made on roads 18.0 meters wide and above to promote usage of sustainable modes of transport such as bicycles. The specifications/provisions of cycle track construction shall be as per IRC code (IRC-11-1962) as amended from time to time.

3.1.3.8 Specifications/provisions for Foot over-bridge/ Skywalk

Provision for elevated walkways such as sky walk/ foot over bridge (FOB) shall be permissible. Approach to foot over bridges shall comprise of ramps/elevator or inclinators and steps. A slope of 5 per cent (1 in 20) on footbridge ramps with appropriate resting places/ landings is preferable.

To assist visually impaired people, tactile paving/tiles and a colour contrast should be provided 300 mm before and after i.e. at the top and bottom of the flight of steps and these areas should be well lit. Ramp/lift is mandatory and steps/ escalators can be provided. Lift should be provided on both the entrances/exits and should have minimum internal dimensions of 1500 mm x 1500 mm. Other provisions for pedestrian facilities shall be subject to IRC: 103- 2012, 'Guidelines for Pedestrian Facilities', as amended from time to time.

The vertical clearance under an elevated walkway such as foot overbridge/ skywalk shall not be less than 5.50 m and the minimum clear width of foot overbridge/skywalk shall not be less than 3 m.

3.1.4 Standards for community and other uses/activities

3.1.4.1 Standards for community facilities

Sl.	Category	Standards	Minimum plot area
1.	**Education Facilities**		
(a)	Nursery School	Per 2500 population - 1	500 square meters
(b)	Primary school	Per 5000 population - 1	1000 square meters
(c)	Junior High School / High School	On 7500 population - 1	2000 square meters
(d)	Inter College	Per 10000 population - 1	2000 square meters
(e)	Degree College/Post Graduate College/ Technical Education	For population 80,000 to 1,00,000 - 1	Urban area – 5000 square meters;
(f)	Engineering College/ Universities	Per 10,00,000 population - 1	2.0 hectares.
(g)	Dental College	Per 10,00,000 population - 1	2.0 hectares
2.	**Medical Services**		

Sl.	Category	Standards	Minimum plot area
(a)	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	Per 15000 population - 1	100 square meters
(b)	Nursing Homes / Maternity Hospitals/ Small Hospitals/ (Up to 50 beds)/ Veterinary Hospitals	Per 45000 population - 1	300 square meters
(c)	Hospitals (>50 beds)	Per 100000 population - 1	3000 square meters
(d)	Medical College	Per 10,00,000 population - 1	As per MCI/ NMC norms
3	**Other services**		
(c)	Police Station (including staff accommodation)	Per 50,000 population - 1	4000 square meters of which 800 square meters shall be built up area.
(d)	Police post (including staff quarters)	Per 15000 population - 1	1500 square meters which shall have built up area as per requirement.
(e)	Fire station (including staff accommodation)		
	(i) Category-A cities	4 lakh population and 10 square km area.	12400 square meters of which there shall be 5600 square meters of built-up area.
	(ii) Category-B cities	2.5 lakh population and 10 square km area.	10000 sq.m. of which there shall be 4200 sq.m. built up area.
	(iii) Category-C cities	2 lakh population and 10 square km area.	8000 sq.m. of which 3500 sq.m. shall be built up area.
	(iv) Tehsil and other towns	For 1 lakh population and 3.00 square km area.	6000 square meters of which there shall be 2800 square meters of built-up area.
(g)	Electric Sub-station		11 KVA: Per 15000 population - 1: 500 square meters 33 KVA: -: 1.0 acre 132 KVA: -: 5.0 acre 220 KVA: Per 500000 population - 1: 10.0 acre
4.	**Social and cultural facilities**		
(a)	Marriage Hall/ Community centre	Per 25000 population – 1	750 square meters
5.	**Commercial**		
(a)	Commercial Use	For every 500 population – 1 shop For every 500 population – 1 informal sector kiosk/booth	Minimum 10 square meters per each shop Maximum 10% of total area (including office use) as per Chapter-5
6.	**Mixed Use**		Maximum 10% of total area may be used as mixed-use plots as per Chapter-8
7.	**Sports activities**		
(a)	Neighbourhood Sports Centre	For every 15000 population - 1	1.5 hectare
(b)	Sports centres in residential units	For every 5000 population - 1	5000 square meters
8.	**Waste segregation space**	**Per 500 persons - 1**	**15 square meters**

Sl.	Category	Standards	Minimum plot area
	Public Toilet - WC seat	Per 50 persons -1	0.675 square meters (0.75x0.90)
	Public Toilet - Urinal Unit	Per 200 to 300 persons -1	0.30 square meters (0,50x0.60)
	City Bus Stop	Per 800 to 1000 m distance -1	50.40 square meters (3.6 x 14)
	Foot Over Bridge	As per local requirement	
	Vending Zone	Per 10000 persons -1 (500-1000 m distance)	1000 square meters
	Solid Waste Transfer Station	Per 200000 persons - 1	5000 square meters
	Sanitary Landfill Site	Per 100000 persons -1	10000 square meters

Note 1: The minimum plot area for the above-mentioned community facilities are indicative and governed by the norms prescribed from time to time by the concerned department.

Note 2: Areas earmarked for other services (such as police station / fire station etc.) if not used for 20 years, then it shall be returned and converted to any other public use.

Note 3: For non-residential layouts, 5 percent area to be provided as common parking provision.

Note 4: For Education facilities, the provision of primary and nursery school can be included under high school/inter college, in view of which it will not be necessary to reserve a separate plot for each level of school as per the population standards.

Note 5: For Electric Sub-stations, in cases where depending upon the technology type of the sub-station, the requirement of the land is less than the prescribed standards prior consent of the concerned department shall have to be obtained.

Note 6: For Sports activities, the provision for neighbourhood sports centre and sports centre in residential units can be made within the area of proposed parks/open spaces at the layout plan level.

3.1.4.2 Population Estimation

The population shall be estimated based on the standard of 5 persons for one residential unit (including group-housing/multi-units). Under plot development, population shall be estimated on the basis of 1 unit on a plot up to 50 square meters, 2 units on a plot of more than 50 and up to 150 square meters, 4 units on plots of area more than 150 and up to 300 square meters, one unit per 100 square meters but maximum 15 units on plots of area more than 300 square meters and up to 1500 square meters. Beyond a plot size of 1500 square meters, population shall be one unit for every 100 square meter. This is only for estimation of population and shall not determine the number of units allowed on a particular plot size.

3.2 Development Standards (Plot Size, FAR, Building Height, Setbacks)

3.2.1 Plot sizes and requirements

The plot size and requirements for various use occupancies shall be as follows.

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
I	**Residential**		See Chapter-4 for details
1	Plotted – Single/Multi Unit	35 (Row Housing – Single Unit) No restriction in built-up area	7.5 (plots on one side) 9 (plots on both sides) 4.0 m (Built-up area)
		150 (Row Housing – Multi Unit)	9
		500 (Semi-detached)	9
		1200 (Detached)	9
2	Group Housing	1000 (Built-up)	9 (Built-up area)

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
		1500 (Non-built-up)	12 (Non-Built-up area)
II	**Commercial/ Office Buildings**		See Chapter-5 for details
1a	Retail Shops	≥10 to <100	6 (Built-up) 9 (Non-built-up)
1b	Convenient Shopping / Commercial Units	≥100 to <300	12
2	Commercial Complex	≥300 to <3000	12
3	Shopping mall	≥3000	18
4a	Hotels (<20 rooms)	No restriction	6 (Built-up) 9 (plot area < 2000 sqm) 12 (plot area >2000 sqm)
4b	Hotels (>20 rooms)	500	9 (plot area < 2000 sqm) 12 (plot area >2000 sqm)
5a	Single Screen Cinema	500	12
5b	Miniplex	700	12
5c	Multiplex	3000	18
6a	Petrol Pump/ Filling Station without service station (CNG/PNG/EV)	224 (16 x 14) -2w/3w 510 (30 x 17)	12 (Built-up) 24 (Non-Built-up)
6b	Petrol Pump/ Filling Station with service station (CNG/PNG/EV)	1080 (36 x 30)	12 (Built-up) 24 (Non-Built-up)
7	LPG / Gas Godown	520 (26 x20)	18
8	Service Apartment	No restriction	12
9	Cold Storage	1000	18
10	Warehousing/ Storage Godown	No restriction	12
11	Wholesale Market	No restriction	12
12	Office Buildings	No restriction	12
13	Other Commercial	No restriction	9m (Built-up area) 12m (Non-built-up area)
III	**Community Facilities/ PSP**		See Chapter-6 for details
A	**Healthcare Facilities**		
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/	100	9

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
	dispensary/ Pathology Lab/ Veterinary Clinics)		
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	300	12
3	Hospitals (> 50 beds)	3000	18
4	Nursing Institutes	2000	18
5	Medical College	As per NMC/ MCI norms	24
B	**Education Facilities**		
1	Nursery	500	9
2	Primary	1000	9m (Built-up area) 12m (Non-built-up area)
3	Secondary/High School/Inter College/ Law College	2000	12
4	Degree College/Technical Institution	5000	18
5	Universities	20000	24
C	**Public Amenity buildings**		
1	Marriage Hall/ Banquet/ Multipurpose Hall	750 (Built-up area)	12
		1000 - 3000 (Non-built up area)	12
		>3000	24
2	Auditorium / Convention Centre	1500	18
		2000	24
D	**Other Community Facilities**		
1	Religious Buildings	No restriction	No restriction
2	Guest House/ Standalone Hostels	400	9
3	Utilities & Services	No restriction	12
4	Weigh-bridge	525 (25m width x 21m depth)	18 24 (>10L population cities)
5	Other community facilities	No restriction	12
IV	**Agriculture**		
1	Farmhouse	4000	7
2	Dairy Farms	2000	7
V	**Industrial**		

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
1	Industrial Buildings (other than MSME)	No restriction	9 7 (in agriculture land use)
2	Flatted factories	No restriction	12
3	Data Centers	No restriction	12
4	MSME	No restriction	9
VI	**Mixed Use**	Refer Chapter-8	18/24 (based on whether the population of development area is less than or greater than 10 lakhs
VII	**Recreational**		
1	Stadium/ Sports Complex	No restriction	18
2	Amusement Park	No restriction	18
3	Memorial	No restriction	9
VIII	**Transportation**		
1	Multi-level Parking	800 for built-up area 1000 for non-built-up area	9 (built up) 12 (non built up)
2	Bus Terminal	No restriction	12
3	Transportation Hub	No restriction	12

Note: For Petrol Pump/Filling Station, in case any amendment is issued by MoPNG or any competent authority, it shall automatically prevail.

3.2.2 Ground Coverage and Floor Area Ratio (FAR)

The calculation of floor area shall be conducted telescopically, beginning from one level below the area of the proposed plot.

Illustrative Example:

For example, for a plot size of 150 square meters, permissible FAR is 2.0 and for plot size 150 -300 sqm, the permissible FAR is 1.8. Calculation of FAR for a plot size of 280 square meters, shall be done as below:

a) Plot area of 280 square meters to be divided into two parts, i.e. 150 sqm + 130 sqm
b) For 150 sqm, as per applicable FAR, allowable floor area shall be 150*2.0 = 300 sqm
c) For remaining 130 sqm, as per applicable FAR, allowable floor area shall be 130*1.8 = 234 sqm
d) Hence, total allowable floor area shall be 534 sqm

The ground coverage and FAR for various use occupancies shall be as follows.

3.2.2.1 Residential – Plotted Development including EWS/ LIG/ Affordable Housing

Sl.	Use Types	Ground Coverage (%)	Plot Area (sq.m.)	Base FAR	Max. FAR
1	Plotted Development – Single Unit/Multi-Unit *(Built-up/Non-Built-up)*	Max. coverage after ensuring setbacks	≥35 to <150	2.0	2.25
			≥150 to <300	1.8	2.50
			≥300 to <500	1.75	2.50

			≥500 to <1200	1.5	2.50
			≥1200	1.25	2.50

Note: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9.

3.2.2.2 Residential – Group Housing including EWS/ LIG/ Affordable Housing

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
2(a)	Group Housing *(Built up)*	Max. coverage after ensuring setbacks	≥9 to <12m	1.50	2.10
			≥12 to <18m	1.50	3.00
			≥18 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2(b)	Group Housing *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12 to <18m	2.50	5.00
			≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
2(c)	Affordable Group Housing *(Built up)*	Max. coverage after ensuring setbacks	≥9 to <12m	2.00	2.40
			≥12 to <18m	2.00	4.00
			≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
2(d)	Affordable Group Housing *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12 to <18m	3.00	6.00
			≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	9.00
			≥45m	3.00	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9

3.2.2.3 Commercial – Shops / Convenience Shopping / Other Commercial

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
3(a)	Bazaar Street (Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
3(b)	Bazaar Street (Non-Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted
4(a)	Comm. Units up to100 sqm (Built-up)	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00

Sl.	**Use Types**	**Ground Coverage (%)**	**Road Width (m)**	**Base FAR**	**Max. FAR**
			≥24 to <45m	1.50	5.00
			≥45m	1.50	Unrestricted
4(b)	Comm. Units up to100 sqm (Non-Built up)	Max. coverage after ensuring setbacks	<12m	1.75	2.45
			≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted
4(c)	Comm. Units >100 sqm (Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.00
			≥45m	1.50	Unrestricted
4(d)	Comm. Units >100 sqm (Non-Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted
5(a)	Shopping malls *(Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
5(b)	Shopping malls *(Non-Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
6(a)	Hotels *(Built up)*	Max. coverage after ensuring setbacks	<12m	2.00	2.00
			≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
6(b)	Hotels *(Non-Built up)*	Max. coverage after ensuring setbacks	<12m	2.50	2.50
			≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75

Sl.	**Use Types**	**Ground Coverage (%)**	**Road Width (m)**	**Base FAR**	**Max. FAR**
			≥45m	2.50	Unrestricted
7(a)	Single Screen Cinema (Built-up/Non-built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
7(b)	Miniplex (Built-up/Non-built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
7(c)	Multiplex *(Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
7(d)	Multiplex *(Non-Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
8(a)	Petrol Filling Station w/o service station *(Built up)*	10%	≥12m	0.10	-
8(b)	Petrol Filling Station w/o service station *(Non Built up)*	10%	≥24m	0.15	
8(c)	Petrol Filling Station with service station *(Built up)*	20%	≥12m	0.20	-
8(d)	Petrol Filling Station with service station *(Non-Built up)*	10%	≥24m	0.15	
9	LPG / Gas Go down	25%	≥18m	0.30	0.30
10(a)	Service Apartment *(Built-up)*	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
10(b)	Service Apartment *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	2.50	5.00

Sl.	**Use Types**	**Ground Coverage (%)**	**Road Width (m)**	**Base FAR**	**Max. FAR**
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
11	Cold Storage	Max. coverage after ensuring setbacks	≥18m	1.20	1.20
12(a)	Storage/Warehousing *(Built up)*	Max. coverage after ensuring setbacks	≥12m	0.80	0.80
12(b)	Storage/Warehousing *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12m	1.20	1.20
13	Fruit & Vegetable Market	Max. coverage after ensuring setbacks	≥12m	1.00	1.00
14(a)	Wholesale Business *(Built)*	Max. coverage after ensuring setbacks	≥12m	1.20	1.20
14(b)	Wholesale Business *(Non-Built)*	Max. coverage after ensuring setbacks	≥12m	1.50	1.50
15(a)	Office Buildings *(Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
15(b)	Office Buildings *(Non-Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
16(a)	Other Commercial (Built up)	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
16(b)	Other Commercial (Non-Built)	Max. coverage after ensuring setbacks	≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9

3.2.2.4 Community Facilities – Healthcare Buildings

Sl.	**Use Types**	**Ground Coverage (%)**	**Road Width (m)**	**Base FAR**	**Max. FAR**
1	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2(a)	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds) *(Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2(b)	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds) *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
3(a)	Hospital > 50 beds *(Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
3(b)	Hospital > 50 beds *(Non-Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
4(a)	Nursing college *(Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
4(b)	Nursing college *(Non-Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
6(a)	Medical College *(Built up)*	Max. coverage after ensuring setbacks	≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
6(b)	Medical College		≥24 to <45m	2.50	8.75

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
	(Non-Built up)	Max. coverage after ensuring setbacks	≥45m	2.50	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9

3.2.2.5 Community Facilities – Education Buildings

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1(a)	Schools (Nursery/Primary) *(Built up)*	Max. coverage after ensuring setbacks	<12m	1.00	1.40
			≥12 to <24m	1.00	2.00
			≥24 to <45m	1.00	3.00
			≥45m	1.00	3.00
1(b)	Schools (Nursery/Primary) *(Non-Built up)*	Max. coverage after ensuring setbacks	<12m	1.20	1.40
			≥12 to <24m	1.20	2.40
			≥24 to <45m	1.20	3.60
			≥45m	1.20	3.60
2(a)	Secondary/Intercollege/Degree Colleges / Law College/ Universities *(Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	1.00	2.00
			≥24 to <45m	1.00	3.50
			≥45m	1.00	Unrestricted
2(b)	Secondary/Intercollege/Degree Colleges / Law College/ Universities *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9

3.2.2.6 Community Facilities – Public Amenities

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1(a)	Marriage Hall/ Banquet/ Multipurpose Hall/ Religious Building *(Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
1(b)	Marriage Hall/ Banquet/ Multipurpose Hall/ Religious Building *(Non-Built up)*	Max. coverage after ensuring setbacks	≥12 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
			≥45m	3.00	Unrestricted
2 (a)	Auditorium / Convention Centre (<4 Ha) *(Built up)*	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
2 (b)	Auditorium / Convention Centre (≥4Ha and min. 4000 seating capacity) *(Non-Built up)*	Max. coverage after ensuring setbacks	≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
3	Guest House/ Standalone Hostels	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
4	Utilities & Services	10%		0.10	
5	Other institutional/ PSP		≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9

3.2.2.7 Other Uses

Sl.	Use Types	Ground Coverage (%)	Road width (m)	Base FAR	Max. FAR
	Agriculture				
1	Farmhouse	20% for non-farm activities	≥7	0.20	0.20
2	Dairy Farms	20%	≥7	0.20	0.20
3	Other permissible activities as per zoning regulations	Max. coverage after ensuring setbacks	As per 3.2.1	See Note-2 below table	
	Industrial				
1	Industrial Buildings (other than MSME)	Max. coverage after ensuring setbacks	<12m	2.00	2.00
			≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
2	Flatted factories/ MSME/ Data Centers		<12m	3.00	3.00
			≥12 to <24m	3.00	6.00

Sl.	Use Types	Ground Coverage (%)	Road width (m)	Base FAR	Max. FAR
		Max. coverage after ensuring setbacks	≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
	Mixed Use	**As per 8.1**	**As per 8.1**	**As per 8.1**	**As per 8.1**
	Recreational				
1	Stadium/ Sports Complex	20%	≥12m	0.4	0.4
2	Amusement Park	20%	≥12m	1.0	1.0
	Transportation				
1	Multi-level Parking/ Bus Terminal/ Transportation Hub	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
	Parks and Open Spaces				
	Open spaces (Built-up area)	5%		0.1*	
	Open spaces (Non-Built-up area)	5%		0.1*	

Note-1: Max. Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-9
Note-2: 50 percent of permissible base FAR of the activity. For example, in Industrial Land use, if a base FAR of 2.0 is permissible, and Industrial activity is permitted under Agriculture Land Use in zoning regulations, then the permissible FAR for setting up an Industry in agriculture land use shall be 1.0 (i.e. 50% of 2.0).
*Note-3: Only for ancillary use.

3.2.2.8 Exemptions from FAR calculations

Sl.	Q: Is the structure included in FAR calculation? Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
1	Mezzanine	Y	Y	Y	Y	Y	Y	Y
2	Pergola (if closed from three or more sides)	Y	Y	Y	Y	Y	Y	Y
3a	Lift Machine Room	N	N	N	N	N	N	N
3b	Lift Shafts (to be counted as covered area only once i.e. on ground floor)	Y	Y	Y	Y	Y	Y	Y
3c	Lift Lobby up to 10 square meters	N	N	N	N	N	N	N
4	Meter Room (as per electricity authority norms)	N	N	N	N	N	N	N
5	Cantilever projection at any level (in setbacks) 0.75m width (no construction of any type or any material shall be permitted over projections)	N	N	N	N	N	N	N

Sl.	Q: Is the structure included in FAR calculation? Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
6	Porch/ Portico (Maximum 4-meter x 8 meter). It shall not interfere with Fire tender movement.	N	N	N	N	N	N	N
7	**Basement(s) within the setback line, if used for:**							
7a	Parking lot and garages	N	N	N	N	N	N	N
7b	Air conditioning equipment and other machines	N	N	N	N	N	N	N
7c	DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room	N	N	N	N	N	N	N
7d	Storage of household goods or other goods or ordinarily non-combustible material incidental to principal use	N	N	N	N	N	N	N
7e	Storage not incidental to principal use.	Y	Y	Y	Y	Y	Y	Y
7f	Non-combustible storage rooms (stacking rooms) of libraries	Y	Y	Y	Y	Y	Y	Y
7g	Strong rooms, bank lockers, safe deposit vaults, laundry room, radio/laser therapy, post-mortem room, mortuary, medical shop, and cold storage for hospital building etc.	Y	Y	Y	Y	Y	Y	Y
7h	Offices and commercial uses (if air-conditioned)	Y	Y	Y	Y	Y	Y	Y
7i	Commercial use in first basement in case of shopping center/ shopping malls.	Y	Y	Y	Y	Y	Y	Y
7j	Nursing quarters as ancillary use to hospital in first basement, if proper ventilation is ensured.	Y	Y	Y	Y	Y	Y	Y
7k	Any other use related to ancillary use, e.g. toilets, if proper requirements of lighting, ventilation and fire safety are adhered to	Y	Y	Y	Y	Y	Y	Y
7l	In mixed use buildings, uses other than ancillary uses shall also be allowed after meeting lighting, ventilation, and fire safety requirements.	Y	Y	Y	Y	Y	Y	Y
8a	Stilt floor used for parking	N	N	N	N	N	N	N
8b	Stilt Floor used for any purpose other than parking	Y	Y	Y	Y	Y	Y	Y
9	Podium Parking (with max. 10% of permissible land cover utilized for Driver Restroom, Store, Sanitary Block, and other similar services)	N	N	N	N	N	N	N
10	Separate Parking Block for Plot Area above 4000 sqm.	N	N	N	N	N	N	N
11	Locked Garages in Rear Setback	N	Y	Y	Y	Y	Y	Y
12a	Balconies up to 2.0 metres	N	N	N	N	N	N	N

Sl.	Q: Is the structure included in FAR calculation? Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
12b	Balconies beyond 2.0 metres	Y	Y	Y	Y	Y	Y	Y
13a	Staircase	Y	Y	Y	Y	Y	Y	Y
13b	Fire Escape/ External Staircase	N	N	N	N	N	N	N
14	Planters and Sun Control Devices	N	N	N	N	N	N	N
15	Jali of any material to cover AC/cooler units	N	N	N	N	N	N	N
16	Rockery, well & well structures, water pool, uncovered swimming pool, tree platform, tank, fountain, bench, open-top & unenclosed chabutra, compound wall, gate, slide, swing, underground water tanks, overhead water tanks on top of buildings, open shafts, culverts on drain	N	N	N	N	N	N	N
17	Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Authority on case-to-case basis.	N	N	N	N	N	N	N
18	Open ramps for movement of vehicles in side setback only	N	N	N	N	N	N	N
19a	Atriums in Commercial/ Office & PSP above 3000 sqm Plot Area	NA	NA	N	N	N	NA	NA
19b	Temporary Counters maximum up to 20% of the area of Atrium	NA	NA	N	N	N	NA	NA
20	Service Floors allowed on every 4th floor in a multistorey building	NA	N	N	N	N	N	N
21	Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by Vice Chairman on case-to-case basis.	NA	N	N	N	N	N	N
22	Loft up to 30% of room area (max. 1.5 metre height)	N	N	N	N	N	N	N
23	Mumty	N	N	N	N	N	N	N
24	Bay Windows and Almirahs/ Niche	N	N	N	N	N	N	N
25	Refuge Area (As per fire norms)	N	N	N	N	N	N	N
26	Service Duct	N	N	N	N	N	N	N
27	Services such as air conditioning equipment and other machines, DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room – maximum up to 5% of permissible FAR or 50sqm (incase of Plot	N	N	N	N	N	N	N

Sl.	Q: Is the structure included in FAR calculation? Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
	Area <= 4000 sqm) / 100 sqm (in case of Plot Area > 4000 sqm)							
28	Architectural Elements	N	N	N	N	N	N	N

Note: It is further clarified that, a maximum of 5.0 percent of the permissible FAR may be availed for various types of services like air-conditioned plants, in front of the lift (except corridor outside the lift) up to10 square meters shall be allowed for lobby, machine room for lift, Mumty, shelves and windows (maximum 0.60-meter depth and 1.80-meters length), refuse area (as per NBC), service duct and community centre.

3.2.3 Building Height

The maximum building height for various use occupancies shall be as follows.

Sl.	Use Occupancies	Max. Building Height (m)
I	**Residential (Built-up/ Non-Built-up)**	
1	Plotted – Single-Unit	15
2	Plotted – Multi-unit	17.5
3	Group Housing	No Restriction
II	**Commercial**	
1	Shops / Convenient Shopping / Commercial Units	No Restriction
2	Commercial Complex	No Restriction
3	Shopping mall	No Restriction
4	Hotels	No Restriction
5	Single screen cinema/ Miniplex/ Multiplex	No Restriction
6	Petrol Pump / Filling Station	6
t7	LPG / Gas Go down	6
III	**Community Facilities**	
A	**Healthcare Buildings**	
1	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	No Restriction
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds)	No Restriction
3	Hospitals (> 50 beds)	No Restriction
4	Nursing Institutes	No Restriction

Sl.	Use Occupancies	Max. Building Height (m)
5	Medical College	No Restriction
B	**Educational Buildings**	No Restriction
1	Nursery	No Restriction
2	Primary	No Restriction
3	High School	No Restriction
4	Technical Institution	No Restriction
5	Universities	No Restriction
C	**Public Amenity buildings**	
1	Marriage / Banquet/ Multipurpose Hall	No Restriction
2	Auditorium / Convention Centre	No Restriction
IV	**Agriculture**	
1	Farmhouse	No restriction
2	Dairy Farms	No restriction
V	**Industrial**	
1	Industrial buildings (other than MSME)	No Restriction
2	Flatted factories/ Data Centers	No Restriction
3	MSME	No Restriction
VI	**Mixed Use**	No Restriction
VII	**Recreational**	
1	Stadium/ Sports Complex	No Restriction
2	Amusement Park	No Restriction
3	Memorial	No Restriction
VIII	**Transportation**	
1	Multi-level Parking	No Restriction
2	Bus Terminal	No Restriction
3	Transportation Hub	No Restriction

Note:

(i) The maximum height of buildings shall be measured above the surrounding average road level and following supporting structures shall not be included in the height of the building: -

a. Rooftop tanks and their supporting structures not exceeding 2.0 m in height, rooftop structures required to capture alternative solar energy, ventilation, air conditioning equipment, lift rooms not exceeding 4.5 m in height and such other service equipment, ladders covered by mumty slab and not exceeding 3.0 m in height.

b. Chimney, parapet wall and structures for enhancing the aesthetics of the building which are not more than 1.5 m height provided the total area of such structures including the *'barsati'* do not exceed one third of the area of the roof of the building on which it is constructed.

(ii) The height of buildings adjacent to the aerodrome/air-force stations shall be in accordance with the orders issued by the Government of India/ Ministry of Civil Aviation/ Ministry of Defence,

Airport Authority of India, from time to time.

(iii) The maximum height of the building shall also be governed by the distance from the protected monument / heritage site, airport funnel zone and other statutory restrictions.

3.2.4 Building Setbacks

3.2.4.1 Residential – Plotted Development (Single units up to 15-meter height/Multi-units up to 17.5-meter height)

Under plotted development, for all single/multi-units less than 300 square meters plot size, three floors with stilts up to 15 meter is allowed and on plots 300 square meters and above, four storeys with stilts up to 17.5-meter height is allowed. The set-back shall be as follows:

Plot Area (sqm)	**Setback (meter) applicable to both built-up and non-built-up areas**			
	Front	**Rear**	**Side-1**	**Side-2**
(a) Row-housing				
Up to <150	1	0	0	0
≥150 to <300	3	1.5	0	0
≥300 to <500	3	3	0	0
(b) Semi-detached				
≥500 to <1200	4.5	4.5	1.5	0
(c) Detached				
≥1200	6	6	1.5	1.5

Note-1: Construction shall be permitted on 40 percent of the rear setback, in semi-detached buildings. But in corner plots the said covering shall be permissible only after leaving the side set back. In case of stilt floor, construction on 40 percent area of the rear setback shall not be allowed.

Note-2: The side setback in a corner plot in the new layouts shall be the same as the front setback of the concerned plot. In already approved layouts, if setback is not prescribed in the layout plan, the minimum side set-back in corner plots up to 500 square meters shall be 1.5 meters and in corner plots having area more than 500 square meters, the side set-back shall be as per the above table.

Note-3: If the number of plots in a block is odd, then in view of the need to leave a setback on both sides, in plots larger than 1200 square metres, the width of the corner plot shall be kept larger accordingly. The front and rear setbacks for corner plots shall be the same as prescribed for other plots in that scheme so that there is uniformity in the 'building line'.

Note-4: In case sub-division of any plot is permissible in a planned developed area/scheme, the set-back in the sub-divided plots shall be as per the original plot.

Note-5: The setbacks specified in the table at *paragraph 3.2.4.1* shall be applicable in the new sub-division/layout plan. But in non-built up areas, the residential plots within layouts in which set-back is not prescribed shall also have set-back as per the above *paragraph 3.2.4.1*.

3.2.4.2 Residential – Group Housing up to 15-meter height

Building Height (m)	**Setback (meter)**			
	Front	**Rear**	**Side-1**	**Side-2**
Group Housing up to 15-meters	5	5	5	5

3.2.4.3 Commercial – Hotels, Shops/commercial units, Mixed use buildings up to 15-meter height

	Setback (meter)

Plot Area (sqm)	Front	Rear	Side-1	Side-2
<100	1.5	-	-	-
≥100 to <300	3	-	-	-
≥300 to <1000	4.5	3	1.5	1.5
≥1000 to <3000	6	3	3	3
≥3000	12	6	6	6

Note-1: In commercial building with covered area on ground floor up to 500 sqm, if lighting and ventilation requirements are ensured, then setbacks shall not be mandatory along the rear and the side edges, whereas in the corner plots, side setback equal to the front set-back shall be mandatory.

Note-2: Under plot development, sector / neighbourhood / local level shopping centres shall be allowed in the form of lined shops, in which provision of a maximum 3-meter-wide covered corridor (arcade) in the front shall be allowed.

Note-3: The permissible front setbacks for buildings on bazaar street shall be as follows (also defined in Chapter-5).

Proposed width of road (metres)	Minimum open space in front (metres)
>12 and <18	3.0
≥18 and <24	4.5
≥24 and <30	6.0
≥30 and <36	6.0
≥36 and <45	7.5
≥45 and <76	7.5
≥76	9.0

Note-4: The side setback in a corner plot in the new layouts shall be the same as the front setback of the concerned plot. In already approved layouts, if setback is not prescribed in the layout plan, the minimum side set-back in corner plots up to 500 square meters shall be 1.5 meters and in corner plots having area more than 500 square meters, the side set-back shall be as per the above table.

3.2.4.4 Other Commercial – building height up to 15-meters

Building Height (m)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Single screen cinema/ Miniplex	5	3	3	3
Multiplex/ Shopping Malls	9	6	6	6
Petrol filling station w/o Service Station	3	-	-	-
Petrol filling station with Service Station	6	-	-	-
LPG Gas Godown	6	3	3	3

3.2.4.5 Community Facilities – Healthcare buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
≥100 to <300	3	1.5	0	0
≥300 to <1000	4.5	3	3	0
≥1000 to <2000	6	3	3	3
≥2000 to <4000	7.5	4.5	4.5	4.5
≥ 4000	9	6	6	6

3.2.4.6 Community Facilities – Educational buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<1000	6	3	3	-
≥1000 to <2000	6	3	3	3
≥2000 to <4000	9	3	3	3
≥4000 to <30000	9	4.5	3	3
≥ 30000	15	6	6	6

3.2.4.7 Community Facilities – Public Amenity buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Marriage/ Banquet/ Multipurpose Hall				
≥1000 to <3000	12	4.5	4.5	3
≥3000	12	5	5	5
Auditorium / Convention Centre				
≥1500 to <3000	12	4.5	4.5	3
≥3000	12	6	6	6

Note-1: Weigh-bridge facility shall be provided with minimum 6m front and 3m rear & side setback.

3.2.4.8 Industrial Buildings – height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<150	2	0	0	0
≥150 to <300	2	1	0	0
≥300 to <500	3	2	0	0
≥500 to <1000	3	2.5	1.5	0
≥1000 to <2000	4.5	3.0	3	0
≥2000 to <6000	6	4.5	4.5	4.5
≥6000	7.5	6	4.5	4.5

3.2.4.9 All occupancy buildings with height more than 15 meters

For use occupancies with building height more than 15m (other than Single units up to 15 meter height/Multi-units up to 17.5-meter height), the minimum setback requirement shall be as follows.

Building Height (in meters)	Front (m)	Rear (m)	Side-1 (m)	Side-2 (m)
≥15 to <17.5	5	5	5	5
≥17.5 to <21	6	6	6	6
≥21 to <27	7	7	7	7
≥27 to <33	8	8	8	8
≥33 to <39	9	9	9	9
≥39 to <45	10	10	10	10
≥45 to <51	11	11	11	11
≥51	15	12	12	12

Note-1: For buildings situated on two or more roads of different road widths, then the side of the building towards the wider road shall be considered as the front.

Note-2: In alternative to the above-mentioned table of *paragraph 3.2.4.9*, following setbacks shall be allowed:

a. Up to height of 33m, with one setback on the subsequent floors, the minimum setback on all fours sides on ground floor shall be 6m.

b. For building height between 33m to 45m, with one setback on subsequent floors, the minimum setback on all four sides on ground floor shall be 8m.

c. For building height more than 45m to 51m, with two setbacks on subsequent floors, the minimum setback on all four sides on ground floor shall be 10m.

d. The shortfall of setbacks mentioned in the table of *paragraph 3.2.4.9* shall be compensated by the setback provided on the subsequent floors.

Note-3: The margin between two blocks shall be the required setback based on the height of the higher block or 6m whichever is higher. Here 'Block' means a building structure which is divided into different rooms, flats / apartments, or offices, which are in continuity, wherein the block length shall be a maximum of 200 meter and shall also cover total length of built structures joined through expansion joint.

Note-4: In plots comprising of building block of varying heights, the setbacks to be left along the edges of the plots shall be based on the height of the higher building block along that edge.

Note-5: In case of buildings where the setbacks defined based on building height in 3.2.4.9 are less than the setbacks prescribed for buildings based on other criteria, then the higher value of the setbacks will prevail.

3.2.4.10 Exemption in setback

Following relaxations in the setbacks are provided.

(i) In residential buildings, terrace / balcony of maximum width up to 2.0 meters can be constructed in the setback open space, which shall not be more than the half of the width of the setback open space, and shall not be counted in the FAR. Above mentioned terrace / balcony shall be permissible to a maximum extent of 25% of the area of the entire open space. No construction of any kind shall be allowed on the mentioned terrace / balcony.

(ii) Construction of maximum 8m length and 4m wide portico either projected or supported on pillars shall be permitted on the driveway near the entrance in the setback area. No construction shall be allowed above the portion covered by the Portico.

(iii) Pergola of maximum 6 sqm area and height 2.3m, with the minimum open space area of 40% shall be permitted.

(iv) In case of island plot, the front of the plot will be the side abutting the widest approach road. The setbacks shall be as applicable for normal plot. Front entrance for such plot shall be allowed through widest approach road as defined above. In case of a secondary entrance, the setback from that side shall be equal to front setback.

(v) In special circumstances, the side set-back of a corner plot may be relaxed by the Authority Board.

(vi) Fire escape shall be permissible in the set-back area provided the fire prevention norms are adhered to.

(vii) Construction of ramp in slope is allowed for basements and podium in setbacks provided that

unhindered movement of fire tender is not blocked.

3.2.5 Distance from electric line

As per Indian Electricity Rules, minimum distance for permission for construction/reconstruction of building:

(i) On low and medium voltage lines and service lines, vertical distance of 2.5 meters and horizontal distance of 1.2 meters shall be provided.

(ii) High voltage lines such as 33,000 voltages shall be provided vertically at 3.7 meters and horizontally at 2.0 meters.

(iii) From 33,000 voltage lines, 0.3 meter for every additional 33,000 voltage or part thereof of 3.7 meter vertically and 0.3 meter for every additional 33,000 voltage or part thereof of 2.0-meter horizontal shall be allowed from the uninterrupted hard voltage line.

3.3 Requirements of Parts of Building

3.3.1 Room Sizes and Dimensions

3.3.1.1 Habitable rooms

(i) Minimum requirements of habitable rooms shall be as specified in table below.

Sl.	Room Types	Min. Floor Area (sqm)	Min. Width (m)	Min. Room Height (m)
(1)	(2)	(3)	(4)	(5)
i)	Only one room			
a)	Single room	9.5	2.4	2.75
b)	EWS/LIG unit with one multipurpose room	12.5	2.4	2.75
ii)	Two rooms			
a)	First room	9.5	2.4	2.75
b)	Second room	7.5	2.1	2.75
c)	EWS/LIG units			
1)	First room	9	2.4	2.75
2)	Second room	6.5	2.1	2.75
d)	Hostels			
1)	Single bedded room	7.5	2.4	2.75
2)	Double bedded room	12.5	3	2.75

(ii) Additional minimum requirements for habitable rooms shall be as follows:

a. The minimum clear head room under a beam, folded plates or eaves shall be 2.4 m. In the case of air-conditioned rooms, a height of not less than 2.4 m measured from the surface of the floor to soffit of air-conditioning duct or the false ceiling shall be provided.

b. Multipurpose habitable rooms in low income housing shall be provided with an alcove for cooking space.

c. A minimum door width of 900 mm shall be provided for all rooms in public buildings.

d. Maximum height of habitable room shall be according to the requirement and occupancy. The minimum height of habitable room in commercial, institutional and assembly buildings shall be 3.00 meters.

3.3.1.2 Kitchen

Minimum requirements of kitchen shall be as specified in Table below.

Sl.	Room Types	Min. Floor Area (sqm)	Min. Width (m)	Min. Height (m)
(1)	(2)	(3)	(4)	(5)
i)	Kitchen with dining	7.50	2.10	2.75
ii)	Kitchen without dining	5.00	1.80	2.75
iii)	Kitchen without a separate store	4.50	1.80	2.75
iv)	Kitchen in an EWS/LIG unit	3.30	1.80	2.75
v)	Pantry	3.00	1.40	2.40
vi)	Commercial kitchen	50 sqm or 25 percent of floor area whichever is minimum.	-	-

3.3.1.3 Bathrooms and Water Closet

(i) Minimum area of an independent bathroom shall be 1.5 square meters, and its minimum width shall be 1.0 meters

(ii) Minimum area of an independent water closet/powder room shall be 1.1 square meter, and its minimum width shall be 0.9 meters .

(iii) The height of a bathroom or water closet measured from floor surface to the bottom of ceiling shall not be less than 2.2 meter .

(iv) Minimum floor area of a combined bathroom and water closet shall be at least 2.8 square meters, and its minimum width shall be at least 1.2 meters.

3.3.1.4 Loft

Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in all buildings. Loft area shall not be counted in FAR, provided that the maximum coverage of loft in the room area shall be 30 percent subject to following restrictions.

(i) The maximum height of loft shall be1.5 metres.

(ii) The clear head room under the loft shall not be less than 2.0 metres.

(iii) Loft in commercial/industrial buildings shall be located 2.0 meters away from the entrance.

(iv) Loft shall not interfere with the ventilation of the room under any circumstances.

3.3.1.5 Mezzanine floor

(i) The minimum area of a mezzanine floor shall be 9.5 square meters.

(ii) The aggregate area of mezzanine floor shall be a maximum 33 percent of the plinth area of the building.

(iii) The head room under mezzanine floor shall not be less than 2.2 meters.

(iv) Mezzanine floor area shall be counted in the calculation of FAR.

(v) The lighting and ventilation system for the mezzanine floor shall be as per the standards.

3.3.1.6 Parapet

Parapet wall shall be provided on the edges of terraces, balconies, verandah, or any opening at floor level to external open space. The height of the parapet wall shall be minimum 1.0 m and maximum 1.50 m from the finished floor level.

3.3.1.7 Roof

The roof of a building shall be designed and constructed with sloping gradient to effectively drain water by means of rainwater pipes of adequate size. This rainwater shall be carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building. Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls, with screens at rainwater pipe inlets. The rainwater pipes shall be connected to a drain or a road gutter or rainwater harvesting structure.

3.3.1.8 Balcony

(i) Depth of an unenclosed balcony shall be between 0.90 m to 2.0 m.

(ii) In residential buildings, balcony of maximum width up to 2.0 meters can be constructed in the setback open space, which shall not be more than the half of the width of the setback open space, which shall not be counted in the FAR. Above mentioned terrace / balcony shall be permissible to a maximum extent of 25% of the area of the entire open space. No construction of any kind shall be allowed on the mentioned balcony.

(iii) (a) For group housing where the distance between two buildings is more than 9 meters, balcony is permitted above 6m height (to enable fire tender movement), up to 2 meters wide balcony is free from FAR, and remaining 25 percent of additional area (beyond 2m) shall be counted in FAR. (b) For group housing, where distance between buildings is less than 9 meters (but above 6m), balcony is permitted above 6m height (to enable fire tender movement) only up to 1.5 meter wide balcony which is free from FAR. (c) For group housing, where distance between buildings is less than 6 meters balcony is not permitted.

3.3.1.9 Porch/Portico

Porch/Porticos shall be permitted within the boundary line of the plot subject to the following minimum requirements: a) Porch/portico shall be minimum 3 m wide (and maximum dimension shall be 6m x 3m), b) Porch/porticos shall be used as open terrace only, c) Spaces under porch/portico shall be paved and channelled, and d) Porch/porticos in high rise buildings shall not interfere with the fire tender movement.

3.3.1.10 Verandah

Verandah in non-residential building shall have a parapet wall or railing of 1.20 m on the open side. It may be covered by grill, trellis, or jolly works, without reducing the effect of natural lighting and ventilation.

3.3.1.11 Parking garage

(i) The minimum size of parking garage in individual residential building shall not be less than 2.5

meters x 5.5 meters and not more than 3.0 meters x 6.0 meters (per each ECS).

(ii) The minimum height of the parking garage shall be 2.40 metres and maximum height shall be 2.75 meters.

3.3.1.12 Atrium

(i) Definition - Atrium means the internal court / entrance hall of a building, which is sky lighted or covered with a transparent temporary structure on the terrace floor.

(ii) Applicability - The atrium shall be used for the purpose of natural lighting, internal circulation and landscaping in the building.

(iii) Permissibility - Atrium is allowed for commercial purposes (shopping mall, multiplex, hotel etc.). It shall be permissible in offices and public and semi-public establishments, mixed use whose minimum area is 3000 square meters.

(iv) Minimum width - The internal width of the atrium shall be half of its total height or 7.5 metres, whichever is greater.

(v) Other requirements - (a) The atrium can be covered with a transparent fibre sheet on the terrace floor to provide protection from rain, dust, heat, etc., and also to provide natural light during daytime to the area covered by the atrium.. (b) Construction of any kind of permanent structure shall not be allowed under the atrium, but a maximum of 20 percent of the total area of the atrium can be used as temporary counters for commercial activities. Temporary counters shall be installed at such places so that circulation is not disrupted.

3.3.1.13 Exit Requirements

For safe evacuation of buildings, the provisions of Section 4.5 of Part 4 of the National Building Code of India – 2016 as amended time to time shall be applicable.

3.3.1.14 Corridors and Passages

The provision of corridors and passages in buildings shall of minimum width 1.5 meters, and the provisions of Section 4.8 of Part 4 of the National Building Code of India – 2016 as amended time to time shall be applicable.

3.3.1.15 Staircase

(i) The internal staircase of all buildings except residential buildings up to three storeys high shall be made of non-combustible material.

(ii) No staircase shall be located around a lift unless the lift is surrounded by fire retardant material.

(iii) The minimum width of internal staircase shall be 1.0 meter in residential buildings with group housing (up to three floors), 1.5 meter in guest houses and 1.5 meter in non-residential buildings and other multi-storey buildings. The minimum width of staircase in group housing buildings more than three storeys high shall be 1.5 metres, but in single residential buildings up to two storeys, the minimum width of internal staircase can be kept at 75 centimetres.

(iv) Under the row housing system & semi-detached buildings in plotted development, provision of a common staircase between two residential units shall be permitted.

(v) The minimum width of tread (without nosing) for an internal staircase in residential buildings shall be 25 centimetres. In case of other buildings, the minimum tread of stairs shall be 30 centimetres.

(vi) The maximum height of the riser shall be 19 centimetres, in the case of residential buildings and 15 centimetres in case of other buildings.

(vii) In residential buildings, there shall be a maximum of 12 risers in one flight, and in other buildings there can be up to 15 risers per flight.

(viii) The minimum height of the handrail shall be 85 centimetres from the center of the tread.

(ix) The minimum width of staircase for different occupancy type shall be as given below:

Sl.	Occupancy Type	Width (m)
1	Residential (single units)	1.00
2	Residential (lodging houses, apartments up to 15m height)	1.25
3	Residential (hotels and starred hotels)	1.50
4	High-rise residential	1.50
5	Assembly (see note)	2.00
6	Educational	1.50
7	Institutional	2.00
8	All other occupancies	1.50

Note: The width of stairs may be accepted to be 1.50 m in case of assembly occupancy having less than 150 persons.

3.3.1.16 Fire escape or external staircase.

All buildings having height more than one storey shall have provision of at least one staircase. The special buildings shall have two staircases out of which one shall be fire escape staircase. Fire escape shall be on external walls of buildings and shall open directly in the external open space.

(i) Fire escape shall not be counted in ground coverage and FAR.

(ii) All fire escapes/ external stairs shall be directly connected to ground and shall be open to the terrace of the building.

(iii) Entrance to the external stairs shall be separate and remote from the internal staircase.

(iv) Care shall be taken to ensure that no wall opening, or window opens on to or close to an external stair.

(v) The route to external stairs shall be free of obstructions at all times.

(vi) The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.

(vii) Fire escape/ external stairs shall have straight flight not less than 125 centimetre wide with 28 centimetre treads and risers not more than 19 centimetres. The number of risers in a flight shall be limited to 16 per flight.

(viii) Handrails shall be of a height not less than 100 centimetres.

3.3.1.17 Ramp

Ramps shall comply with all the relevant provisions applicable to stairways.

(i) Ramps shall be normally provided with a slope of 1:10. In certain cases, steeper slopes may be permitted in special cases as applicable, but in no case greater than 1:8 shall be permitted.

(ii) If there is a need for a slope of more than 1:10, ramps shall be surfaced with approved non-

slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc., the slope of the ramp shall not be more than 1:12.

(iii) Minimum width of the ramps in hospitals shall be 2.40 meters.

(iv) Minimum width of parking ramps shall be 3.0 meters (single side/one way entry or exit) and 6.0 meters for (two sides/two-way entry-exit).

(v) For parking spaces in a basement and upper floors, at least two ramps of minimum 3.0 meters width with slope not more than 1:8 shall be provided, preferably at the opposite ends. Instead of two ramps, one ramp of 6 m. width may be allowed. In addition to these, the owner may provide car lifts, if he so desires.

(vi) If the ramp is proposed to be used only for two wheeler then at least two ramps of 2.0 meters. Width with slope not more than 1:8 shall be provided, preferably at the opposite ends. Instead of two ramps one ramp of 4 m. width may be allowed.

(vii) Requirements for Car Lifts:

a. In case of plot admeasuring 1000 sq. m. or less, only one ramp of 3.0 meters may be provided for car / two wheeler parking or one ramp of 2 meters may be provided for two wheeler parking or the owner may provide minimum 2 Car lifts instead of Ramp.

b. In case of plot admeasuring up to 2000 Sq.m., one ramp of minimum 6.0 meters width may be provided for car / two wheeler parking or the owner may provide minimum 2 Car lifts instead of Ramp.

3.3.1.18 Lifts and Escalators

Provision of Lift: Lift shall be provided for buildings above 15 meters height in case of apartments, group housing, commercial, institutional, mixed use, and office buildings. The number and capacity of lift shall be provided as specified in the National Building Code. Notwithstanding anything contained in these byelaws, in case of building with 21 meters or more height, at least two lifts shall be provided.

Provision of Escalator: Escalators may be provided where large number of people move at a controlled rate in minimum space such as airports, railway stations, transportation hubs, shopping centres/malls. Horizontal moving walks may be provided where medium to long distance travel is involved such as airports, metro stations and exhibition halls. The number, type, capacity, planning, designing and specification for safety devices of escalators and moving walks shall be in accordance with the relevant provisions of Part 8 'Building Services', Section 5B 'Escalators and Moving Walks' of NBC 2016.

For installation of lifts and/or escalators and the operation and maintenance of the same, the building owner shall adhere to the provisions of the Uttar Pradesh Lifts and Escalators Act, 2024 and corresponding rules.

3.3.1.19 Service Floor

(i) Service floor shall be allowed in group housing, commercial office, industrial, hotel, hospital and mixed-use multi-storey buildings for the use of pipes, service ducts, etc. related to the building, which shall not be counted in the FAR.

(ii) Maximum height of a service floor shall be 2.1 meters from floor surface to soffit of the beam, provided further that a service floor with height exceeding 2.1 meters may be allowed in a buiding having height more than 70 meters with special permission of Authority with reasons recorded in writing. For buildings of medical use and hotels a service floor of 2.4 meters height shall be allowed.

(iii) In multi-storey buildings, one service floor shall be allowed for every four floors, with the restriction that two service floors shall not be provided continuously in two subsequent floors.

3.3.1.20 Boundary wall

(i) The maximum height of the front compound wall shall be permitted up to 2.40 meters, provided a minimum 0.90 meters of the upper portion shall be mesh/grilled.

(ii) The maximum height of the rear and side compound walls shall be 2.40 meters.

(iii) In corner plots, the height of the compound wall on the roadside shall not exceed 1.65 metres.

(iv) Where any specific provision relating to the height of the boundary wall has been made for a category of buildings like jail, sanatorium, factories, etc., for safety and security purposes, those provisions shall prevail.

3.3.1.21 Plinth

(i) The plinth shall be so located with respect to surrounding ground level that adequate drainage of the site is assured. The minimum plinth height shall be 0.30 meters from the surrounding ground level.

(ii) Inner courtyard, covered parking at ground level and stilt floor shall have minimum plinth height of 0.15 meter from the surrounding ground level.

3.3.2 Lighting and ventilation

3.3.2.1 Lighting and ventilation of a room - Adequacy and manner of provision

(i) A habitable room shall have one or more openings in the form of windows, skylights etc., for light and ventilation, which shall open towards an open space or verandah with a minimum width of 3-meters.

(ii) The minimum aggregate area of openings of habitable rooms (eg. windows, skylights), excluding doors, shall not be less than 10 percent of the floor area of the room.

(iii) No portion of a room room shall be considered illuminated, if it is more than 7.5-meters away from the openings considered for light and ventilation. However, this restriction shall not be mandatory in case requisite provisions are made for air conditioning system.

(iv) In residential buildings, if light and ventilation of the habitable room is from internal open space, then the area of such open space shall be minimum 7.5 square meters and the minimum width shall be 2.5 meters for buildings up to 17.5 meters height. For buildings taller than 17.5 meters, the minimum width of the internal open space shall be 3-meters and the area of internal open space shall be equal to the square of 1/5 times of the height of the tallest wall adjacent to it, i.e. if the height of the tallest adjacent wall is 30 meters, then the area of internal open space shall be (30 x 1/5) x (30 x 1/5) = 36 sq.m.

(v) For rooms in residential buildings, if provision for light and ventilation is given from setbacks then the requirements of minimum area and minimum width for internal open space mentioned in the above-mentioned paragraph (iv) shall be exempted.

3.3.2.2 Kitchen, bathroom, water closet or storeroom

Kitchen shall have an opening (or window) of minimum area of 1.0 square meter or 10 percent of the floor area, whichever is higher, and which shall open directly towards the indoor or outdoor open space. A bathroom, water closet powder room or a storeroom shall have an opening of minimum 0.30 square meter with one dimension of 0.30 meter, for adequate lighting and ventilation.

3.3.2.3 Ventilation Shaft

For ventilating the spaces for bathrooms and water closets, if not opening on front, rear & side or interior open spaces (such as a verandah of less than 3-meter width) for ventilation, these shall open on the ventilation shaft, the size of which shall not be less than the values given in the table below:

Building Height (meter)	Size of ventilation shaft (square meter)	Minimum width of shaft (meter)
Up to 15	1.2	0.9
Up to 17.5	2.4	1.2
Up to 24	5.4	1.8
Up to 30	8.0	2.4
More than 30	9.0	3.0

Note:

(i) For buildings above 15 meters height, ventilation shafts shall be provided, and arrangements shall be made to enter the shaft for cleaning and maintenance.

(ii) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(iii) For fully air conditioned residential/business buildings, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

3.3.3 Basement

3.3.3.1 Structure/Purpose

(i) Basement shall generally be constructed within the prescribed setbacks with maximum up to three levels.

(ii) Construction of internal open space (courtyard) and basement below the shaft shall be permissible.

(iii) Construction of basement shall be permitted only after leaving a minimum of 2 meters from all boundaries of the plot while ensuring the structural safety of the adjacent properties, and subject to the conditions of permissibility given in 3.3.3.3.

(iv) Following uses shall be permissible and free of FAR.

a. Air conditioning equipment and other machines which are installed for the essential safety of the building.

b. Parking lots and garages.

c. DG set room, meter room and electric panel room (which shall conform to required safety requirements), Effluent Treatment Plant, suction tank, pump room.

d. Storage of household goods or other goods or ordinarily non-combustible material incidental to principal use.

(v) Following uses shall be permissible and counted in FAR:

a. Strong rooms, bank lockers, safe deposit vaults, laundry room, radio/laser therapy, post-mortem room, mortuary, medical shop, OPDs, cancer treatment purposes, day care and cold storage for hospital building etc.

b. Storage not incidental to principal use.

c. Commercial use in first basement in case of shopping centre/ shopping malls.

d. Non-combustible storage rooms (stacking rooms) of libraries.

e. Offices and commercial uses (if air-conditioned).

f. Nursing quarters as ancillary use to hospital in first basement, if proper ventilation is

ensured.

(vi) Any other use related to ancillary use, e.g. toilets, if proper requirements of lighting, ventilation, waste disposal through pumping, and fire safety are adhered to. In mixed use buildings, uses other than ancillary uses shall also be allowed after meeting lighting, ventilation and fire safety requirements.

(vii) It is also clarified that disallowance of basement uses shall be limited to hazardous/combustible use.

3.3.3.2 Requirements for basement

(i) Every basement shall be in every part at least of 2.4 meters in height (and a maximum of 4.5 meters in height) from the floor surface to the soffit of beam, but in case mechanized parking is proposed in the basement, the height of the basement shall be based on the actual design.

(ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5 percent of the area of the basement. Any deficiency shall be compensated by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air conditioning systems.

(iii) The minimum height of the ceiling of any basement shall be minimum 0.9 meters and maximum shall 1.2 meters above the adjacent road level. However, it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.

(iv) Adequate arrangements shall have to be made to ensure that surface water does not enter the basement.

(v) Keeping in mind the surrounding soil and moisture, arrangements for damp proofing treatment shall also have to be made.

(vi) Adequate number of doors shall have to be provisioned in the basement for office and commercial use so that one does not have to walk more than 15 meters.

(vii) If provision of basement for parking is made below the stilt floor or provision of extended basement is made for parking outside the building for the purposes mentioned in paragraph 3.3.3.1 (iv) and 3.3.3.1 (v), and the proposed basement flushes the ground floor level, then mechanical ventilation shall have to be arranged and the slab of the basement shall be designed to withstand the pressure of fire-fighting vehicle.

3.3.3.3 Basement provisions

(i) Construction of basement in buildings of different nature shall be permissible as per the following table:-

Sl.	Plot Area (Sq.M)	Nature of land use	Basement provisions
1	Up to 100	1.1 Residential/ other non-commercial	Not permitted
		1.2 Office and commercial	50 percent of building envelope
2	100 to 500	2.1 Residential	Equal to building envelope
		2.2 Non-residential	Equal to building envelope
3	500 to 1000	3.1 Residential	1 basement up to building envelope line
		3.2 Non-residential	2 basements up to building envelope line
4	More than 1000	4.1 Residential/ group housing, commercial, Office, community facilities and other multi-storey buildings	Up to building envelope line. • 1000 -2000 sq.m. – 2 basements • >2000 sq.m. – 3 basements
		4.2 Industrial	3 basements up to building envelope line

(ii) Construction of basement for parking in plots of high-rise building with area of 1000 square

meters in built-up area and 1500 square meters in non-built-up area and more shall be permitted in the residual area after leaving an area of 6.0 meters around the boundaries of the plot. Construction of basement for parking in plots of high-rise buildings with building height 15 m to 17.5 m, shall be permitted up to building envelope line.

(iii) For the area reserved as park /open space area, basement for parking purposes may be constructed up to 70 percent of the area identified as open space area.

(iv) In group housing or other multi-storey buildings (with an area of 1500 square meters and more), the height of the basement between the ground cover and the boundary of the building envelope shall be at the ground level so that construction of a road or landscaping can be possible.

(v) Construction of ramp under the set-back to reach the basement shall be permissible provided that unhindered movement of fire tender is not blocked.

(vi) The above provisions shall be applicable in built-up areas also.

3.3.4 Parking places for vehicles

3.3.4.1 Equivalent Car Space (ECS)

Depending on the nature of parking, each "Equivalent Car Space (ECS)" shall have following standards including circulation area:

(a) Single/ Multi-units (Plotted)	13.75 square meters
(b) Parking in open area	23 square meters
(c) Covered parking	28 square meters
(d) Parking in basement	32 square meters
(e) Mechanized parking (double stacking)	16 square meters or based on actual design
(f) Mechanized parking (triple stacking)	11 square meters or based on actual design
(g) Two wheelers (including bicycles)	2.00 square meters

Note-1: Four 2-wheelers is equal to one ECS.

Note-2: Double and triple stacking shall be allowed in basement and other areas.

3.3.4.2 Parking Plan

Parking Plan shall be submitted separately for approval along with group housing, commercial institutional office, and other multi-storey building maps, in which parking area for all types of vehicles along with proper circulation arrangements for their entry and exit shall be shown.

3.3.4.3 Parking standards

The standards of parking arrangement for buildings of different uses/occupancies shall be as follows:

(1) Residential – Plotted (Single/Multi-unit)/ Group Housing

	Residential Use Type	**Floor Area of Dwelling Unit (sq.m.)**	**Parking Requirement in ECS/ DU**
1	Plotted Development (Single / multi-unit)	>50 up to 100	1.00
		>100 - 150	1.25
		>150	1.50
2	Group Housing	< =50	2.00 sqm
		>50 - 100	1.00
		>100 - 150	1.25

		> 150	1.50
3	Group Housing - EWS	-	2.0 sqm / DU
4	Group Housing - LIG	-	4.0 sqm / DU
5	Group Housing - Affordable	-	1 per DU + 10% Visitor Parking for DU > 60 sqm

Note-1: In group housing, additional 10% parking shall also be provided for visitors.

Note-2 For calculation of floor area of dwelling unit for this purpose, area of balconies and corridors are not considered. Only the internal areas (including wall area) are considered.

(2) Commercial

Sl.	**Commercial Use Type**	**Parking Requirements in ECS**
1	Shops / Convenient Shopping / Commercial Units	1 / 100 sqm of floor area
2	Commercial Complex	2 / 100 sqm of floor area
3	Shopping mall	3 / 100 sqm of floor area
4	Hotels	1.25 / 100 sqm of floor area
5	Single Screen/ Miniplex/ Multiplex	1.75 / 100 sqm of covered area
6	Petrol Pump / Filling Station	Minimum 80 sqm (with service station)
7	LPG / Gas Go down	1 / 100 sqm of floor area
8	Bazaar Street	1.25 per 100 sqm (metros) and 1.00 per 100 sqm in other than metros.
9	Wholesale Market	2.5 per 100 sqm of floor area
10	Market	25 percent of market area
11	Freight Complex/ Cold Storage	2.0 per 100 sqm of floor area
12	Office Buildings	2.0 per 100 sqm (metros) and 1.50 per 100 sqm in other than metros.
13	Other Commercial	1.25 per 100 sqm (metros) and 1.00 per 100 sqm in other than metros.

(3) Community Facilities

Sl.	**Community Facility Use Type**	**Parking Requirements in ECS**
A	**Healthcare Buildings**	
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	1.5 / 125 sqm of floor area + 1 ambulance parking 10 m x 5 m (50 sqm or 2 ECS open parking) for hospitals up to 50 beds + one additional ambulance parking space for every 50 beds thereafter
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	
3	Hospitals (> 50 beds)	
4	Nursing Institutes	

5	Medical College	
B	**Educational Buildings**	**Parking Requirements in ECS**
1	Nursery	1 / 125 sqm of built-up area + 1 bus parking 10 m x 5 m (50 sqm or 2 ECS open parking) space for every 120 students
2	Primary	
3	High School	
4	Technical Institution	
5	Universities	
C	**Public Amenity Buildings**	
1	Marriage Hall/ Banquet/ Multipurpose Hall	2 / 100 sqm of permissible floor area or proposed FAR whichever is higher
2	Auditorium / Convention Centre	1 / 10 seats + 2 / 100 sqm of floor area (attached ancillary commercial activities)

Note:

(4) Industrial Buildings

Sl.	**Industrial Use Type**	**Parking Requirements in ECS**
1	Industrial Buildings	1 per 300 sqm
2	Flatted Factories	1 per 200 sqm
3	Data Centres	1 per 300 sqm

(5) Recreation Buildings

Sl.	**Recreation Use Type**	**Parking Requirements in ECS**
1	Stadium	1 per 20 seats
2	Amusement Park/ Other recreational areas	20 percent of plot area

3.3.4.4 Basement parking provisions

Refer paragraph 3.3.3.

3.3.4.5 Off-street parking

Arrangements shall be made to park vehicles separate from the road with provision for proper exit.

3.3.4.6 Locked garages

Locked garages for parking shall be included in the calculation of FAR. In a plotted development, if locked garages are proposed/constructed at the rear of the side set-back of the building, they shall not be included in the FAR.

3.3.4.7 Parking on building setbacks

(i) Parking shall be allowed in the front set back in non-residential plots up to 300 square meters, in which construction of maximum height of 15 meters is proposed.

(ii) 50 percent of the set-back area can be used as parking with the restriction that a minimum distance of 6.0 meters around the building shall be kept motorable and completely free from obstructions for firefighting purposes and construction of ramp shall not be allowed in this.

(iii) It shall be mandatory to submit the parking plan separately for approval along with the map, in which the parking area for all types of vehicles along with proper circulation arrangements for their entry and exit shall be shown.

3.3.4.8 Stilt Parking

Stilt Parking is mandatory for multi-units, while it is optional for single units. Construction of stilts for parking shall be permissible in all types of buildings, which shall not be calculated in the FAR, but shall be calculated in the height of the building.

In case covered parking on stilts is used for any purpose other than parking, the same shall be calculated in the FAR.

3.3.4.9 Podium Parking

Construction of podium for parking purpose shall be permissible up to the building envelope line subject to the following restrictions:

(i)	The minimum area of the plot shall be 1500 square meters.
(ii)	The minimum width of the road shall be 12 meters.
(iii)	Height of the podium shall be at least 2.4 meters from the floor to soffit of beam
(iv)	Construction of ramp for the use of podium parking shall not be permissible under set-back.
(v)	The area of parks & open areas/green areas should not be reduced due to podium construction.
(vi)	Recreational open space may be permitted on podium up to 50 percent in built-up areas.
(vii)	Requirements related to fire safety should be ensured.
(viii)	Podium shall be designed to take load of the fire engine, if required.
(ix)	Number of floors in the Podium Parking shall be as per design

Note: Driver restroom, store, sanitary block, and other similar services shall be allowed within the maximum limit of 10 percent of the permissible land cover in podium parking.

3.3.4.10 Group Housing, Commercial/ Office Complexes, and Institutional Buildings

In addition to provisions outlined in paragraphs 3.3.4.1 to 3.3.4.9 above, the following parking arrangements shall also be permissible in group housing, commercial and office complexes, and institutional buildings:

i. Parking on subsequent floors with stilt floor shall be permitted subject to the following provisions: (a) Construction of ramp shall be permissible in the set-back area (except podium parking) provided ample space is provided for movement of fire tender, (b) The open side of the parking floors can be closed with a grill (grill) of maximum one meter high but shall not be closed with walls. Open parking on the terrace shall be permitted with the condition that a wall of maximum one meter high and a net of one meter high shall be installed on all four sides and shall not be closed by walls.

ii. For plots above 4000 sqm in area, a separate block for parking is permissible. Within the parking block, 10% of Ground Floor shall be utilized for ancillary purposes (free from FAR) incidental to the principal use.

iii. The height and area of the mechanized multi-level parking shall be based on the actual design, which shall have to be attached along with the map submitted for approval.

iv. Maximum 03 basements shall be allowed in multi-level parking and in case the parking block is above the ground, there shall be no restriction on the maximum height of the block, but proper distance shall have to be maintained from the main building as per rules.

3.3.4.11 Space for Common Parking

While planning and designing the city centre, zonal shopping centre and office complex, in addition to the required parking for individual plots, separate parking complexes shall have to be arranged on 05 percent of the total area of the scheme.

3.3.4.12 Multi-level parking

Under the parking spaces prescribed in the master plan / zonal plan / layout plan or under residential, commercial and office, public and semi-public facilities, traffic and transportation nodes, etc., Multilevel parking shall be developed as per the following parameters-

i. The minimum size of the plot for multi-level parking facility shall be 1000 square meters. In case of built-up area, the facility may be provided in 750 square meters.
ii. The place selected for parking shall be located on a minimum 9-meter-wide road in the built-up area and on a minimum 12-meter-wide road in the non-built-up area.
iii. FAR of 3.0 shall be allowed.
iv. If the height of the parking block is up to 15 meters, the minimum set-back shall be 3 meters and if it is more than this, the set-back shall be as per *paragraph 3.2.4.9* of the Building Construction and Development Byelaws.
v. In multi-level parking, a maximum of three basements shall be permitted subject to structural and safety conditions.
vi. To meet the cost/ensure feasibility of multi-level parking, a maximum of 25 percent of the total floor area can be used for commercial/office and entertainment purposes.

Note: Specific proposals requiring relaxation in the above parameters can be presented to the Authority Board for consideration and a decision can be taken.

3.3.5 Fire and life safety requirements.

Provisions for Fire and life safety requirements are detailed out in Chapter-10.

3.3.6 Requirements for earthquake resistant construction

Buildings more than 3 floors including the ground floor or more than 12 meters high and buildings related to important infrastructure facilities with more than 500 square meters of ground cover shall be planned, designed, and constructed as per the requirements of Chapter-11 while ensuring earthquake-resistant arrangements.

3.3.7 Requirements for physically handicapped persons

Provisions shall be made as per the requirements given in Chapter-12 for creating barrier-free premises for the needs, safety, and security of physically challenged persons in all public utility buildings and public facilities.

3.3.8 Environmental sustainability requirements

Provisions on various requirements highlighted below towards ensuring environmental sustainability are detailed out in Chapter-13.

Environmental Protection - In view of environmental protection, in buildings with built-up area of 5000 square meters to 150000 square meters, it shall be mandatory to comply with the environmental conditions mentioned in relevant sections under Chapter-13.

3.3.9 Internal Electrical Safety in Buildings

(i) In alignment with the National Building Code, following provision shall be made for internal electrical safety of buildings:-

a. Use of MCB & RCCB for All branch DBs shall be provided with RCCBs in the incomer 80mA for residential/school//hospital and 100mA in other buildings.

b. Use of SPDs- For the main incomer panel as well as for Dub DB, automation panels, Lifts escalators, fire panels, roof top solar, CCTV cameras, LED street lights.

c. Lightning Arrestor shall be as per NBC 2016 & IS-62305-1/2/3:2010

d. Fire survival cable for essential services - The power supply to fire and life safety systems shall be through fire proof enclosure or cuircuit integrity cable such as- firepumps, smoke venting /pressssurization, all lifts, exit signage, emergency lighting, FA, PA etc.

e. Gas suppression /flooding system- For main panel, fire panel, elevator panel as per NBC 2016

f. For conductor sizes less than or equal to 16 mm2, only copper conductor cables should be used.

g. Conduit used under False ceiling & inside shaft shall be MS type only.

h. Use only FR grade wire only.

i. Electrical shaft shall be separate and shall be sealed at each floor with non-combustible material and all installations be provided with 2-hour fire door.

3.3.10 Other requirements

All other requirements of the building shall be ensured as per the National Building Code of Bureau of Indian Standards (BIS).

4 Residential Buildings

4.1 Plotted Development - Single/ Multi-units.

4.1.1 General Requirements

(i) Permission for residential plotted development (single/ multi-units) shall be given in:

a. On all plots in residential areas proposed in the master plan/ zonal development plan.

b. In all layouts approved or developed by the Authority.

(ii) Single-unit refers to residential building having one independent residential unit on one floor or combination of floors with three or less storeys and height not exceeding 15-meters.

(iii) Multi-unit refers to residential building having one or more independent residential units on one floor with four or less storeys and height not exceeding 17.5-meters (including mandatory stilt).

Note: It is clarified that a maximum of 3 independent residential units (one on each floor) may be permitted in a Single Unit.

4.1.2 Minimum Plot Size

(i) The minimum plot size for single units shall be 35 square meters for non-built-up area and there shall be no restriction on plot size for built-up area.

(ii) The minimum plot size for multi units shall be 150 square meters.

(iii) In case of a multi unit, the minimum carpet area of each independent residential unit shall be 60 square meters.

4.1.3 Means of Access

(i) For single units, the minimum width of the road shall be 4.0 meters in built-up areas and 9-meters in non-built-up areas. However, for non-built-up area, minimum width of the road adjacent to the park/open space or roads with abutting plots proposed only on one side shall be 6.0-meter-wide up to 150-meter length and shall be 7.5-meter-wide up to 300-meter length road is permissible.

(ii) For multi-units, the minimum width of road shall be 9-meters.

4.1.4 Maximum height of building

The maximum height of the building shall be 15-m including stilt for single unit and 17.5 meters including mandatory stilt floor for multi-unit.

4.1.5 Minimum Setback

Minimum setbacks for residential buildings in plotted development for single/multi-units shall be as per paragraph 3.2.4 of the building byelaws.

4.1.6 Ground Coverage and FAR

The ground coverage and FAR of the buildings shall be as follows:

Plot Area (sqm)	Ground Coverage (%)	Base FAR	Max. Permissible FAR
≥35 to <150	Max. coverage after ensuring setbacks	2.00	2.25
≥150 to <300	Max. coverage after ensuring setbacks	1.80	2.50
≥300 to <500	Max. coverage after ensuring setbacks	1.75	2.50
≥500 to <1200	Max. coverage after ensuring setbacks	1.50	2.50

Plot Area (sqm)	Ground Coverage (%)	Base FAR	Max. Permissible FAR
≥1200	Max. coverage after ensuring setbacks	1.25	2.50

Note-1: For Multi-Units and Group Housing projects, a 10% each of the total units shall be mandatorily reserved for Economically Weaker Section (EWS) and Lower Income Group (LIG) housing respectively. For plots less than 4 Ha, provision to deposit shelter fee shall be applicable. The mandatory EWS/LIG plots/units to be built as per the government policy shall be treated free of FAR and the corresponding incentive FAR (as calculated on carpet area of EWS/LIG units) shall also be permissible. For plots less than 4 Ha, in case EWS/LIG plots/units are not constructed and shelter fee is deposited, then in lieu of the same, the equivalent incentive FAR shall be allowed.

Note-2: For residential plots less than 35 square meters in built-up area, base FAR of 2.0 shall be allowed and maximum coverage after ensuring setbacks as defined in 3.2.4.1 shall be permissible.

4.1.7 Parking Requirements

Parking requirements for residential plotted development shall be as per paragraph 3.3.4 of the building byelaws.

4.1.8 Other requirements

(i) Before multi- units are allowed on the above mentioned plots, development fee shall be deposited by the applicant as per the provisions of Uttar Pradesh Urban Planning and Development (Determination, Levy and Collection of Development Fee) Rules, 2014 as amended time to time. Refer Appendix-16.

(ii) The provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the rules and bye-laws made thereunder shall be effective in case of multi-units.

4.2 Group Housing

4.2.1 General Requirements

(i) The development of group housing shall be done as per the provisions of the master plan, zonal development plan and layout plan.

(ii) In group housing schemes of four hectares and more area, it shall be mandatory to get the layout approved, wherein the layout plan and building plan can be submitted together for approval.

(iii) In group housing schemes less than four hectares, only building plan approval shall be required with provision of proper circulation area.

4.2.2 Minimum Plot Size

The minimum area of the plot for group housing schemes in built-up area shall be 1000 square meters and 1500 square meters in non-built-up areas.

4.2.3 Means of access

The proposed plot for group housing shall be located on road of minimum 12-meter width in non-built-up areas and the minimum road width for group housing plots in built-up area shall be 9-meters. The specifications for internal roads and pathways shall be as per *paragraph 3.1.3* of these byelaws.

4.2.4 Maximum Building Height

There shall be no restriction on the maximum permissible building height for group housing schemes. The height of the building in group housing project shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions if any.

4.2.5 Parking Requirements

(i) Stilt Floor - Stilt floors shall be permissible for parking purposes in group housing buildings. Provisions for stilt parking shall be provided as per *paragraph 3.3.4.8* of the byelaws.

(ii) Podium Parking - Podium parking shall be permissible for parking purposes in group housing buildings. Provisions for podium parking shall be provided as per *paragraph 3.3.4.9* of the byelaws.

4.2.6 Parks and open areas and landscaping

In the plots of area of 3000 square meters or more which are part of zonal development plan, provision for parks and open areas shall be made at the rate of 10% of the total plot area. The plots where zonal development plan is not effective, provision of parks and open spaces shall be made at the rate of 15% of the net plot area. The provisions shall be as per *paragraph 3.1.2.2*.

4.2.7 Minimum Setback

Minimum setbacks for residential buildings in plotted development for group housing shall be as per *paragraph 3.2.4* of the building byelaw.

4.2.8 Ground Coverage and FAR

After ensuring minimum setback and mandatory open space requirements, maximum ground coverage shall be permissible on group housing plots.

Maximum permissible FAR for group housing project in built-up and in non-built-up areas based on the road width shall be as per *paragraph 3.2.2.2*, as follows:

FAR / G. Housing		Road Width (<12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
	BFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													
Group Housing	1.50	0.30	0.30	**2.10**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Non-Built-up Area													
Group Housing	2.50	NA	NA	**NA**	1.25	1.25	**5.00**	2.50	3.75	**8.75**	2.50	UR	**UR**

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR including Base FAR, UR – Unrestricted

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per *Chapter 9.3* of the building byelaws.

Note-3: A maximum of 5 percent of the availed FAR (which includes Purchasable and Premium Purchasable FAR) will be allowed for commercial purposes within a group housing project. This is inclusive of the requirements set as per paragraph 3.1.4.1. *If the commercial use is situated in the same building as residential, the commercial use shall be limited to ground floor only.* Commercial space developed as a separated building within group housing project, shall have a separate entry and exit.

Note-4: A maximum of 5 percent of the availed FAR shall be used for various types of services like air-conditioned plants, in front of the lift (except corridor outside the lift), up to 10 square meters shall be allowed for lobby, machine room for lift, mumty, almirahs and bay-windows (maximum 0.60 m depth and 1.80 m length), refuse area (as per NBC), service duct and community centre.

Note-5: Provision of community facilities shall be made as per the standards prescribed in *paragraph 3.1.4* of the byelaws.

Note-6: Security room (including meter room) measuring 7.5 square meters shall be allowed at the entrance, but in any case, construction within the minimum setback required for firefighting shall not be allowed.

Note-7: Balconies up to 2-meter width shall not be included in FAR. Wherever the distance between two buildings is less than 9-meters, a balcony more than 2.0 meters wide shall not be allowed up to a height of 6-meters. Fire norms shall not be violated in this regard.

Note-8: For all housing projects (except affordable housing schemes and single-unit), 10% each of the total units shall be mandatorily reserved for Economically Weaker Section (EWS) and Lower Income Group (LIG) housing respectively. For plots less than 4 Ha, provision to deposit shelter fee shall be applicable. The mandatory EWS/LIG plots/units to be built as per the government policy shall be treated free of FAR and the corresponding incentive FAR (as calculated on carpet area of EWS/LIG units) shall also be permissible. For plots less than 4 Ha, in case EWS/LIG plots/units are not constructed and shelter fee is deposited, then in lieu of the same, the proportionate incentive FAR shall be allowed.

4.2.9 Parking Requirements

Parking standards in group housing plots shall be as per *paragraph 3.3.4* of these byelaws.

Note: For plots above 4000 sqm in area, a separate block for parking is permissible. Within the parking block, 10% of Ground Floor shall be utilized for ancillary purposes (free from FAR) incidental to the principal use.

4.2.10 Basement

The permissibility of basement in group housing project shall be as per *paragraph 3.3.3* of the building byelaws.

4.2.11 Other requirements

(i) Before Group Housing is allowed on the above mentioned plots, development fee shall be deposited by the applicant as per the provisions of Uttar Pradesh Urban Planning and Development (Determination, Levy and Collection of Development Fee) Rules, 2014 as amended time to time. Refer Appendix-16.

(ii) The provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the rules and bye-laws made thereunder shall be effective in case of Group Housing.

(iii) Telecom wiring arrangement in group housing, hotel and multi-storey commercial/office buildings as per the standards prescribed by the Department of Telecommunications.

(iv) Provision of duct for optical fibre as per the standards in all categories of newly constructed building complexes.

(v) Provision of piped natural gas, wherever required.

(vi) Provisions for electrical vehicle charging stations shall be as per *Chapter-17*.

4.3 EWS and LIG housing requirements

4.3.1 Requirements

For all housing projects (except affordable housing schemes and single unit) 10% each of the total units shall be mandatorily reserved for Economically Weaker Section (EWS) and Lower Income Group (LIG) housing respectively. For plots less than 4 Ha, provision to deposit shelter fee shall be applicable.

4.3.2 Eligibility of EWS and LIG

Eligibility of EWS and LIG shall be determined based on annual income limit. For being eligible under EWS, the current limit is an annual income of rupees 3 lakhs and for being eligible under LIG, the current limit is an annual income of rupees 3-6 lakhs or as amended by State Government as per the guidelines issued from time to time.

4.3.3 Minimum Plot Size

The minimum plot size for EWS and LIG housing (in plotted development) and minimum carpet area (in group housing) shall be as follows.

	EWS	**LIG**
Plotted (Plot size in sqm)	≥35 to <40	≥40 to <50
Group Housing (Carpet area in sqm)	≥30 to <35	≥35 to <45

4.3.4 Means of Access

For EWS and LIG housing in plotted development, the minimum width of the access road shall be 4.0 meters in built-up areas and 6-meters in in non-built-up areas. For EWS and LIG housing in group housing, the minimum width of the access road shall be 9.0 meters.

4.3.5 Ground Coverage and FAR

(i) After ensuring minimum setback and mandatory open space requirements, maximum ground coverage shall be permissible on plotted development and group housing.

(ii) The maximum permissible FAR for EWS and LIG housing in plotted development shall be 2.0.

(iii) The maximum permissible FAR for EWS and LIG housing in group housing shall be the same as in *paragraph 4.2.8*. The FAR consumed in mandatory EWS/LIG units in group housing shall not be counted in the overall FAR which can be consumed in the rest of the scheme.

(iv) For plots less than 4 Ha, in case EWS/LIG plots/units are not constructed and shelter fee is deposited, then in lieu of the same, equivalent FAR in proportion to the number of units corresponding to which the shelter fee has been deposited can be consumed in the rest of the scheme.

4.3.6 Minimum Setback

The minimum setbacks for EWS and LIG housing in plotted development and group housing shall be as per *paragraph 3.2.4* of the building byelaws.

4.3.7 Maximum Building Height

(i) For plotted development, the maximum height of the building shall be 17.5 meters including stilt floor for multi-unit. Construction of stilts and three floors shall be permissible. Further, the height of a residential building in plotted development shall be governed by its distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions, if any.

(ii) For EWS and LIG in group housing scheme, there shall be no restriction on building height in non-built-up area, however, in built-up area the maximum building height shall be 17.5 meters. However, the height of the building in group housing project shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions if any.

4.3.8 Parking Requirements

(i) The parking requirements for EWS and LIG housing shall be as follows.

EWS	LIG
2.0 sqm / DU	4.0 sqm / DU

(ii) In both group housing and plotted development projects, stilts shall be permissible for parking arrangements as per *paragraph 3.3.4* of the building byelaws, which shall not be counted in FAR. Only open parking shall be allowed on stilts, if covered parking is made (covered on more than two sides), it shall be counted in FAR.

(iii) For plots of area above 4000 sqm, a separate block for parking is permissible, within the plot. Within the parking block, 10% of ground floor may be utilized for ancillary purposes (free from FAR) incidental to the principal use.

(iv) If separate parking block is built above the ground level, then the distance between the main building and seperate parking block shall be the minimum setback required as per the height of the highest block or 6-meters whichever is higher.

4.3.9 Basement

The permissibility of basement for EWS and LIG in plotted development and group housing scheme shall be as per *paragraph 3.3.3* of the building byelaws.

4.3.10 Cost Ceiling of Buildings

The ceiling cost of EWS and LIG units shall be as below:

Category	Ceiling Cost
EWS	Rs. 4,50,000/-
LIG	Rs. 9,00,000/-

The above cost ceiling shall be applicable for a carpet area of 30 square meters in case of EWS house and 35 square meters in case of LIG house. If the carpet area of the EWS/LIG house is kept more than the above, ceiling cost of the house may be increased on prorate basis. For cities with more than 10 lakh population, the ceiling cost may be enhanced by 20 percent.

The above ceiling cost as amended by the state government from to time shall prevail.

4.3.11 Calculation of Shelter Fee

The shelter fee payable shall be calculated according to the following formula.

Shelter Fees =

10% of [(total number of dwelling units) X (minimum EWS dwelling unit carpet area + minimum LIG dwelling unit carpet area) X (Circle Rate)/2]

Refer Appendix-16.

4.4 Affordable Housing standards

4.4.1 Minimum Scheme Area and Plot Size

(i) Minimum area of the scheme shall be 3000 square meters in case of plotted development. In case of Group Housing, the minimum area of the scheme in built-up area shall be 1000 square meters and 1500 square meters in non-built-up area.

(ii) The minimum plot size within the scheme (in plotted development) and minimum carpet area (in group housing) shall be as follows.

	EWS	LIG	Others income groups
Plotted (Plot size in sqm)	≥35 to <40	≥40 to <50	≥50 to <150
Group Housing (Carpet area in sqm)	≥30 to <35	≥35 to <45	≥45 to <90

Note-1: For any scheme to qualify as affordable housing, (a) in plotted development at least 50 percent of the total plots shall have plot area less than 90 square meters, and (b) in Group Housing, at least 50 percent of the total units shall have carpet area less than 60 square meters.

Note-2: In such affordable housing schemes, the provisions of *paragraph 4.3.1* shall not be applicable, i.e., mandatory EWS and LIG requirements or shelter fee requirements shall not be applicable.

Note-3: Any private developer may under this scheme, submit a report as per Note-2 above, if EWS and LIG houses are constructed as per the scheme, then the FAR of EWS and LIG houses shall not be included in the calculation of FAR of that scheme.

Note-4: Construction of multi-units shall be permitted as per the building byelaws.

4.4.2 Means of Access

For affordable housing, the minimum width of the access road shall be 9.0 meters in built-up areas and 12-meters in in non-built-up areas.

4.4.3 Ground Coverage and FAR

(i) After ensuring minimum setback and mandatory open space requirements, maximum ground coverage shall be permissible on group housing plots.

(ii) The maximum permissible FAR for Affordable housing in plotted development shall be 2.0

(iii) Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9 of the building byelaws. Basis approach road width, the maximum permissible FAR (including Base FAR) for Affordable housing in group housing schemes in built-up and the non-built-up areas shall be as follows:

FAR / Affordable Group Housing	BFAR	Road Width (< 12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Group Housing *(Built-up Area)*	2.00	0.20	0.20	2.40	1.00	1.00	4.00	2.00	3.00	7.00	2.00	UR	UR
Group Housing *(Non-Built-up Area)*	3.00	NA	NA	NA	1.50	1.50	6.00	3.00	3.00	9.00	3.00	UR	UR

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR which includes Base FAR, UR – Unrestricted FAR.

(iv) In green building, additional FAR over and above maximum permissible FAR shall be provided as per *paragraph 9.3* of the building byelaws.

4.4.4 Minimum Setback

The minimum setbacks for Affordable housing in plotted development and affordable group housing shall be as per paragraph 3.2.4 of the building byelaws.

4.4.5 Maximum Building Height

(i) For plotted development, the maximum height of the building shall be 17.5 meters including stilt floor for multi-unit. Construction of stilts and three floors shall be permissible. Further, the height of a

residential building in plotted development shall be governed by its distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions, if any.

(ii) For affordable housing in group housing scheme, there shall be no restriction on building height in non-built-up area, however, in built-up area the maximum building height shall be 17.5 meters. However, the height of the building in group housing project shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions if any.

4.4.6 Parking Requirements

(i) The parking requirements for affordable group housing shall be as follows.

EWS	**LIG**	**Other income groups**
2.0 sqm / DU	4.0 sqm / DU	1 ECS / DU +10% Visitor Parking for DU > 60 sqm

(ii) In both group housing and plotted development projects, stilts shall be permissible for parking arrangements as per *paragraph 3.3.4* of the building byelaws, which shall not be counted in FAR. Only open parking shall be allowed on stilts, if covered parking is made (covered on more than two sides), it shall be counted in FAR.

(iii) For plots of area above 4000 sqm, a separate block for parking is permissible, within the plot. Within the parking block, 10% of ground floor may be utilized for ancillary purposes (free from FAR) incidental to the principal use.

(iv) If seperate parking block is built above the ground level, then the distance between the main building and seperate parking block shall be the minimum setback required as per the height of the highest block or 6-meters whichever is higher.

4.4.7 Basement

The permissibility of basement for affordable housing in plotted development and group housing scheme shall be as per paragraph 3.3.3 of the building byelaws.

4.4.8 Cost of Buildings

The provisions of paragraph 4.3.10 shall not be applicable in affordable housing projects.

4.4.9 Calculation of Development Fee

The development fee shall be calculated as per the provisions of Uttar Pradesh Urban Planning and Development (Assessment, Levy and Collection of Development Fee) Rules, 2014 as amended from time to time. There shall be exemption from density-based development fee calculation as provided in the said rules.

5 Commercial Buildings

5.1 Bazaar Street

5.1.1 Permissibility

Following provisions shall be applicable for the bazaar streets proposed in the master plan. In case a bazaar street notified in master plan falls within the layouts approved or developed by the Authority the provisions of this chapter shall automatically apply on payment of prescribed fee. Refer Appendix-16. No separate change of layout shall be required and only the relevant corrections in the lease/sale deed shall be done. Bazaar streets more than 18-meters wide, the provisions of Chapter-8.1: Mixed Use Development may also be availed.

5.1.2 Means of Access

(i) The right-of-way of the bazaar street shall be minimum 12-meters, or the width proposed in the master plan.

(ii) Commercial use on a bazaar street will be allowed on the entire depth of the plot.

5.1.3 Maximum Building Height

(i) There shall be no restriction on building height for bazaar streets. However, the maximum height of the building shall be governed by distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.

(ii) Commercial use shall be permitted on the ground and first floors only, while residential use shall be allowed on the subsequent floors. Residential use on ground and first floor may be permitted on the request of the plot owner.

5.1.4 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots in the bazaar street.

(ii) Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter-9. Basis approach road width, the maximum permissible FAR (including Base FAR) for bazaar streets in built-up areas and the non-built-up areas shall be as follows:

FAR / Bazaar Street	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													
Bazaar Street	1.50	NA	NA	**1.50**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Non-Built-up Area													
Bazaar Street	1.75	NA	NA	**1.75**	0.88	0.88	**3.50**	1.75	2.63	**6.13**	1.75	UR	**UR**

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR which includes Base FAR, UR – Unrestricted FAR.

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per Chapter 9.3 of the building byelaws.

5.1.5 Minimum Setback

Based on the proposed road width, the minimum front setback for plots on the bazaar street shall be as follows:

Proposed width of road (metres)	Minimum open space in front (metres)
≥12 and <18	3.0
≥18 and <24	4.5
≥24 and <30	6.0
≥30 and <36	6.0
≥36 and <45	7.5
≥45 and <76	7.5
≥76	9.0

5.1.6 Parking Requirement

Parking requirements for bazaar street shall be as per *paragraph 3.3.4* of the building byelaws.

5.1.7 Basement

The permissibility of basement in bazaar street plots shall be as per *paragraph 3.3.3* of the building byelaws.

5.2 Shops, Commercial Complex and Shopping Malls

5.2.1 Permissibility

The construction of commercial establishments viz., shops, commercial complexes and shopping malls shall be permitted according to the masterplan/zoning regulations.

5.2.2 Minimum Plot Size

The minimum area of the plot for construction of commercial establishments viz., shops, commercial complexes and shopping malls shall be as follows.

	Commercial Establishments	Min. Plot Area (sqm)
1	Retails Shops	≥10 to 100
2	Convenient Shopping / Commercial Units	≥100 to <300
2	Commercial Complex (including other commercial)	≥300 to <3000
3	Shopping malls	≥3000

5.2.3 Means of Access

The minimum width of existing approach road to plots for construction of commercial establishments viz., shops, commercial complexes and shopping malls shall be as follows.

	Commercial Facilities	Min. Road Width (m)
1	Retail Shops	6 (built up) 9 (non-built up)
2	Convenience Shopping /Commercial Units	12

3	Commercial Complex	12
4	Shopping malls	18
5	Other Commercial (plot size >300 sqm)	12

5.2.4 Maximum Building Height

There shall be no restriction on building height for commercial buildings i.e. shops, commercial complex, shopping malls. However, the maximum height of the building shall be governed by distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.

5.2.5 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for commercial establishments i.e. shops, commercial complex, shopping malls.

(ii) Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) in built-up areas and the non-built-up areas shall be as follows:

FAR / Commercial Buildings	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													
Comm. Units up to100 sqm	1.50	0.30	0.30	**2.10**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Comm. Units >100 sqm	1.50	NA	NA	**NA**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Shopping malls	2.00	NA	NA	**NA**	1.0	1.0	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Non-Built-up Area													
Commercial Units* up to100 sqm	1.75	0.35	0.35	**2.45**	0.88	0.88	**3.50**	1.75	2.63	**6.13**	1.75	UR	**UR**
Commercial Units* >100 sqm	1.75	NA	NA	**NA**	0.88	0.88	**3.50**	1.75	2.63	**6.13**	1.75	UR	**UR**
Shopping malls	3.00	NA	NA	**NA**	1.50	1.50	**6.00**	3.00	4.50	**10.50**	3.00	UR	**UR**

*Commercial Units include Shops / Convenience Shopping / other commercial complexes etc.

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR which includes Base FAR, UR – Unrestricted FAR.

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per *paragraph 9.3* of the building byelaws.

(iii) Construction of skylighted Atrium shall be allowed in the shopping malls. Such atriums shall not be counted in FAR calculations. No permanent construction shall be allowed within the atrium space rather it shall be used for circulation. Temporary kiosks shall be permitted in maximum 20% of the

atrium area such that they do not hinder circulation area below atrium. area. The entry/ exits, passage areas within the shopping mall shall be free from any obstructions.

5.2.6 Minimum Setback

Minimum setbacks for commercial establishments viz., shops, commercial complexes, and shopping malls shall be per paragraph 3.2.4 of the building byelaws.

5.2.7 Parking Requirements

Parking requirements for commercial establishments viz., shops, commercial complexes and shopping malls shall be as per *paragraph 3.3.4* of the building byelaws.

5.2.8 Basement

The permissibility of basement in commercial establishments viz., shops, commercial complexes and shopping malls shall be as per *paragraph 3.3.3* of the building byelaws.

5.3 Hotels

5.3.1 Permissibility

Permission for construction of hotels shall be as per the provisions of Master Plan/ Zoning Regulations. 20 percent of FAR may be used for service apartments and 20 percent FAR may be used for commercial purposes for Hotels of plot size more than 4000 square meters.

5.3.2 Minimum Plot Size

The minimum number of rooms in hotel building shall be six (6). Up to 20 rooms there shall be no restriction on the minimum plot area for construction of hotels. For construction of hotels with more than 20 rooms, the minimum plot area shall be 500 sqm.

5.3.3 Means of Access

In residential areas, the minimum width of the approach road for construction of hotels shall be 9 m for plot sizes up to 2000 square meters. However, in case of plots of size >2000 square meters, the minimum road width shall not be less than 12 meters.

5.3.4 Maximum Building Height

There is no restriction on the maximum building height. However, the maximum height of the building shall be governed by distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

5.3.5 Ground coverage and FAR.

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible.

(ii) Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for hotels in built-up areas and the non-built-up areas shall be as follows:

FAR / Hotels	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													

FAR / Hotels	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Hotels	2.00	-	-	**2.00**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Non-Built-up Area													
Hotels	2.50	-	-	**2.50**	1.25	1.25	**5.00**	2.50	3.75	**8.75**	2.50	UR	**UR**

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR which includes Base FAR, UR – Unrestricted FAR.
Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per Chapter 9.3 of the building byelaws.

5.3.6 Minimum Setback

The minimum setback requirement for hotel buildings shall be as per *paragraph 3.2.4* of the building byelaw.

5.3.7 Parking Requirements

Parking requirements for hotel buildings shall be as per *paragraph 3.3.4* of the building byelaws.

5.3.8 Basement

The permissibility of basement in hotel buildings shall be as per *paragraph 3.3.3* of the building byelaws.

5.3.9 Provisions for Hotels in Heritage Buildings

(i) As per UP Tourism Policy 2022, Heritage hotels will be defined as per the Ministry of Tourism, Government of India guidelines according to which the heritage value old buildings/ forts/havelis/kothis/castles constructed prior to 1950, on being operated as hotels will be included in the category of heritage hotels. Heritage hotels can be of any size and dimension. Heritage Homestay refers to those units wherein the tourist resides with the owner or any of his/her family member in the usual place of residence which must be a heritage building.

(ii) In buildings declared as heritage buildings by Toursim Department, adaptive reuse of existing residential/ non-residential buildings as hotels shall be permitted by the Authority.

(iii) FAR incentive – Subject to the approval of competent authority, FAR incentives may be provided for heritage building owners who undertake restoration and conservation work, promoting preservation of historic structures. Higher FAR for heritage buildings being adaptively reused for compatible purposes, such as hotels, restaurants, or museums, to encourage their economic viability. Heritage features such as ornate facades, balconies, or courtyards, may be exempt from FAR calculations, allowing owners to preserve these essential elements. Heritage building owners incorporating green building features such as solar panels, rainwater harvesting, or energy efficient systems shall be offered FAR bonus of 0.25 or 0.50 over and above base FAR.

(iv) Road Width - Heritage buildings, proposed to be used as heritage hotels, shall be permissible on existing road width of atleast 5 meters in areas which have traditionally considered to be religious and spriritual hotspots wherein most of the roads are narrow. In case of non-heritage areas, minimum width of existing approach road shall be 7.5 meters.

(v) Parking - Heritage buildings proposed to be used as heritage hotels, situated on narrow roads in

urban areas which arrange for dedicated alternative parking on wider roads (more than 12-m) and provide for park and ride system from Hotel to parking place shall be permitted.

(vi) Commercial Use -. All heritage buildings, those are residential/institutional, heritage tourism units can commercially convert a maximum 1000 square meters or 10 percent of plinth area of the existing heritage building, whichever is less for purposes such as retail shops or souvinier shops.

(vii) The composition of the Heritage Conservation Committee shall be as follows:

a. Chairman –Vice-Chairman, Development Authority
b. Member – Commissioner, Municipal Corporation/ Executive Officer, ULB
c. Member – District level officer, Tourism Department
d. Member – District level officer of Culture Department
e. Member – Representative, Fire Department
f. Member – Representative, O/o Chief Town and Country Planner
g. Member Secretary – Chief Town Planner/ In-charge, Planning, Dev. Authority.
h. Any other subject matter expert nominated by the Chairman.

(viii) Relaxations - The provisions related to means of access, ground coverage, FAR, setbacks, means of access, parking etc. may be relaxed by the Authority on the recommendation of the Heritage Conservation Committee.

5.3.10 Service Apartments

(i) In Hotel buildings, Service Apartments may also be constructed as a separate block.

(ii) Service Apartments are also permitted in Commercial and Office Complexes, Institutional buildings up to 20 percent of FAR

(iii) Where standalone service apartments are planned on a plot, 20 percent of its FAR may be used for office, conference facilities, retail and guest rooms.

5.4 Single Screen Cinema, Miniplex and Multiplex

5.4.1 Permissibility

Permissions for construction of Single Screen Cinema, Miniplex and Multiplex shall be permitted as per master plan zoning regulations. Under multiplex, cinema halls, commercial theatres and other entertainment facilities shall be allowed.

5.4.2 Minimum Plot Size

Minimum plot size for single screen cinema, miniplex, and multiplex shall be as follows.

Type of Building	Minimum Plot Size (sqm)
Single Screen Cinema	500
Miniplex	700
Multiplex	3000

The above-mentioned plot size for multiplex shall not be mandatory if multiplexes are proposed on the same land after demolishing existing cinema halls or in the sites identified for multiplexes in the sector plan/lay-out plan which is approved by the competent level, i.e., the existing area of the plot shall be valid.

5.4.3 Means of Access

The minimum road width for proposed site/plot for construction of single screen cinema, miniplex and multiplex shall be as follows.

Type of Building	Minimum Road width (m)
Single Screen Cinema	12
Miniplex	12
Multiplex	18

The above restriction shall not apply if a multiplex is proposed on the same land after demolishing existing cinema halls or in place of the sites marked for multiplex in the master plan/zonal plan/sector plan/lay-out plan which is approved by the competent authority.

5.4.4 Ground Coverage and FAR

The maximum ground coverage after ensuring the minimum setbacks may be utilized. The maximum permissible FAR (including additional FAR available on purchasable basis) in commercial areas shall be permissible as follows:

FAR / Cinema, Miniplex, Multiplex	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													
Cinema, Miniplex, Multiplex	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Non-Built-up Area													
Cinema, Miniplex	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Multiplex	3.00	NA	NA	**NA**	1.50	1.50	**6.00**	3.00	4.50	**10.50**	3.00	UR	**UR**

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR which includes Base FAR, UR – Unrestricted FAR.

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per Chapter 9.3 of the building byelaws.

5.4.5 Ratio of activities

(i) Provision for minimum two cinema screens under miniplex and multiplex shall be mandatory.

(ii) In case of construction of cinema and miniplex in non-commercial areas, 20 percent floor area may be utilized for commercial and other entertainment facilities.

(iii) In case of construction of multiplex in non-commercial areas, construction of cinema hall shall be permitted on minimum of 30 percent of the total floor area and the remaining 70 percent shall be utilized for commercial and other entertainment facilities.

(iv) In case of construction of multiplex in commercial areas, then the above restriction shall not apply.

5.4.6 Minimum Setback

(i) Minimum setbacks for cinema, miniplex and multiplex shall be per *paragraph 3.2.4* of the building byelaws.

(ii) For multiplex buildings, provision of adequate "circulation space" for the vehicles to move from parking lot towards the 18-meters-and-wider access road shall be mandatory.

5.4.7 Parking Requirements

Parking requirements for cinema, miniplex and multiplex shall be as per *paragraph 3.3.4* of the building byelaws.

5.4.8 Basement

(i) The provisions for basement for cinema, miniplex and multiplex shall be as per *paragraph 3.3.3* of the building byelaws.

(ii) Construction of a screen in the basement shall not be permitted.

5.4.9 Other requirements

Planning, designing and firefighting arrangements of the cinema hall shall be ensured as per the relevant provisions of Uttar Pradesh Cinematograph Rules, 1951 and National Building Code. In a multiplex, essential services like drinking water system, toilets, canteen, etc. can be provisioned in common as per the prescribed standards.

5.4.10 Redevelopment of existing cinema halls

5.4.10.1. The land use of the cinema plot or existing cinema hall planned before the creation of the authority, which is part of the layout plan approved at the competent level, shall be considered as cinema hall (commercial), even if their land use is shown otherwise in the master plan.

5.4.10.2. In case the land use level of the plots/picture halls planned for the purpose of the cinema hall is not determined under the master plan, it shall be considered as commercial.

5.4.10.3. Under the layout plan approved by the competent authority, since the land use of the plot planned for the cinema hall/existing cinema hall is commercial, the action of land use change shall not be necessary, hence land use change fee shall not be payable.

5.4.10.4. The ground coverage and FAR allowed for cinema hall/multiplex shall be as per the terms and conditions of allotment/lease. If there is no above provision in the lease, then as per the provisions of Multiplex as per these byelaws shall be permissible. Purchasable FAR shall be allowed as per rules over and above the permissible FAR as per the terms of allotment/lease or the permissible FAR as per building construction and development byelaws, as the case may be.

5.5 Petrol Pump/Filling Station (CNG/PNG/EV Charging Station)

5.5.1 Permissibility

Petrol pump/filling station shall be permitted as per master plan zoning regulations.

5.5.2 Minimum Plot Size

The minimum size of the plot for petrol pump/filling station (covering CNG/PNG/EV) is 16m x 14m if it is exclusively for 2-wheelers and 3-wheeler vehicles and 30m x 17m for all vehicles. The minimum size of plot for petrol pump/filling station-cum-service station is 36m X 30 m.

Note: Any other plot size prescribed by the oil companies (in the letter of intent) shall prevail over the above provision.

5.5.3 Means of Access

Petrol pump/ filling station will be located on a minimum 12-meter-wide road in the built-up area and a minimum 18-meter-wide road in the non-built-up area. In case the petrol pump/filling station exclusively for 2-wheeler/ 3-wheeler vehicles, the approach shall be on a minimum of 9-meter-wide roads.

5.5.4 Maximum Building Height

The maximum permissible building height for petrol pump / filling station shall be 6 meters.

5.5.5 Ground Coverage, FAR and Setbacks

The maximum ground coverage and maximum permissible FAR shall be as follows:

Petrol Pump	Ground Coverage	FAR	Front setback
(a) Petrol Pump/ Filling Station (CNG/PNG/EV)	Built-up area: 10%	Built-up area: 0.1	3-m
	Non-Built-up area: 10%	Non-Built-up area: 0.15	
(b) Filling Station cum service station (CNG/PNG/EV)	Built-up area: 20%	Built-up area: 0.2	6-m
	Non-Built-up area: 10%	Non-Built-up area: 0.15	

5.5.6 Parking Requirements

Parking area of 80 square meters shall be provided.

5.5.7 Kisan Seva Kendra

Depending upon the demand and preference of the local customers, Kisan Seva Kendras (KSKs) provide allied facilities like Micro ATM, Convenience Store, Fertilizers/Pesticides, farm equipment's etc., while also providing services of petrol filling stations.

Minimum plot size for retail outlet for the purpose of KSKs shall be 20m x 20m or plot size as prescribed by the related companies.

5.5.8 Other requirements

(i). The width of the entry and exit routes of each petrol filling station / petrol filling station-cum-service station shall be minimum 9 meters. As per the Government Order of the Public Works Department, in case the size of the plot is 20 m x 20 m, the minimum width of entry and exit routes shall be 7.5 meters. In case of petrol pump/filling station (covering CNG/PNG/EV) measuring 16m x 14m, exclusively for 2-wheelers and 3-wheeler vehicles, the minimum width of entry and exit routes shall be 6 meters.

(ii). Provision of buffer strip is necessary between the main road and the petrol filling station/petrol filling station-cum-service station, which shall be at least 12 meters long and 3 meters wide and shall be in addition to the setback. As per the Government Order of the Public Works Department, in case the size of the plot is 20 m x 20 m, the length of the buffer strip shall be minimum 5.0 meters which shall be minimum 3.0 meters wide. In case of petrol pump/filling station (covering CNG/PNG/EV) measuring 16m x 14m, exclusively for 2-wheelers and 3-wheeler vehicles, the length of the buffer strip shall be minimum 4.0 meters which shall be minimum 3.0 meters wide.

(iii). Firefighting provisions shall have to be ensured as per rules.

(iv). Other provisions of Petroleum and Explosives Act shall be applicable.

(v). Petrol pump/filling station shall be permissible at a distance of 30m from road intersection/ traffic junction after ensuring efficient movement of vehicles by obtaining requisite No-objection Certificate.

5.6 LPG Gas Godown

5.6.1 Permissibility

LPG gas godown shall be permitted as per the master plan zoning regulations. The final approval shall be given as per requirements of Petroleum and Explosives Safety Organization (PESO).

5.6.2 Minimum Plot Size

The minimum plot size for LPG storage / Gas Godown shall be 26mx20m (520 sqm).
Note: Any other plot size prescribed by the concerned PSUs shall prevail over the above provision.

5.6.3 Means of Access

Minimum width of existing access road to the LPG Gas Godown site shall be 18 meters.

5.6.4 Building height

Minimum height of the gas godown shall be 6-meters and no construction shall be allowed above the gas godown.

5.6.5 Ground Coverage and FAR

The maximum permissible FAR shall be 0.30, which can include construction of office for use of gas godown and a guard room of maximum area of 1.6 square meters.

5.6.6 Minimum Setback

Minimum front setback of 6-meter and 3-meter on other sides of the building shall be ensured for the gas godown building.

5.6.7 Parking Requirements

Parking requirement for LPG storage and Gas Godown shall be 1 ECS / 100 sqm of Built-up Area.

5.6.8 Ventilation

Minimum 10 percent of the floor area shall be in the form of windows and ventilators, etc., for ventilation.

5.6.9 Other requirements

(i) Gas godowns shall be constructed of non-inflammable materials.
(ii) For the construction of a gas godown, no objection certificate shall be obtained from the fire department and the Chief Controller of Explosives.

5.7 Open-air/ Rooftop Restaurants

5.7.1 Permissibility

(i) The Open-air/ Rooftop Restaurant shall be allowed in the buildings situated in notified bazaar streets, commercial buildings/ institutional buildings/ hotels/ malls/ office complexes or buildings located in commercial land use as per master plan/ zonal plan.

(ii) Only temporary construction shall be allowed on roof-top and material to be used for structural part and interior parts shall be fire proof in nature.

5.7.2 Permissible Covered Area, Building Height, FAR and Parking Requirements

(i) In case commercial/hotel building roofs are used for the purpose of open-air/ roof-top restaurant, only 75 percent of the roof can be used for such purpose. A maximum of 25 percent of roof area

can be covered with non-combustible temporary structures like aluminium/ steel frame.

(ii) In case height of such temporary structures is more than 4 meters, it shall be counted in the building height.

(iii) Only the area covered with temporary structures shall be counted in FAR, while the entire area used for the restaurant shall be considered for computation of parking requirements.

6 Institutional Buildings & Community Facilities

6.1 Hospitals and healthcare Buildings

6.1.1 Permissibility

Permission for construction of hospitals and healthcare buildings shall be provided as per the master plan/ zoning regulations.

6.1.2 Minimum Plot Size

The minimum plot area for construction of a hospital/healthcare buildings shall be as follows:

Sl.	Healthcare facility	Min. Plot area (sqm)
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	100
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	300
3	Hospitals (> 50 beds)	3000
4	Nursing Institutes	2000
5	Medical College	As per NMC / MCI norms

6.1.3 Means of Access

The minimum width of the existing approach road shall be as follows:

Sl.	Healthcare facility	Min. Road Width (m)
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	9
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	12
3	Hospitals (> 50 beds)	18
4	Nursing Institutes	18
5	Medical College	24

6.1.4 Ground Coverage and FAR

Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for healthcare buildings.

Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for healthcare buildings in built-up areas and the non-built-up areas shall be as follows:

FAR / Healthcare Facilities	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													

FAR / Healthcare Facilities	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Non-Bedded Medical Establishments	1.50	0.30	0.3	**2.10**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Nursing Homes /Hospitals *(Up to 50 beds)*	1.50	NA	NA	**NA**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Hospitals > 50 beds	1.50	NA	NA	**NA**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Nursing college	1.50	NA	NA	**NA**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Medical College	1.50	NA	NA	**NA**	NA	NA	**NA**	1.50	2.25	**5.25**	1.50	UR	**UR**
Non-Built-up Area													
Non-Bedded Medical Establishments	1.50	0.30	0.30	**2.10**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Nursing Homes /Hospitals *(Up to 50 beds)*	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Hospitals > 50 beds	2.50	NA	NA	**NA**	1.25	1.25	**5.00**	2.50	3.75	**8.75**	2.50	UR	**UR**
Nursing college	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Medical College	2.50	NA	NA	**NA**	NA	NA	**NA**	2.50	3.75	**8.75**	2.50	UR	**UR**

Note-1: BFAR-Base FAR; PFAR-Purchasable FAR; PPFAR-Premium Purchasable FAR; MFAR-Maximum Permissible FAR (including BFAR); UR-Unrestricted FAR

Note-2: No purchasable or premium purchasable FAR shall be allowed for non-bedded medical establishments permissible on roads up to 12 meters. Base FAR shall be the maximum permissible FAR.
Note-3: Non-Bedded Medical Establishments include *Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics.*
Note-4*:* Hospitals up to 50 beds include *Nursing Homes, Maternity Hospitals, Veterinary Hospitals*
Note-5: In case green building, additional FAR shall be over and above permissible FAR shall be permissible as per paragraph 9.3 of the building byelaws.

6.1.5 Maximum Building height

There is no restriction on the maximum building height. However, the maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

6.1.6 Minimum Setback

Minimum setbacks for hospital/ healthcare buildings shall be per paragraph 3.2.4.

.

6.1.7 Parking Requirements

(i) Parking requirements shall be as per paragraph 3.3.4 of the building byelaws.

(ii) Standard parking spaces for hospitals and healthcare buildings shall be 1.5 ECS per 125 sqm of floor area and ‘one parking space’ for ambulance parking i.e., 10 m x 5 m (50 sqm or 2 ECS open parking for hospitals up to 50 beds and ‘one additional ambulance parking space’ for every 50 beds thereafter shall be provided.

In case of hospitals proposed in plots of area more than 4000 sqm, a separate building block for parking is permissible. Within the block, 10% of the ground floor is permissible to be utilized for ancillary activities (free from FAR) incidental to hospital activities (principal use).

6.1.8 Basement

The permissibility of basement in hospital and healthcare building shall be as per paragraph 3.3.3 of the building byelaws.

6.2 Educational Institutions

6.2.1 Permissibility

Permission for construction of schools and educational institutions shall be as per the master plan zoning regulations.

6.2.2 Minimum Plot Size

The minimum plot area (in layouts or in cases where plot area norms are not specified) for construction of educational institutions such as schools, colleges, technical institutions, and university buildings shall be as follows:

Sl.	Educational facility	Min. Plot area (sqm)
1	Nursery	500
2	Primary	1000
3	Secondary / High School / Intercollege/ Law College	2000
4	Degree College / Technical Institution	5000
5	Universities	20000

However, in case of spatial norms (for minimum plot areas and land requirements based on student intake and specializations covered, minimum standards for play areas, playground and open spaces) for construction of schools, colleges and universities prescribed by Central Public Works Department (CPWD) or affiliated institutions like Uttar Pradesh State Education Board (UPSEB)/ Central Board for School Education (CBSE), Indian Certificate for Secondary Education (ICSE), All India Council for Technical Education (AICTE), University Grants Commission (UGC), etc., differ from the above norms as defined by regulatory/affiliated agencies shall prevail. *For example, minimum playground area (for Class 1-8 / 10 / 12) of 1000 sqm as prescribed by CBSE norms (amended time to time) shall prevail.*

6.2.3 Means of Access

The minimum width of the access road shall be as follows:

Sl.	Educational building	Min. Road Width (m)
1	Nursery	9
2	Primary School	9 – Built-up area 12 – Non-Built-up area
3	Secondary/ High School/ Law College	12
4	Degree College/ Technical Institution	18
5	Universities	24

Note: Nursery/Creche/Play School/Day Care shall be permissible within 25 percent FAR in residential buildings.

6.2.4 Ground Coverage and FAR

Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for educational buildings.

Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for education buildings in built-up areas and the non-built-up areas shall be as follows:

FAR / Education Facilities	BFAR	Road Width (Upto 12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area													
Schools (primary / nursery)	1.00	0.20	0.20	1.40	0.50	0.50	2.00	1.00	1.00	3.00	1.00	1.00	3.00
Secondary / High School/ Intercollege/ Technical Institutes/ Degree Colleges / Universities	1.00	NA	NA	NA	0.50	0.50	2.00	1.00	1.50	3.50	1.00	UR	UR
Non-Built-up Area													
Schools (primary / nursery)	1.20	0.20	0.20	1.40	0.60	0.60	2.40	1.20	1.20	3.60	1.20	1.20	3.60
Secondary / High School/ Intercollege/ Technical Institutes/ Degree Colleges / Universities	2.00	NA	NA	NA	1.00	1.00	4.00	2.00	3.00	7.00	2.00	UR	UR

Note-1: BFAR-Base FAR; PFAR-Purchasable FAR; PPFAR-Premium Purchasable FAR; MFAR-Maximum Permissible FAR (including BFAR); UR-Unrestricted FAR.

Note-2: In green buildings, additional FAR over and above the maximum permissible FAR shall be provided as per paragraph 9.3 of the building byelaws.

6.2.5 Maximum Building height

There is no restriction on the maximum building height. However, the maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

6.2.6 Minimum Setback

Minimum setbacks for educational buildings shall be as per paragraph 3.2.4 of the building byelaws.

6.2.7 Parking

(i) Parking arrangements shall be as per paragraph 3.3.4 of the building byelaws.

(ii) Standard parking provisions for education facilities shall be one ECS per 125 sqm of built-up area and 1 bus parking space i.e., 10 m x 5 m (50 sqm or 2 ECS open parking) for every 120 students. Further, a designated place shall be earmarked for pick-up and drop-zones for cars and buses within the campus plan.

For plots of area above 4000 sqm, a separate block for parking is permissible, within the campus. Within the parking block, 10% of ground floor may be utilized for ancillary purposes (free from FAR) incidental to principal use.

6.2.8 Basement

The permissibility of basement in educational buildings shall be as per paragraph 3.3.3 of the building byelaws.

6.3 Marriage Hall / Banquet/ Multi-purpose Hall

6.3.1 Permissibility

Construction of Marriage Hall/ Banquet/ Multi-purpose Hall shall be permitted as per the Master Plan Zoning Regulations.

6.3.2 Minimum Plot Size

Minimum plot size for the construction of marriage hall, banquet or a multi-purpose hall shall be 750 square meters for built-up area and 1000 square meters for non-built-up area.

6.3.3 Means of Access

Minimum width of existing approach road for the construction of a marriage hall, banquet, multi-purpose hall or a banquet hall shall be based on plot size as follows:

Plot Size (sqm)	**Min. Road Width (m)**
750 - 3000	12
> 3000	24

6.3.4 Ground Coverage and FAR

Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for marriage hall/banquet/ multipurpose hall.

Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for marriage hall/banquet/ multipurpose hall buildings in built-up areas and the non-built-up areas shall be as follows:

FAR / **Community Buildings**	BFAR	**Road Width (≥12- 24m)**			**Road Width (≥24 - 45m)**			**Road Width (≥45m)**		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up Area										
Marriage hall/ Banquet Hall/ Multipurpose Hall	2.00	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Non-Built-up Area										
Marriage hall/ Banquet Hall/ Multipurpose Hall	3.00	1.50	1.50	**6.00**	3.00	4.50	**10.50**	3.00	UR	**UR**

Note-1: (i) BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR including Base FAR, UR – Unrestricted

Note-2: Within the permissible FAR limit, construction of rooms shall be allowed.

Note-3: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 9.3 of the building byelaws.

6.3.5 Maximum Building Height

There is no restriction on the maximum building height. However, the maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

6.3.6 Minimum Setback

Minimum setbacks for of marriage hall/ banquet hall/ multipurpose hall up shall be as per paragraph 3.2.4 of the building byelaws.

6.3.7 Parking Requirements

(i) Parking requirements for marriage hall/ banquet hall/ multipurpose hall shall be as per paragraph 3.3.4 of the building byelaws.

(ii) The parking requirement for marriage hall/ banquet hall/ multipurpose hall shall be 2.0 Equivalent Car Space per 100 sqm of the floor area. Parking shall be calculated on the maximum permissible floor area of the plot.

6.3.8 Basement

The permissibility of basement shall be as per paragraph 3.3.3 of the building byelaws.

6.4 Auditorium and Convention Centre

6.4.1 Permissibility

Auditoriums and convention centres shall be permitted as per the master plan zoning regulations.

6.4.2 Means of Access

The proposed site for auditorium or a convention centre shall be located on a minimum 18-meter-wide existing road in the built-up area and on a minimum 24-meter-wide existing road in the non-built-up area.

6.4.3 Minimum Plot Area

Minimum plot area for the construction of auditorium or a convention centre shall be based on width of the approach road as follows:

Road Width (m)	**Min. Plot Area (sqm)**
18	1500
24	2000

6.4.4 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for auditorium and convention centre.

(ii) Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for Auditorium and Convention centres in built-up areas and the non-built-up areas shall be as follows:

FAR / Auditorium/ Convention Centre	BFAR	Road Width (≥18 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Built-up AreaT										
Auditorium or a Convention Centre (<4 Ha)	2.00	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Non-Built-up Area										
Auditorium or a Convention Centre (≥4Ha and min. 4000 seating capacity)	3.00	1.50	1.50	**6.00**	3.00	4.50	**10.50**	3.00	UR	**UR**

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR including Base FAR, UR – Unrestricted

Note-2: Other ancillary uses such as commercial, hotel, office, entertainment, training centre, community facilities, etc., are permissible.

Note-3: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 9.3 of the building byelaws.

6.4.5 Minimum Setback

Minimum setbacks for auditorium or a convention centre shall be as per paragraph 3.2.4 of the building byelaws.

6.4.6 Parking Requirements

(i) Parking requirements for auditorium or a convention centre shall be as per paragraph 3.3.4 of the building byelaws.

(ii) The parking requirement for auditorium or convention centre shall be 1 ECS / 10 seat for the auditorium space and additional parking requirement for attached ancillary commercial activities shall be 2 ECS / 100 sqm of utilized floor area.

For plots of area above 4000 sqm, a separate block for parking is permissible, within the campus. Within the parking block, 10% of ground floor may be utilized for commercial purposes (free from FAR) incidental to principal use.

6.4.7 Basement

The permissibility of basement in auditorium or convention centre shall be as per paragraph 3.3.3 of the building byelaws.

7 Industrial and Agricultural Use Buildings

7.1 Industries

7.1.1 Permissibility

The permission for construction of industrial buildings, flatted factories, data centres and MSME units shall be as per the master plan Zoning Regulations.

7.1.2 Minimum Plot Size

There is no restriction on the minimum plot size for industrial buildings, flatted factories, data centres and MSME units as per paragraph 3.2.1 of the building byelaws.

7.1.3 Means of Access

The minimum width of the access road for industrial buildings, flatted factories, data centres and MSME units shall be as follows:

	Industries	Minimum Road Width (m)
1	Industrial Buildings (other than MSME)	7-meters (Agriculture Use Zone) 9-meters (Industrial Use Zones)
2	Flatted Factories	12-meters (Industrial Use Zone)
3	Data Centers	12-meters
4	Industrial Buildings (MSME units)	7-meters (Agriculture Use Zones) 9-meters (Industrial Use Zone)

7.1.4 Maximum Building Height

There shall be no restriction on building height for industrial buildings, flatted factories, data centres and MSME units. However, the maximum height of the building shall be governed by distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.

7.1.5 Ground Coverage and FAR

Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for industrial buildings, flatted factories, data centres and MSME units. To reduce the distance between work and home, address safety concerns (particularly for women) and help workers to increase their productivity, both in-situ and private development of hostels and dormitories in industrial areas shall be permitted, max. up to 20% of FAR.

Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for industrial buildings, flatted factories in built-up areas and the non-built-up areas shall be as follows:

FAR / Industries	BFAR	Road Width (Upto 12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Industrial Buildings (other than MSME)	2.00 (≤12m) 2.50 (>12m)	NA	NA	2.00	1.25	1.25	5.00	2.50	3.75	8.75	2.50	UR	UR
MSME units	3.00	NA	NA	3.00	1.50	1.50	6.00	3.00	4.50	10.50	3.00	UR	UR

FAR / Industries	BFAR	Road Width (Upto 12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Flatted Factories, Data Centres	3.00	NA	NA	3.00	1.50	1.50	6.00	3.00	4.50	10.50	3.00	UR	UR

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR which includes Base FAR, UR – Unrestricted FAR.

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 9.3 of the building byelaws.

7.1.6 Minimum Setback

Minimum setbacks for industrial buildings, flatted factories, data centres and MSME units up to 15-meter height shall be per paragraph 3.2.4.8 of the building byelaws. Minimum setbacks for industrial buildings, flatted factories, data centres and MSME units above 15-meter height shall be as per paragraph 3.2.4.9 of the building byelaws.

7.1.7 Parking Requirements

Parking requirements shall be as per paragraph 3.3.4 of the building byelaws.

7.1.8 Other Requirements

Provision for construction of guard room, generator room in 5 percent of plot area (of maximum up to 50 square meter in plots of area up to 4000 square meter and a maximum of 100 square meters for plots of area more than 4000 square meters) shall be permissible near the entrance of premises within setback area.

7.2 Farmhouse

7.2.1 Permissibility

The permission of the farmhouse shall be as per the master plan zoning regulations, constructed for the purpose of agriculture and horticulture, pig farming, fish farming, poultry, other animal husbandry etc.

7.2.2 Minimum Plot Size

The minimum plot area for the construction of farmhouse shall be 4000 sq.m.

7.2.3 Means of Access

The access to the farmhouse shall be from at least 7.0 m wide road.

7.2.4 Ground Coverage and FAR

The maximum permissible ground coverage shall be permissible after ensuring minimum setbacks, however non-farm activities shall be restricted to 20 percent of plot area. The maximum permissible FAR shall be 0.20.

7.2.5 Maximum Building Height

There shall be no height restriction.

7.2.6 Minimum Set back

I) The distance of the non-farm building from the boundary line of the plot shall be at least 9 meters on all sides except the guard room.

7.2.7 Tree plantation

Tree plantation shall be done on 50 percent of the plot in which at least 100 trees planted per hectare.

7.2.8 Electricity and other services

Arrangements for electricity, water supply and drainage shall be made by the landowner himself.

7.3 Dairy Farm

7.3.1 Permissibility

Dairy farm/ Gaushala will be permitted as per master plan zoning regulations.

7.3.2 Minimum Plot Size

The minimum plot size for dairy farm/ gaushala shall be 1000 square meters.

7.3.3 Means of Access

The minimum width of access road to the dairy farm/ gaushala shall be at least 7 meters wide.

7.3.4 Ground Coverage and FAR

The maximum permissible ground coverage for dairy farm/ gaushala shall be 20 percent of the total plot area and the maximum permissible FAR shall be 0.20.
Note: Within the covered area, construction of cattle shed, storage of animal fodder and straw, milk collection and preservation, milk selling centre, watch-post, and residential facility for essential employees for maintenance of animals, veterinary and breeding facilities and other ancillary activities shall be permissible.

7.3.5 Building height

There shall be no restriction on building height.

7.3.6 Minimum Setback

The minimum setback requirement for dairy farm/ gaushala in relation to the plot area shall be as follow.

Min. Plot Size (sqm)	Setbacks on all sides (m)
≥ 1000 to < 4000	6
≥ 4000 up to < 7000	9
≥ 7000 up to < 15000	10
≥ 15000	10

7.3.7 Tree plantation

Tree plantation shall be done on 50 percent of the plot in which at least 100 trees will be planted per hectare.

7.3.8 Drainage and dung and garbage disposal

Proper arrangement of drainage will be made from the dairy farm/ gaushala to the disposal site and the dung and effluent will be discharged after treatment through cow dung gas plant, septic tank, compost pit or other suitable technology.

7.3.9 Other requirements

Other requirements for dairy farms/ gaushalas, the size of cattle shed, fodder collection, milk collection/ preservation/ storage arrangements, management office, veterinary and breeding facilities, staff accommodation arrangements, pond, cow dung gas plant, etc. will be provisioned as per the standards of National Dairy Research Institute or State Government for Gaushalas.

8 Mixed-Use and Transit-Oriented Development

8.1 Mixed Use Development

8.1.1 Definition

Mixed use development/ buildings integrate multiple uses, such as residential, commercial, institutional, and recreational spaces, within a single structure, land parcel or a neighbourhood. Mixed use development is transitioning from land-based distribution to a built-space based approach, allowing for mixing and co-location of compatible uses within a single plot/ structure.

Mixed use development/ buildings offer required flexibility to improve availability and access to facilities within existing urban areas, thereby ensuring optimal utilisation of land. Such a development also leads to reduction in trip lengths, promotes sustainable urban transport, and enables creation of vibrant and safer public areas. Mixed use buildings need to be regulated to manage and mitigate the associated adverse impact related to congestion, increased traffic, and increased pressure on civic amenities.

8.1.2 Permissible locations for mixed-use development:

a) Mixed use zones earmarked under Master Plan.
b) Mixed use plots identified as part of approved layouts.
c) Notified bazaar streets less than 18 meter wide (with specified conditions).
d) Along 18/24-meter and wider roads (including layouts approved or developed by Authority and Bazaar streets)
d.1 24-meter and wider roads in cities with >10 lakh population (as per 2011 census)
d.2 18-meter and wider roads in cities with <10 lakh population (as per 2011 census)
e) Transit Oriented Development (TOD) Zones.

Development standards for 8.1.2 (c) regarding Bazaar Streets are covered in paragraph 5.1 of the byelaws while for 8.1.2 (e) i.e. TOD Zones, the standards are covered in paragraph 8.2 of the byelaws.

8.1.3 Development Standards for mixed-use development

Parameter/Development Standard	Mixed use zones earmarked under Master Plan	Mixed use plots as part of approved layouts	Notified bazaar streets (less than 18 meter wide)	Along 18/24-meter and wider roads including layouts approved by Authority and Bazaar Streets (based on city population and 8.1.2.d)	TOD zones
Minimum Plot Size	No restriction	No restriction	No restriction	No restriction	No restriction
Means of Access	9m (plots upto 100 sqm); 12m (other plots)	18/24m	12m	18/24m	=>12m
Building Height	Not restricted	Not restricted	Not restricted	Not restricted	Not restricted
Minimum Setbacks	As applicable for higher use	As applicable for higher use	As per para 5.1.5	As applicable for higher use	As applicable for higher use
Floor Area Ratio	As per para 8.1.3.1	As per para 8.1.3.1	As per para 5.1.4	As per Use Zone	As per para 8.2.2.2
Mixing	0-100%	0-100%	Commercial (first 2 floors); Residential on the upper floors	=>33% (principal use); =<67% (other uses) However, share of single other use shall	=>33% (principal use); =<67% (other uses) However, share of single other use shall

				not be more than principal use. For mixing in bazaar streets the predominant land use shall be Commercial	not be more than principal use.
Parking	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	1ECS per 100 sqm.
Ground Coverage	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks

Note-1: Permissible occupancies in mixed-use development shall be as per above paragraph 8.1.3. Permissibility of occupancies in mixed-use development shall be governed by the minimum standards prescribed in paragraph 3.2.1.

Note-2: The plot size shall be equal to or more than the minimum plot size requirements for higher use as defined in paragraph 3.2.1.

Note-3: For mixing in plots identified as single and multi-units, the height restrictions as defined under paragraph 4.1.4 shall prevail.

Note-4: In case of layout plots along roads of width 18/24-meter-wide or more (as per 8.1.2 (d) based on city population) on availing mixed land use and consequent FAR conditions, development fees, impact fees and other charges shall be applicable on highest category use as per provisions of 15.1.3 (iv) after inviting objections and suggestions and the relevant changes shall also be incorporated in the lease deed. Refer Appendix-16.

Note-5: Principal use or any other use allowed in the zoning regulations can be developed. In case mixing is not opted for, either the principal use or any other activity as permissible under the Zoning Regulations as per Ch-15 can be availed. Refer Appendix-16.

8.1.3.1 Floor Area Ratio (FAR):

Mixed-use buildings described in paragraph 8.1.2 (a) and (b) shall avail FAR as per table below:

FAR / Mixed Use Buildings	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
MU Built-up Area	2.00	NA	NA	**2.00**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
MU non-built-up Area	2.50	NA	NA	**2.50**	1.25	1.25	**5.00**	2.50	3.75	**8.75**	2.50	UR	**UR**

Note-1: BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR, UR – Unrestricted

Note-2: The FAR of Bazaar Streets shall be as per *paragraph 5.1.4.*

Note-3: For 8.1.2 (d), base FAR of principal use shall be availed, and purchasable FAR and premium purchasable FAR conditions of the principal use shall prevail.

8.2 Transit Oriented Development (TOD)

In view of the continuous urbanization in the state and to meet the growing infrastructure needs, the Uttar Pradesh Mixed Use and Transit Oriented Development Policy was notified in 2015 and further revised in 2022 in line with the National TOD Policy 2017. Implementation of Transit Oriented Development in cities of Uttar Pradesh is envisaged to achieve the following key objectives.

a. **Increased accessibility:** TOD prioritizes pedestrian and cyclist-friendly infrastructure, such as wider sidewalks, dedicated bike lanes, and pedestrian crossings, making it easier and safer to walk or cycle to nearby destinations, including workplaces, promoting walk-to-work concept and encourages use of sustainable modes of transport, i.e. non-motorized transport.

b. **Mixed-use Development**: By combining residential, commercial, and recreational spaces within the same area, TOD reduces the need for long commutes, allowing residents to live closer to their workplaces and other essential services.

c. **Reduced Parking requirement**: TOD discourages over-reliance on private vehicles by limiting parking availability and promoting alternative transportation modes like walking, cycling, and public transit.

d. **Enable densification and compact development**: TOD encourages higher densities of housing and businesses around transit stations, creating vibrant, walkable neighbourhoods with shorter distances between homes, jobs, and amenities.

e. **Improved Connectivity**: TOD focuses on creating a network of connected streets and pathways, making it easier to navigate the area on foot and access various destinations within the neighbourhood.

8.2.1 Applicability

These provisions shall be applicable in the TOD Zones included in the Master Plan or as notified by the Government.

8.2.2 TOD Plans, Permitted Uses and Building Byelaws

8.2.2.1 Land use mixing in TOD schemes.

Mixed land use shall be permissible in TOD plots, but not mandatory. If mixed use is proposed, it shall be as per the table below.

Land use as per MP/ZDP/layout	Changed land use	Minimum FAR in existing use	In other use FAR*
Residential	Residential Mixed-Use TOD	33 percent	67 percent
Commercial (including retail)	Commercial Mixed-Use TOD	33 percent	67 percent
Office/ Institutional	Office Mixed-Use TOD	33 percent	67 percent
Industrial (except heavy and polluting industries)	Industrial Mixed-Use TOD	33 percent	67 percent
Transportation	Transportation Mixed-Use TOD	Operation as required	Remaining FAR
Public semi public	Public semi-public Mixed-Use TOD	33 percent	67 percent

Note* - Subject to restriction that MP/ZDP/layout land use shall remain pre-dominant land use.

8.2.2.2 Floor Area Ratio (FAR) for TOD zone

The building byelaws for TOD zone shall be as follows:

Minimum Right of Way	Base FAR	TOD FAR as % of Base FAR
12m	As per byelaws	150%
≥12 to <24m	As per byelaws	250%
≥24 to <45m	As per byelaws	350%
≥45m	As per byelaws	Unrestricted

Note:

(1) Basic FAR for various land uses in the TOD zone shall be as per prevailing building byelaws, whereas the FAR above this shall be on purchasable basis.
(2) For availing maximum permissible FAR, charges of purchasable FAR only shall apply. That is to say, that the charges for purchasable FAR and premium purchasable FAR shall be the same. Refer Appendix-16.

8.2.2.3 Parking

Parking requirement – 1 ECS per 100 sqm of floor area.

8.3 Other requirements

8.3.1 Restrictions on mixing of activities in mixed-use development.

The owner/developer shall have the flexibility for horizontal and vertical mixed-use development, provided that –

1) Only non-manufacturing industries and service industries like Information Technology, Information Technology enabled services/ Business Process Outsourcing/ Knowledge Process Outsourcing, etc. (IT-ITES/ BPOs/ KPO) and pollution free MSME units may be mixed with other uses such as residential, commercial, and institutional.

2) Educational Institutions, Anganwadi, crèches, old age homes, etc. should not be mixed with health care facilities or manufacturing and/or warehousing facilities. These facilities (educational institutions, Anganwadi, creches, old age homes, etc.) should necessarily be developed on the lower floors and preference should be given to reach the open places of the TOD scheme.

3) Separate entry/exit and service shafts shall be provided as necessary in buildings with vertical mixed use.

4) Following activities shall not be mixed with other permissible uses in mixed-use development:

Industrial: Large scale industry, sugar mill, rice seller, flour mill, Pasteurizing plant/ Milk storage centre, Meat Processing Plant, Mining brick/ lime kiln, crusher, Oil depot/ LPG refilling plant, Bio Diesel Plant, Power generation plant, Hazardous/ dangerous/ polluting industries
Public-Semi Public: Prison/ Jail, Correction facilities/ Reform Homes, Sanatorium, Compost plant, Scientific Landfill Sites, MRF Facilities, Bio-Medical Waste Treatment Facility, Slaughterhouses

Traffic & Transportation: Airport/ Flying club
Recreational: Shooting Range
Agricultural: Farmhouse, Repair of agricultural equipment/ servicing workshop

9 Additional Floor Area Ratio

9.1 Compensatory Floor Area Ratio (FAR)

9.1.1 Permissibility and conditions

(i) Compensatory FAR may be provided by the Authority to the landowner in lieu of land parcel, which is required partly or fully for the following public purposes:

a. Development and construction of roads, drains, traffic and transport infrastructure.

b. Laying of service utilities such as water supply line, sewer lines, communication lines, electrical substations, electric lines, gas lines etc.

c. Development of greenbelts and public parks/playgrounds.

d. Any other infrastructure as decided by the Authority.

(ii) Compensatory FAR shall not be permitted by the authority in following circumstances:

a. For earlier land acquisition or development for which compensation has been already paid partly or fully. (a) Where award of land acquisition has been made unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts, and (b) If the compensation in the form of FAR has already been granted to the owner/applicant.

b. Where lawful possession by mutual agreement/or contract has been taken.

(iii) Compensatory FAR shall as far as possible be provided by the authority in the remaining part of the same plot. In case where it is not possible to use the Compensatory FAR on the same plot, the Authority may allow the owner to use compensatory FAR of the transferred plot on other receiving plot(s) in part or in full for the same land use.

(iv) The owner shall be allowed Compensatory FAR equal to two times the area of the transferred land.

(v) If the land use of the remaining plot is earmarked for roads, transportation infrastructure, greenbelt, park and/or playground, where FAR is less than 1.0 or FAR and ground coverage is not permissible, then the Compensatory FAR shall be allowed to be used on any other plot.

(vi) In case the land use of the remaining plot is proposed for more than one multiple uses in the master/zonal plan, the Compnesatory FAR shall be divided proportionately.

(vii) Compensatory FAR is non-transferable.

(viii) The transfer of title of land foregone shall be done as per the procedures laid down by the government.

9.2 Purchasable & Premium Purchasable FAR

9.2.1 Permissibility

(i) In order to make FAR flexible as per market demand, purchasable and premium purchasable FAR in built-up and non-built-up areas shall be permissible to the Applicant only in the following cases:

a. On a vacant plot; or

b. On a plot where construction is yet to begin as per the sanctioned building plan; or

c. To construct a new additional building(s); or

d. To construct additional floors(s) in cases where building structure was originally

designed for additional FAR, but permission was obtained for less FAR.

e. Occupied buildings only after ensuring structural safety certification and adequacy of infrastructure facilities.

(ii) Purchasable FAR shall be allowed on minimum 9-m for residential plotted development in built up and non-built up, and group housing in built up areas. Apart from these, Purchasable and premium purchasable FAR shall be allowed only on roads with ROW 12m and above in built-up and non-built-up areas.

(iii) Before purchasing additional FAR especially in case of already sanctioned plans, the applicant shall comply with provisions of Real Estate (Regulation and Development) Act, 2016 and Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and other relevant Acts as amended from time to time.

9.2.2 Eligibility for Purchasable & Premium Purchasable FAR

(i) For the approval of purchasable and premium purchasable FAR, following eligibility criteria shall be fulfilled:

a. Provision of setback according to the height of the building shall be made as per the standards prescribed in the building byelaws.

b. In the group housing scheme, residential units shall be permitted in relation to the purchasable Floor Area Ratio (FAR).

c. Structural safety provisions in the building shall be made as per the requirements mentioned in these building byelaws.

d. For the proposed building, a no objection certificate regarding fire safety shall be obtained from the fire department and submitted to the authority.

e. Parking arrangements shall be made as per the standards prescribed in these building byelaws for the total floor area proposed in the building (after FAR purchase).

9.2.3 Computation of Purchasable & Premium Purchasable FAR

The computation of purchasable FAR (PFAR) and premium purchasable FAR (PPFAR) for buildings across different occupancies in built-up as well as non-built-up areas will be dependent on width of the approach road or existing right of way (ROW) and shall be as follows:

Road Width (m)	Base FAR (BFAR)	Purchasable FAR (PFAR)	Premium Purchasable FAR (PPFAR)	Maximum Permissible FAR (MFAR)
(1)	(2)	(3)	(4)	(5) = (2)+(3)+(4)
Up to 12m	B1	Up to 20% of B1	Up to 20% of B1	140% of B1
≥12 to <24m	B2	Up to 50% of B2	Up to 50% of B2	200% of B1
≥24 to <45m	B3	Up to 100% of B3	Up to 150% of B3	350% of B1
≥45m	B4	Up to 100% of B4	Unrestricted	Unrestricted

Note-1: In case of any difference in the prescribed limits of maximum permissible FAR in chapter-3 to chapter-7 and the table above, the figures in respective chapters will prevail. Refer Appendix-16.

Note-2: PFAR, PPFAR and MFAR calculated above shall be rounded off to second decimal.

Note-3: In case of residential plotted development for both single and multi-units, the maximum permissible (purchasable) FAR is 2.0 irrespective of the width of the approach road, as follows:

Plot Area (sqm)	Base FAR	Max. Permissible FAR (including purchasable FAR)
≥35 - 150	2.00	2.25
≥150 - 300	1.80	2.50
≥300 - 500	1.75	2.50
≥500 - 1200	1.50	2.50
≥1200	1.25	2.50

For maximum permissible FAR in TOD zones, refer to paragraph 8.2.2.2. Refer Appendix-16.

9.2.4 Permission for Purchasable & Premium Purchasable FAR

(i) Permission for purchasable and premium purchasable FAR in built-up and non-built up areas shall be given on the basis of the recommendation of the technical committee constituted under the chairmanship of the Vice Chairman, Development Authority / Housing Commissioner, Uttar Pradesh Awas Vikas Parishad, in which representatives of Public Works Department, Jal Nigam, District Magistrate, Chief Town and Country Planner, Fire Department and representatives of planning and engineering departments of the concerned authority, are members.

(ii) The said committee shall examine maps and conduct site inspection of the proposed building based on the following parameters.

a. Setback,

b. Structural safety,

c. Fire safety,

d. Parking arrangement.

The committee shall also look into the impact of increased population density arising from such purchasable/ premium purchasable FAR and assess the adequacy of the existing infrastructure faciltiies for increased population.

(iii) The committee shall submit its report / recommendation to the Vice Chairman on whether purchasable and premium purchasable FAR shall be permitted or not. The Vice Chairman based on the recommendation of the committee shall take decision regarding the approval of purchasable and premium purchasable FAR.

(iv) Purchasable FAR is an enabling provision and shall not be permitted to any applicant as a matter of right. However, application for purchasable FAR can be rejected by the authority by recording reasons for doing so.

9.2.5 Computation of Fees for Purchasable & Premium Purchasable FAR

Purchasable and Premium Purchasable FAR fee shall be calculated as per the following formula: -

C = Le x Rc x P/Pp

C = Charge

Le = Proportional land requirement for purchasable/ Premium Purchasable FAR (sq.m.).

i.e. FP ÷ FAR

FP = Permissible Additional Floor Area (sq.m.) as per PFAR/PPFAR, as the case may be

FAR = Permissible Floor Area Ratio as per Master Plan / Building Byelaws (Base FAR)

Rc = Current rate of land

Note: The current rate of land refers to the circle rate determined by the District Magistrate, where such rate is not available, the current residential rate determined by the Authority.

P/Pp = Factor Coefficient for various land use categories.

Factor coefficients as per land use shall be as follows: -

Sl.	Land Use Category	Factor Coefficient (P) Purchasable FAR	Factor Coefficient (Pp) Premium Purchasable FAR
1	Commercial	0.50	1.00
2	Mixed Use	0.45	0.90
3	Office Buildings / Institutional	0.45	0.90
4	Hotels	0.40	0.80
5	Residential (Plotted)	0.40	-
6	Residential (Group Housing)	0.40	0.80
7	Industrial	0.40	0.80
8	Community Facilities and Infrastructure	0.20	0.40

Example:

In a group housing scheme of plot area of 2000 sq.m. in non-built-up area with approach road of width 30m. The calculation of fees for purchasable and premium purchasable FAR shall be as follows.

Group Housing	FAR		FP	Le	Rc	P	C
Area: Non-built-up Plot Area: 2000 sqm, Road Width: 30m	*Permissible*	*Availed*	*Add. FAR x Plot Area*	*FP ÷ Base FAR*	*Current Land Rate*	*Factor Coefficient*	*Charge = Le x Rc x P*
Base FAR	2.5	2.5	-	-		-	-
Purchasable FAR	2.5	2.5	5000sqm	2000sqm	35000 Rs/sqm	0.40	Rs 2,80,00,000
Premium Purchasable FAR	3.75	3.0	6000sqm	2400sqm	35000 Rs/sqm	0.80	Rs 6,72,00,000
Total Charge							Rs 9,52,00,000

9.3 Additional FAR on Green Buildings

To promote green buildings following incentive in the form of additional FAR (free of cost), shall be provided for green rated buildings.

a) GRIHA Three star/ IGBC Silver/ LEED silver or equivalent rating/ ASSOCHAM GEM-3/ EDGE Certified (20-30%) – 3% additional FAR on availed FAR.

b) GRIHA Four star/IGBC Gold/ LEED Gold or equivalent rating / ASSOCHAM GEM-4/ EDGE Certified (30-40%) – 5% additional FAR on availed FAR.

c) GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating/ ASSOCHAM GEM-5/ EDGE Advanced – 7% additional FAR on availed FAR.

Note:

I. Additional FAR mentioned above in point a), b) and c) shall be awarded after pre-certification from the empanelled agency. This incentive FAR on Green Buildings shall be over and above the MFAR.

II. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per the circle rates for the additional FAR for the rating not achieved.

III. The authority shall consider certification from any agency identified/ recognised by the State/ Central Government.

10 Fire Prevention and Life Safety

All the buildings shall be planned, designed, and constructed to ensure fire prevention and life safety measures and this shall be done in accordance with relevant provisions of Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024.

10.1 Fire prevention and life safety measures.

10.1.1 Building owners to provide and maintain fire prevention and life safety measures.

As per Section 26 of Uttar Pradesh Fire and Emergency Services Act, 2022, liability to provide fire prevention and life safety measures shall remain with owner or the occupier who is either individually or jointly responsible of a building. The owner or the occupier shall:

i. Provide minimum firefighting and life safety installations as required by the fire-safety regulations or norms or guidelines made under NBC 2016, these building byelaws, Oil Industry Safety Directorate guidelines, Petroleum Act and Rules, Explosive Act and Rules of India relating to fire prevention, or any relevant guidelines by the State Government or local authority as amended from time to time.

ii. Maintain the fire prevention and life safety measures in operational condition at all times, in the manner and specifications specified in relevant fire-safety regulations or norms or guidelines.

10.1.2 Compliances for Completion Certificate

Completion certificate for a building shall not be issued, unless the development authority is satisfied that the owner or occupier, either individually or jointly, has complied with the provisions.

10.1.3 Fire Safety Certificate for Multi-storied buildings and Special Buildings as per Fire Act

Without prejudice to these building byelaws and enforcement of byelaws by the State, following buildings shall obtain 'Fire Safety Certificate' from Fire and Emergency Services;

a) Multi-storied buildings having more than 15 meters height.

b) Special buildings like educational, institutional, assembly, business, mercantile, industrial, storage and hazardous buildings as defined in Part-4 (1.2) of National Building Code as amended from time to time, i.e. the provisions of Fire and Life Safety shall apply on special buildings, those are,

   a. hotel, educational, institutional, business, mercantile, industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 sq. m. on any one or more floors;

   b. educational buildings having height 9 m and above;

   c. institutional buildings having height 9 m and above;

   d. all assembly buildings;

   e. buildings, having area more than 300 sq. m. of incidental assembly occupancy on any floor; and

   f. buildings with two basements or more, or with one basement of area more than 500 sq. m.

c) Mixed occupancies with any of the aforesaid occupancies having more than 500 square meter covered area.

Note: The owner of the building and parties to agreement, may however, decide to apply the provisions of the Part-4 of National Building Code, to buildings other than those given above.

Owners of above categories of buildings shall ensure that such buildings are equipped with fire prevention, fire and life safety and fire protection system to prevent or extinguish fire as per the prescribed rules, i.e. Uttar Pradesh Fire and Emergency Services Rules 2024.

10.2 Minimum Standards for Fire prevention and Life Safety for permanent structures

10.2.1 Prescribed minimum standards for fire prevention and life safety in buildings.

In line with Uttar Pradesh Fire and Emergency Services Rules 2024 and the Uttar Pradesh Fire and Emergency Services Act of 2022, the minimum standards for fire prevention and fire safety shall be determined with respect to the building height, covered area, and occupancy of such building or premises as warranted in the byelaws and relevant code and standards as applicable to such building at the time of construction or approval of the map, thereof namely:

1. Access to building
2. Number, width, type, and arrangement of exits.
3. Smoke management system in controlled environment building.
4. Fire extinguishers.
5. First-aid hose reels
6. Automatic fire detection and alarming system
7. Public address system
8. Automatic sprinkler system
9. Internal hydrants and yard hydrants
10. Pumping arrangements,
11. Captive water storage for fire fighting
12. Exit signage,
13. Fire Lifts
14. Standby power supply
15. Refuge area.
16. Special fire protection systems for protection of special risks, if applicable.
17. Manually Operated Electronic Fire Alarm system (MOEFA).
18. Electrical safety audit report issued by electrical safety department or contractor authorized by state government.
19. Certificate for installation of fire protection system by Qualified Agency as applicable.
20. Appointment letter of fire safety officer, if required.
21. Safety certificate of lift issued by the competent authority, if required.

Note: *Provided that these norms shall not be applicable to all type of buildings requiring fire safety certificate, rather the requirement shall be assessed purely based on covered area, building height and type of occupancy of the building as detailed in bye laws, national building code or relevant Act, rules, and standards as applicable to such building.*

Access to the building shall mean the availability of means of approach to each floor of the building or to nearest point of the building in case of emergency-situation for firefighting and/or rescue operations at least from one side like-road or permanent open space etc.

10.3 Issuance of Fire Safety Certificate and its renewal

10.3.1 Existing Buildings

Existing Buildings refer to such buildings, which have their super structure completed prior to the commencement of Uttar Pradesh Fire and Emergency Services Rules, 2024 and the Uttar Pradesh Fire and Emergency Services Act, 2022. From the point of view of fire safety, the existing buildings shall be identified and classified as follows.

1) **Buildings approved by the competent authority, and in which no objection certificate from the fire department was taken and approved as per the requirements related to fire safety.**

   For such buildings whenever an application is received for final or renewal fire NOC of the Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024, the inspecting officer shall evaluate the installed fire protection and life safety system on the basis of prevailing standards and executive instructions/ Government Order at the time when such NOC was issued thereunder and in accordance with the measures as detailed in Uttar Pradesh Fire Emergency and Services Rules, 2024.

   The provisions relating to access, and exit requirements as given in Uttar Pradesh Fire Emergency and Services Rules, 2024 shall be complied as per the arrangements made in the approved map.

2) **Buildings approved by the competent authority which were constructed /regulated as per building byelaws prevalent at that time and in which fire safety certificate was not mandatory**.

   For such buildings, structural changes shall not be mandatory for the qualification mentioned in Uttar Pradesh Fire Emergency and Services Rules, 2024, especially for access, and exit requirement but other requirements related to fire prevention and life safety shall be ensured on ‘case to case basis’.

3) **Old constructed buildings whose maps are not approved.**

Provision of access road, setback and fire escape shall not be mandatory. However, all other requirements as mentioned in Uttar Pradesh Fire Emergency and Services Rules, 2024 shall be ensured on ‘case to case basis’.

10.3.2 Building other than existing buildings

Whenever an application is received for Provisional, Final or Renewal Fire Safety Certificate as the case may be, under Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024, the fire officers shall issue such certificate in a prescribed format.

Such buildings shall be planned, designed, and constructed ensuring fire safety as per requirements of National Building Code of India-2016 ensuring necessary provisions for fire prevention and life safety as per Uttar Pradesh Fire Emergency and Services Rules, 2024 are adhered to.

11 Structural Safety and Quality Control

11.1 Structural Design and Safety

For any building under the jurisdiction of these regulations, the structural design shall be conducted by registered/ licensed engineer/ structural engineer as specified in Chapter-14 of these regulations.

The structural design of different building elements shall conform to the relevant Indian Standards provided in Part 6 'Structural Design' of NBC 2016 comprising of the following sections:

a) Section 1- Loads, forces, and effects
b) Section 2- Soils and foundations
c) Section 3- Timber and bamboo
d) Section 4- Masonry
e) Section 5- Concrete
f) Section 6- Steel
g) Section 7- Prefabrication systems, building and mixed/composite construction.
h) Section 8- Glass and glazing
i) Section 9- Cladding of other materials safety design for new cladding materials like ACP, HPL & UPVC, etc.

Requirements specified in the following Indian Standards, Codes and guidelines and other documents needs to be observed for structural safety and natural hazard protection of buildings etc:

a) For General Structural Safety

1) IS: 456:2000 "Code of Practice for Plain and Reinforced Concrete.
2) IS: 800-2007 "Code of Practice for General Construction in Steel.
3) IS: 801-1975 "Code of Practice for Use of Cold Formal Light Gauge Steel Structural Members in General Building Construction.
4) IS 875 (Part 2):1987 Design loads (other than earthquake) for buildings and structures Part2 Imposed Loads.
5) (Reference to Table 4.1- "Occupant Load" may be considered for design load) 5) IS 875 (Part 3):1987 Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads.
6) IS 875 (Part 4):1987 Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads.
7) IS 875 (Part 5):1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.
8) IS: 883:1994 "Code of Practice for Design of Structural Timber in Building.
9) IS: 1904:1986 (R 2005) "Code of Practice for Structural Safety of Buildings: Foundation"
10) IS 1905:1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls.
11) IS 2911(Part 1): Section 1: 2010 "Code of Practice for Design and Construction of Pile Foundation Section 1.

(b) For Cyclone/ Wind-storm Protection

12) IS 875 (3):1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
13) Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low-rise houses and other building.

(c) For Earthquake Protection

14) IS: 1893 (Part 1,2,3,4) "Criteria for Earthquake Resistant Design of Structures"
15) IS:13920-2016 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
16) IS:4326-2013 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
17) IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
18) IS:138271993 "Improving Earthquake Resistance of Earthen Buildings- Guidelines"
19) IS:13935-2009 "Seismic Evaluation, Repair and Seismic Strengthening of Buildings - Guidelines"

(d) For Protection of Landslide Hazard (for protection of earth at different levels)

20) IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.
21) IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls.
22) IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry-stone walls.
23) IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation.

Note:
Whenever an Indian Standard including those referred in the National Building Code, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against the provisions of that code.

11.2 Structural Design Basis Report (SDBR)

The SDBR **(Appendix-14)** consists of basis for designing the building. It includes four parts as provided below:

a) Part 1: General information/data

b) Part 2: Load bearing masonry buildings

c) Part 3: Reinforced concrete buildings

d) Part 4: Steel buildings

In compliance of the design with the relevant Indian Standards mentioned in NBC 2016, the registered/ licensed engineer/ structural engineer/ principal design consultant shall submit a SDBR for structures of different complexities, as given in *paragraph 11.3 of this guidelines*, along with the drawings and documents to be submitted with the application. The SDBR shall include the parts as detailed below:

a) Part 1

b) Part 2, Part 3, or Part 4 (whichever is applicable)

SDBR shall be submitted in accordance with **Chapter-14** of these byelaws.

11.3 Review of Structural Design

The Authority shall empanel structural engineers for peer reviewing/proof checking and certifying the design of buildings with height above 50 m, important service and community buildings or structures, lifeline, and emergency buildings and/or large assembly buildings. The owner may also decide to carry

out proof checking of structural design for other buildings, provisions of IS 18299:2023 shall be adopted.

NOTE — Important service and community buildings or structures may include critical governance buildings, schools, signature buildings, monument buildings. Lifeline and emergency buildings may include hospitals, telecommunication buildings, bus stations, railway stations/buildings, airports, ports, food storage, power stations, fuel stations, fire stations, etc.

The peer reviewer/proof checker shall have the minimum qualification, experience, and competence as per IS 18299:2023:

The submission of the structural design by structural engineer to peer reviewer/proof checker shall be done in three stages as given below, and the succeeding stage submission shall be made only after obtaining concurrence for the preceding stage:

a) SDBR
b) Preliminary design, related drawings, and documents
c) Detailed design, related drawings, and documents

11.4 Quality Control and Safety during Construction

All material shall be of superior quality conforming to relevant Indian Standards (BIS certified) as given in Part 5 'Building Materials' of NBC 2016. All workmanship shall also be of superior quality conforming to relevant Indian Standards as given in Part 7 'Construction Management, Practices and Safety' of NBC 2016. Alternative building materials and construction technology may also be adopted with the approval of the authority in compliance with NBC 2016.

There should be a clearly defined competence requirement for the workers based on the work-related peculiarities. Workers in a project should be adequately qualified, trained, experienced and competent. A formal training or a certified course undertaken should be a preferred selection criterion for the workers. All efforts should also be made to impart on site skilling/training of construction workers for specific tasks. A periodic review of the performance may be made to establish the nature of training required and methods for imparting training.

Safety during construction shall be ensured in accordance with Part 7 'Construction Management, Practices and Safety' of NBC 2016.

11.5 Periodic Evaluation of Buildings

In case of high-rise buildings and special buildings, the owner of the building shall get the building structural audit/ inspection done by the registered/ licensed structural engineer/empanelled expert structural engineer first in the tenth year from the date of grant of occupancy permit, and thereafter in every 5 years. Findings shall be submitted to the Authority for record. In case the building shows signs of distress such as structural cracks, etc the owner may opt for conducting such evaluation immediately. For buildings of height more than 50 m and special structures, the evaluation shall be done by expert structural engineer only.

If any action for ensuring the structural safety and stability of the building is to be taken, as recommended by the registered/ licensed structural engineer/ empanelled expert structural engineer, it shall be completed within the time period as stipulated by the Authority to maintain the occupancy.

The owner on the advice of the Authority shall carry out such repair/restoration and strengthening/ retrofitting of the building found necessary as per *paragraph 11.6* (seismic strengthening/retrofitting) of these regulations, to comply with the safety standards.

In case, the owner does not carry out such action, the Authority or any agency authorized by the Authority may carry out such action at the cost of the owner.

11.6 Seismic Strengthening/Retrofitting

If as per periodic evaluation, the seismic resistance is assessed to be less than the specified minimum seismic resistance as given in the concerned Indian Standards listed in table below, action shall be initiated to carry out the upgrading of the seismic resistance and other structural requirements of the building as per the provisions of standards given in the table.

Table - Indian Standards for Seismic Evaluation and Strengthening of Buildings

Sl.	Type of Buildings	Indian Standards
1	Masonry Buildings	IS 13935 'Seismic evaluation, repair and strengthening of masonry buildings'
2	Concreter Buildings and Structures	IS 15988 'Seismic evaluation and strengthening of existing RCC buildings - Guidelines'
3	Low strength masonry buildings	IS 13828 'Improving earthquake resistance of low strength masonry buildings – Guidelines'
4	Earthen Buildings	IS 13827 'Improving earthquake resistance of earthen buildings – Guidelines'

Provisions in the Indian Standard, IS 18289 'Post - earthquake safety assessment of buildings – Guidelines' should be followed for the following building typologies to ascertain whether or not a building affected during an earthquake can be occupied immediately after the earthquake:

a) Unreinforced masonry load-bearing buildings; and

b) RC moment frame buildings with unreinforced masonry infill walls.

11.7 Format for Structural Design Basis Report (SDBR)

a) This report shall accompany the application for Building Permit.
b) In case information on items (iii), (x), (xviii), (xix) and (xx) of Part 1 of SDBR cannot be given at this time, it should be submitted at least one week before commencement of construction.
c) In case of reinforced concrete framed buildings, a certificate to the effect that the Part-3 of the report will be completed and submitted at least one month before commencement of construction, shall be submitted with the application for Building Permit. In addition to the completed report, the following additional information shall be submitted, at the latest, one month before the commencement of construction.
    1) Foundations
        i. In case raft foundation has been adopted, indicate K value used for analysis of the raft.
        ii. In case pile foundations have been used, give full particulars of the piles, type, diameter, length, capacity.
        iii. In case of high-water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.
    2) Idealization for earthquake analysis
        i. In case of a composite system of shear walls and rigid frames, give distribution of base shear in the two systems based on analysis, and that used for design of each system.
        ii. Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

3) Submit framing plans of each floor and in case of basements, indicate the system used to contain earth pressures.

d) The latest version of the Indian Standards with their amendments as indicated in the SDBR template given in *Appendix-14*, shall be referred for the preparation of the report.

11.8 Requirements for earthquake resistant construction

11.8.1 Applicability

(i) Earthquake-resistant construction requirements will be applicable to buildings with more than 3 floors including ground floor or more than 12 meters in height and all infrastructure facilities with land cover of more than 500 square meters. (Such as water works and overhead tanks, telephone exchanges, bridges and culverts, power generation centres and power sub-stations and power towers, hospitals, photo galleries, auditoriums, assembly halls, educational institutions, bus terminals, etc.)

(ii) For the development of buildings and important infrastructure facilities mentioned in paragraph (I) above, it will be mandatory to adopt 100% of the provisions of Code of Practice of BIS, National Building Code, other relevant guidelines and records mentioned in Chapter-11.1 of the byelaws.

11.8.2 Certificate required for construction permit.

(i) To get the map approved for building construction, architectural plan as per the pre-determined procedure, along with which the relevant parts of the details (related to the drawing) mentioned in the "Building Information Schedule" will be marked on the map in the form of a table on the format given in Appendix-8 and a certificate to this effect will be submitted on the format given in *Appendix-9* with the joint signatures of the land owner/builder, the architect who prepared the map and the structural engineer who prepared the structural design of the foundation and superstructure of the building that in the building plan and design of foundation and superstructure, all the provisions related to earthquake resistance, the provisions of the above mentioned codes, guidelines and other relevant records have been 100 percent complied with. Apart from this, complete calculations and structural maps of the foundation and superstructure design of the building signed by the structural engineer will also be submitted along with the forms related to map approval. Also, the maps which will be sent to the authority appointed for the construction of the building, on all those plans, a certificate of earthquake resistant design will be submitted in the format mentioned in *Appendix-10* with the full name and sealed signature of the land owner/builder, registered/ licensed architect as well as the structural engineer doing the structural design and the service engineer preparing the service design.

(ii) If any changes/additions are made in the building map presented for approval after testing by the designated authority, then necessary changes in the earthquake resistant provisions in the structural and services design will be made again by the structural engineer and the map will be presented again for approval.
In which the relevant part of the certificate and building information schedule will be mentioned as per above and the execution of building construction works will be ensured as per the finally approved map.

11.8.3 Conditions for construction permission

Approval for building construction will be issued subject to the following conditions:

(a) The proposed construction will be as per the design certified by the Civil Engineer and Architect in accordance with the provisions of the relevant Indian Standards Institute and National Building Code.

(b) The supervision of the construction will also be done under the supervision and responsibility of the architect/engineer and the developer so that compliance with the following safety related arrangements can be ensured:-

I. A site civil engineer with prescribed experience will be assigned to supervise the construction of the building. During supervision, it will be specifically ensured that the building is being constructed as per the design approved by the structural engineer for making all the arrangements for structural safety and earthquake resistance.

II. To ensure the quality of the main construction materials cement, steel, stone grit, brick coarse sand and mortar and concrete mix, etc. that will be used in the construction of the building, it will be necessary to have the facility to test them at the work site itself. Also, by regularly sampling the construction materials, their quality should be physically and chemically tested by authorized laboratories/institutions and their test results should be available at the site itself, so that whenever an expert goes to the site to inspect the works, so can see these test results too.

III. Random technical inspection of the construction work will also be done by an independent expert. The construction work can also be inspected from time to time by experts appointed by the buyer/allottees. In this regard, action will be taken as per the instructions issued from time to time.

(c) If any of the conditions of approval are not followed or the report of the inspecting technical expert is not satisfactory, then further construction work will be stopped and the construction work will be considered unauthorized and may also be sealed. In such a case, completion certificate will not be issued, and the builder and his assistants will be considered guilty of criminal laxity and legal action will be taken accordingly.

(d) A board of size 4 feet x 3 feet shall be installed at a prominent place at the work place. On which the name of the builder and owner, the name of the architect, structural engineer, service design engineer and supervision engineer will be mentioned in such a way that it can be clearly read from the main road adjacent to the building. The following records will also be available at the work site related to construction work: -

(I) Signed and sealed copy of the map approved by the appointed authority.

(II) Complete report of soil testing done by the approved laboratory/institute and recommendations regarding provisions of the proposed foundation.

(III) Calculations of foundation, superstructure and all maps and structural details related to structural safety to make the building earthquake resistant, signed and sealed by an authorized structural engineer.

(IV) All working drawings including sections and elevations and services details etc. signed and sealed by the authorized architect.

(V) Details of all T&P required for the construction of the building.

(VI) Site Engineer Inspection Report Register.

(VII) Material testing report and related register.

(e) After completion of construction, no use of the building or its part will be made, nor will it be allowed, without obtaining the completion certificate.

Note:

In addition to the above, the appointed authority may prescribe other conditions as necessary.

11.8.4 Completion Certificate

(I) To obtain completion certificate from the land owner/builder, along with the application form to be submitted to the competent authority, a certificate to this effect will be given jointly by the concerned architect, site engineer, land owner/builder on *Appendix-11* that the building has been constructed with

the specifications, quality and structural design approved by the structural engineer based on the Indian Standards Institute code, National Building Code and relevant guidelines mentioned in Chapter-11.1 of the byelaws as per the approved map and with all earthquake resistance provisions and the building is safe for use in every way. The officer issuing the completion certificate will ensure that along with all other formalities related to issuing the completion certificate, the security related certificate is also available in the prescribed format. Only after this, completion certificate will be issued.

(II) If any building or any part thereof is put into unauthorized use or is likely to be used without obtaining completion certificate, such construction will be sealed and strict action will be taken against the building owner/builder as per rules.

11.8.5 Determination of qualifications

a) Based on construction work and earthquake resistant zone, the qualifications of Structural Engineers, Site Civil Engineers for site supervision and Expert Inspectional Civil Engineers for surprise inspection of work during construction work will be as per *paragraph 11.8.6 (Chapter-11)* of these regulations.

b) Graduate Civil Engineer mentioned in the said Appendices means, an engineer having Bachelor's Degree in Civil Engineering from a recognized Technical Institute/University; Post Graduate Structural Engineer means an engineer having masters degree in Structural Engineering along with bachelors in civil engineering from a recognized technical institute/university or equivalent recognized technical qualification. And Diploma Civil Engineering means Diploma in Civil Engineering from a recognized technical institute/university.

11.8.6 Qualifications of structural engineers in earthquake zone

Structural Engineer: Minimum experience (in years) to supervise the design and construction of multi-storey buildings and related infrastructure facilities.

For multi-storey buildings/ critical infrastructure facilities	Building location in Earthquake Zone					
	Zone-1	Zone-2	Zone-3	Zone-4	Zone-5	Zone-6
up to a maximum 4-storeys or 12-meter height or 2500 sqm. floor area.	Graduate Civil Engr: 3 years Post Graduate SE: 1 year			Graduate Civil Engr: 5 years Post Graduate SE: 3 year		
up to a maximum 8-storeys or 24-meter height or 5000 sqm. covered area.	Graduate SE: 7 years Post Graduate SE: 5 year			Graduate SE: 9 years Post Graduate SE: 7 year		
with more than 8-storeys or height more than 24-meters or covered area more than 5000 sqm.	Graduate SE: 10 years; Post-graduate SE: 8 years. The structural design shall be countersigned by a Professor of Structural Engineering of IIT Roorkee University or any other specified technical institute.					

Site Civil Engineer: Minimum experience (in years) to supervise the design and construction of multi-storey buildings and related infrastructure facilities

For multi-storey buildings/ critical infrastructure facilities	Building location in Earthquake Zone					
	Zone-1	Zone-2	Zone-3	Zone-4	Zone-5	Zone-6
up to a maximum 4 storeys or 12 meters height or 2500 sqm. floor area**	Diploma Civil Engr: 6 years Graduate Civil Engr: 3 years			Diploma Civil Engr: 10 years Graduate Civil Engr: 5 years		
up to a maximum 8 storeys or 24-meter height or 5000 sqm. covered area**	Diploma Civil Engr: NA* Graduate Civil Engr: 6 years			Diploma Civil Engr: NA* Graduate Civil Engr: 10 years		

with more than 8 storeys or height more than 24 meters or covered area more than 5000 sqm.**	Diploma Civil Engr: NA* Graduate Civil Engr: 15 years

*NA – Not Authorized

**Note: One site engineer of specified qualification shall be deployed to supervise every 2500 sqm.

Inspecting Civil Engineer: Minimum experience (in years) to supervise the design and construction of multi-storey buildings and related infrastructure facilities

For multi-storey buildings/ critical infrastructure facilities	Building location in Earthquake Zone					
	Zone-1	Zone-2	Zone-3	Zone-4	Zone-5	Zone-6
up to a maximum 4 storeys or 12 meters height or 2500 sqm. floor area.	Graduate Civil Engr: 5 years			Graduate Civil Engr: 7 years		
up to a maximum 8 storeys or 24-meter height or 5000 sqm. covered area.	Graduate Civil Engr: 8 years			Graduate Civil Engr: 10 years		
with more than 8 storeys or height more than 24 meters or covered area more than 5000 sqm.	Graduate Civil Engr: 15 years. A joint panel of two serving/retired experts shall be deployed to inspect these construction works, in which one expert should at least be of the level of Chief Engineer/equivalent in any engineering department/undertaking of the State/Central Government, and the other expert, as far as possible, should be in a specified technical field. The experts shall be of the level of Professor of Civil Engineering Department of the Institute, in whose absence both the experts shall be of the level of Chief Engineer/equivalent.					

12 Provisions for differently abled, elderly and children

12.1 Definitions

a. **Non-ambulatory Disabilities:** Impairments that, regardless of cause of manifestation, for all practical purposes, confine individuals to wheelchairs.

b. **Semi-ambulatory Disabilities:** Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

c. **Hearing Disabilities:** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

d. **Sight Disabilities:** Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

e. **Wheelchair:** Chair used by disabled people for mobility. The standard size of wheelchair shall be taken as 1050 mm x 750 mm.

12.2 Scope

a. These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings, multi-units, and group housing. It shall not apply to single unit residential dwellings.

b. For accessible buildings, at least one entrance and exit per facility should be accessible to a wheelchair user and persons with disabilities such as visually impaired, etc. For new buildings, the accessible entrance(s) should be the main entrance(s), and not side or back entry, intended for use of public.

c. Wherever waiting areas, coffee shops, display areas, merchandising departments, service areas, ticket counters, refreshment stands etc. are provided for public use, these facilities should be accessible to 'all persons with disabilities' and not just wheelchair user only.

d. In all buildings at least one unisex accessible washroom/toilet should be provided. In multi-level buildings, all floors should have one such facility near the general washrooms.

12.3 Site Development Specifications

Level of the roads, access paths and parking areas shall be described in the plan (in different colors) along with specification of the materials.

12.3.1 Access Path/ Walkway

Access path from plot entry and surface parking to Building entrance shall be minimum of 1800 mm. wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (explained below). Finishes shall have a non-slip surface with a texture traversable by a wheelchair. Curbs wherever provided should blend to a common level.

Guiding/warning floor material - The floor material to guide or to warm the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with

walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

a. The access path to the building and to the parking area.

b. The landing lobby towards the information board, reception, lifts, stair-cases ad toilets.

c. Immediately at the beginning/end of walkway where there is a vehicular traffic.

d. At the location abruptly changing in level or beginning/end of a ramp.

e. Immediately in front of an entrance/exit and the landing.

Proper Signage - Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signages. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheelchair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

12.3.2 Parking

For parking of vehicles of disabled persons, following provisions shall be made:

a. Surface parking for at least two car-spaces shall be provided near the entrance of building/ premises with a maximum travel distance of 30.0 meter from building entrance. In case the access is through lift, the parking shall be located within 30.0 meter of the lift lobby.

b. The width and length of parking bay shall be minimum 3.6 m X 5.0m. where the minimum width includes transfer area beside the car with a minimum of 1200 mm. Where there are two accessible parking bays adjoining each other, then 1200mm side transfer bay shall be shared by two parking bays.

c. The information stating that the space is reserved for wheelchair users shall be conspicuously displayed (that is in big and clear letters).

d. Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

e. Space should be provided for passenger drop-off / alighting points for taxis, public transport and for large vehicles such as vans, etc., as near as possible to the main accessible entrance. Vehicle drop-off areas should be a minimum of 9000 mm in length, have a minimum width of 3600 mm and be served by a kerb ramp.

f. At least one accessible route marked by tactile pavers leading to an accessible entrance of the building shall be provided from the alighting and boarding point of taxi stands and car park lots for people with disabilities.

12.4 Building Requirements

Specified facilities shall be provided in buildings for physically disabled persons with due regard to (a) access route to plinth level, (b) corridor connecting entry/exit for disabled, (c) stairway, (d) lift, (e) toilet, and (f) drinking water, as follows:

12.4.1 Approach to the plinth level.

Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

a) **Ramped approach:** Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
b) **Stepped approach:** For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high handrail on both sides of the stepped approach similar to the ramped approach.
c) **Exit/ Entrance Door:** Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.
d) **Entrance Landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as 'guiding floor material" (*see paragraph 12.3.1*). Finishes shall have a non-slip surface with a texture traversable by a wheelchair. Curbs wherever provided should blend to a common level.

12.4.2 Corridor connecting exit/entrance for the disabled.

The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

a. Guiding floor material or devices that emit sound shall be provided, to guide visually impaired persons,
b. The minimum width shall be 1500 mm.
c. In case there is a difference of level slope ways shall be provided with a slope of 1:12.
d. Handrails shall be provided for ramps/slope ways.

12.4.3 Stairways

One of the stairways near the entrance/exit for the disabled shall have the following provisions:

a. The minimum width shall be 1350 mm.
b. Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing (i.e. edges of the stairs shall be smooth and not pointed).
c. Maximum number of risers on a flight shall be limited to 12.
d. Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.
e. Projected nosing and open stairs shall not be provided to minimize the risk of stumbling.
f. No appliances, fixtures or fittings shall project beyond 90 mm from the surface of any wall in a staircase below a level of 2100 mm, measured above the treads of the staircase. If such a projection is unavoidable, the same shall also be extended downwards to the level of the treads. However, in no case the width of the staircase shall be less than that prescribed in these byelaws.

12.4.4 Lift

Whenever lift is required as per byelaws, provision of at least one lift shall be made for the wheelchair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity

by Bureau of Indian Standards. Clear internal depth 1100 mm, Clear internal width 2000 mm, and Entrance door width 900 mm.

a. A handrail not less than 600 mm. long at 1000 mm above floor level shall be fixed adjacent to the control panel.
b. The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm. or more.
c. The time of an automatically closing door shall be minimum 5 seconds and the closing speed should not exceed 0.25 Meter/Sec.
d. The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

12.4.5 Toilet

One special Water Closet (WC) in a set of toilets shall be provided for the use of handicapped, with essential provision of wash basin near the entrance for the disabled/handicapped.

a. The minimum size shall be 1500 mm x 1750 m.
b. Minimum clear opening of the door shall be 900 mm. and the door shall swing out.
c. Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
d. The seat of the Water Closet (Commode) shall be 500 mm from the door.

12.4.6 Drinking Water

Suitable provision of drinking water shall be made for the disabled/handicapped near the special toilet provided for them.

12.4.7 Building design for children

In the buildings meant for the pre-dominant use of the children, it shall be necessary to suitably alter the height of the handrail and other fitting & fixtures etc.

12.4.8 Refuge

An alternative to immediate evacuation of a building via staircases and/ or lifts for the movement of persons with disabilities to areas of safety within a building. If possible, they could remain there until the fire is controlled and extinguished or until rescued by the fire fighters.

a. It is useful to have the provisions of a refuge area, usually at the fire protected stair landing on each floor that can safely hold one or two wheelchairs.
b. Hand Doorways with clear opening width of 900mm ensuring regular compliance and
c. Have an alarm switch installed between 900mm and 1200mm from floor level.
d. All stairs next to the refuge shall be with a clear width of 1500mm between the handrails.

12.4.9 Proper Signage

a. Appropriate identification of specific facilities within a building for the persons with disabilities should be done with proper signals.
b. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high).
c. For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely.
d. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.
e. Public Address System shall also be provided in busy public areas.
f. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision shall be able to differentiate amongst primary colours.
g. International Symbol Mark for wheelchair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

13 Environmental Sustainability

The general principles for sustainability in buildings shall be in accordance with Part 11- 'Approach to Sustainability' of NBC 2016.

13.1 Water Conservation

13.1.1 Water management during construction

Water from authorized sources shall be used for construction. Where ground water is used for construction, permission from the concerned ground water authority shall be taken. Less water intensive construction methods may be employed using prefabricated members, pre-mix concrete, curing agents, etc.

On construction sites, potable water shall be used only for drinking, human activities, and concrete works. Use of potable water for any other construction activity may not be allowed. Treated wastewater from appropriate sources should be used in such construction activities after complying with all the required parameters for water use.

13.1.2 Rainwater Harvesting

Rainwater harvesting shall be achieved by adopting the techniques given below:

a) storage of rainwater on surface for future use; and

b) recharge to ground water

All public open spaces and recreational area shall make provisions for rainwater harvesting.

Requirements of Layout/Sub-division Plan for Development Permission

(a) Before making a new plan, geological /hydrological /hydrogeological survey of the area should be conducted and appropriate method should be adopted as per local requirement for recharging of ground water.

(b) In the layout plans of schemes having an area of more than 10 acres (>4 hectares), reservoir(s) shall be constructed at suitable places within the land proposed for parks and open areas, wherein such area shall be a minimum 01 percent of total scheme area. Prior to building such reservoir(s) in such scheme, while identifying natural rainwater catchment areas, the size and depth of such reservoir shall be determined, after study/assessment of envisaged volume of rainwater, hydrogeological, topography, lithology, soil properties of the area, possible retention, and 'stagnation' of rainwater in the proposed reservoir and the feasibility thereof. However, the maximum depth of the reservoir should be kept at 02 meters. Apart from this, arrangements should be made to dispose only the 'surface-run-off' of that scheme in the reservoir; polluted water and effluent should not be mixed in it. Recharge pit/recharge shaft should be made in one corner of the park and open area as per the prescribed standards. Such recharge pits/recharge shafts and reservoirs should be constructed in the direction of the slope in accordance with the regional hydrogeology.

(c) Concrete construction in parks should not be more than 5 percent, including concrete pavement and footpaths and tracks, and should be made using 'permeable' or semi-permeable perforated blocks as much as possible. Maximum underground seepage of rainwater should be encouraged in parks and open areas.

(d) Such trees and plants shall be planted on roads, parks and open spaces which require minimum water and which can absorb less water and remain green even in summer.

(e) In the layout plans of new schemes, in addition to infrastructure facilities like water supply, drainage and sewerage network, other separate networks shall be provided for collective recharge of ground water through roof-top rainwater harvesting with an arrangement for recharging pits for individual plots/ buildings and recharging structures at other suitable places.

(f) In the layout plans of new schemes, for plots of areas from 100-300 square meters, it shall not be mandatory to establish rainwater harvesting system in individual buildings if the rainwater from group of buildings flows into the network of the collective recharge of the scheme. However, in relation to buildings constructed on plots of area more than 300 square meters, then it shall be mandatory for the building owner to install rainwater harvesting system himself.

Requirements of Building Plan submitted along with application for permission.

In case of no collective recharge network, roof top rainwater harvesting system in plots of all uses of 300 square meters and more area (including group housing) except waterlogged areas. Construction of rainwater harvesting structures shall be ensured as per standard technology and rainwater shall be allowed to penetrate the soil to the minimum required depth so that the problem of pollution of ground water sources does not arise. Ground water recharging system should not be adopted in areas with water logging problem, but arrangements can be made to collect rainwater received from the roofs of buildings.

Environmental Conditions required for buildings and constructions (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• A complete plan for rainwater harvesting, water efficiency and conservation should be prepared and implemented. • Use of water efficient appliances should be promoted with low flow fixtures or sensors. • The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-laws, 2016. • A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. • All recharge should be limited to shallow aquifer. • At least 20 per cent of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks, landscape etc. with at least 50 per cent opening in paving which would be considered as pervious surface.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to <1,50,000 sq.m	

13.2 Energy Conservation

For all public buildings or building complexes with (a) a connected load of 100 kW or greater or (b) having a contract demand of 120 KV or greater or (c) having a plot area of 1000 sqm with minimum 2000 sqm as built-up area (excluding basement) and intended to be used for commercial purpose (for example hospitality, shopping complex, assembly, healthcare, education, business), the Uttar Pradesh Energy Conservation Building Code (UPECBC) standards, as amended from time to time, shall be applicable. The code shall not be applicable to private residential buildings. For residential buildings, the provisions of Eco-Niwas Samhita (ENS) 2024, the energy conservation and sustainable building code for residential buildings published and circulated by Bureau of Energy Efficiency (BEE), shall be adopted. Further, cool roof applications for residential and non-residential buildings (above 500 square

meters of built-up area) shall be encouraged as a measure to build resilience against extreme heat, improve thermal comfort and reduce urban heat islands in cities of Uttar Pradesh.

Clarification: Flats to be constructed under multi-units and group housing (residential): If these units are used for private residential purpose, then UP-ECBC 2018 shall not be applicable on these buildings. It is also noteworthy that the part of the building under group housing which is used for commercial purpose and that part is covered by the scope of work mentioned in Article-2 of the UP-ECBC 2018 (i.e. connected electrical load of 120kWand above or plot area more than 1000 sqm, in which minimum built-up area excluding basement is 2000 sqm, then provisions of UP-ECBC 2018 shall apply.

Requirements during submission of building plans: The Owner/Builder/Developer shall submit the UPECBC compliance, duly signed by the Self and Architect against the mandatory requirement of compliance of UPECBC. (subject to the building coming under the scope of UPECBC-2018).

Requirements during issuance of Completion Certificate for Building Construction: The Owner/Builder/Developer shall submit the UPECBC compliance documents, duly signed by Self and BEE empanelled Energy Auditor/ ECBC Expert, certifying that the building has been constructed in accordance with the provisions of the UPECBC Code 2018. (subject to the building coming under the scope of UPECBC-2018).

Occupancy sensors, movement sensors, lux level sensors, etc, may also be considered as switching options for lights, fans, TV, etc, for different closed spaces.

13.2.1 Energy Conservation through Efficient Lighting

A substantial portion of the energy consumed on lighting may be saved by utilization of daylight and rational design of supplementary artificial lights. In common areas, cost effective and energy saving LED/solar lights may be provided.

All exterior lighting may use solar-powered lighting and be fitted with automatic controls so that the lights do not operate during daylight hours.

13.2.2 Energy Conservation through Efficient HVAC

Maximum possible use shall be made of wind induced natural ventilation. An adequate number of circulating fans shall be installed to serve all the rooms during summer months in hot and warm regions and dry and humid conditions.

13.2.3 Solar Energy

All efforts shall be made towards optimum and efficient use of renewable energy in buildings and, thereby reduce the building's dependency on fuels derived from conventional sources. This may be achieved by installing solar water heater and Solar Photovoltaic (SPV) systems. To facilitate the installation of such a solar system, at least 25-50 percent of roof area may be utilized for installation of solar water heater and SPV system in new buildings.

13.2.3.1 Solar Photovoltaic Power Generation System

All plots having size 500 sqm and above shall install solar photovoltaic power generation system. This should also be encouraged for plots smaller than 500 sqm. The power generated may be used for in-house utilization or for transfer to the grid.

13.2.3.2 Solar Water Heating System

No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system. Solar water heating systems shall be provided in the following buildings:

a) hotels, lodges, guest houses, service apartments;
b) institutional buildings (hospitals and nursing home);
c) schools, colleges, universities, technical institutions, training centres;

d) assembly buildings (auditorium, community halls, wedding/banquet halls, etc);
e) barracks of armed forces/paramilitary forces and police forces;
f) hostels for schools, colleges, and training centres with more than 100 students.

13.2.4 Energy Efficiency Compliance

Environmental Conditions required for buildings and constructions (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. • Outdoor and common area lighting shall be Light Emitting Diode (LED). • Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. • Wall, window, and roof u-values shall be as per ECBC specifications. • (4a) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 per cent of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. • (4b) Solar water heating shall be provided to meet 20 per cent of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. • (4c)Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 per cent of the construction material quantity. These include flyash bricks, hollow bricks, Autoclaved Aerated Concrete (AAC), Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. • Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification, S.O. 763(E) dated 14th September, 1999 as amended from time to time.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

13.3 Topography and Natural Drainage

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	The natural drain system shall be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

13.4 Solid Waste Management

All buildings shall provide facilities for solid waste management with segregation of dry and wet waste at source. For waste management in residential buildings (including group housing) and all non-residential buildings with an area of more than 500 square meters, two types of dustbins (biodegradable and non-biodegradable) shall be provided on the ground floor near the entrance of the plot so that it becomes easy for the local body to collect garbage from dustbins every day, de-process it at ward or sector level and prepare fuel cake, fertilizer, paper etc.

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. • Sewage: On-site sewage treatment of capacity of treating 100 per cent waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted. • Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed, and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO)Manual on Sewerage and Sewage Treatment Systems, 2013. • The provisions of the Solid Waste (Management) Rules 2016 (as amended) and the e-waste (Management) Rules 2016 (as amended), and the Plastics Waste (Management) Rules 2016 shall be followed. Areas/locations for Material Recovery Facilities (MRF)/ Solid Waste transfer points shall be earmarked in the map of any development scheme at planning stage. • (3a) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. • (3b) Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg per person per day must be installed.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

13.5 Wastewater Recycling

Wastewater generated from residential, industrial, medical, commercial and wastewater generated from garbage shall be treated as per the guidelines given by the state pollution control board.

A wastewater recycling facility shall be installed wherever the minimum estimated water discharge from the building(s) on a plot exceeds 10,000 liters per day.

The applicant shall, along with their application for obtaining necessary development permit/ building permit, submit as part of the services plans, a plan showing the location of wastewater treatment plant, furnishing details of calculations, references, implementation, etc. This plan shall accompany the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

Provisions of recycling system

The applicant shall along with his application submit the designs, plans, calculations, and the references used for the calculations etc. to provide the system to recycle the grey water. Such system shall include the provisions to facilitate the following:

(i) Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to water closets, garden taps, car washing taps etc.
(ii) Only water from water closets should be let in to sewerage system.
(iii) Wherever arrangements for reuse of recycled water is provided, additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
(iv) The recycled water shall be used for non-potable, no contact purposes within premises and shall not be connected to sewage/wastewater system of local authority. However, the waste generated by the recycle plant can be connected to local authority sewer network if it is of the accepted quality as mentioned in the guidelines of competent authority.
(v) Separation of grey water:
    (a) The wastes from toilets in the premises will be separated from grey water that is of bathroom and kitchen wastes by means of separate down take discharge system.
    (b) The grey water shall be recycled by providing recycling plant and shall be reused for non-potable purposes after storing the same in distinctly separate tank by means of purple coloured down take pipes.
    (c) The water quality shall conform to standards of non-potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
    (d) The make-up connection to the system will be done at the collection tank of the treated water, through a free fall if from Municipal water connection.
    (e) Separate plumbing for grey water: Every developer/owner shall provide the newly constructed building with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting before selling the building.
(vi) Reuse of water strictly for not potable non-contact use.
    a. The reuse of water will be strictly for not potable use by means of providing a distinctly separate reuse system coloured in purple. The non-contact uses shall be restricted to toilet flushing, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water.
    b. There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure that of the potable water system. Precautions should be taken to prevent cross contamination.

Quality of Water and Treatment

(i) The water generated after treatment should be safe for its use for flushing toilets, gardening etc.
(ii) The company or the agency engaged for installation of system for recycling of wastewater shall preferably confirm ISO:14000.
(iii) Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Jal Nigam.
(iv) The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or Uttar Pradesh Pollution Control Board (UPPCB) / Competent authority.

13.6 Air Quality & Noise

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement

Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• Roads leading to or at construction sites must be paved and blacktopped (i.e. metallic roads). • No excavation of soil shall be carried out without adequate dust mitigation measures in place. • No loose soil or sand or Construction & Demolition Waste or any other construction material that causes dust shall be left uncovered. • Wind-breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	• Water sprinkling system shall be put in place. This shall include use of water sprinklers, water mist, and dust suppressants. • Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing. • Grinding and cutting of building materials in open area shall be prohibited. • Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited. • No uncovered vehicles carrying construction material and waste shall be permitted. • Construction and Demolition Waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. Measures shall be taken for covering of construction materials as well as debris at site. • Wet jet shall be provided for grinding and stone cutting. • Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. • All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016, as amended. • All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. • For indoor air quality the ventilation provisions as per National Building Code of India. • (5a) The location of the Genset and exhaust pipe height shall be as per the provisions of the statutory norms notified by Ministry of Environment, Forest and Climate Change. • The Genset installed for the project shall follow the emission limits, noise limits and general conditions notified by Ministry of Environment, Forest and Climate Change vide GSR 281(E) dated 7th March 2016 as amended from time to time. All the DG sets shall be equipped with proper acoustic enclosure. • Directions issued by Hon'ble Commission for Air Quality Management in National Capital Region and Adjoining Areas (CAQM) shall be applicable in NCR-UP.

13.7 Green Cover/ Tree Plantation

In alignment with National Mission for Sustainable Habitat, the Authority encourages augmentation of green cover in the city/plot by implementing relevant provisions of the Urban Greening Guidelines, 2014 circulated by Ministry of Housing and Urban Affairs, Government of India.

Landscape Plan submitted along with Site Plan for Building Permission

Landscape plan showing plantation of trees while keeping the circulation area free from obstructions.

(a) In residential plots

i. One tree on a plot of area less than 200 square meters.
ii. Two trees on a plot of 200 to 300 square meters area.
iii. Four trees on a plot of area 301 to 500 square meters.
iv. One tree per 100 square meter area or part thereof in a plot of area more than 500 square meter.
v. 50 trees per hectare in group housing scheme.

(b) In industrial plots

One tree per 80 square meter plot of land.

(c) In commercial plots

One tree per 100 square meter area.

(d) Institutional/community facilities, playgrounds, open areas, and parks

There shall be greenery on a minimum of 20% of the total area where trees shall be planted at the rate of 125 trees per hectare.

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. • Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

(i) Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
(ii) The requirement of trees shall be reduced based on the number of grown existing trees that are conserved and not affected by the proposed development.
(iii) A person applying for permission to carry out any development shall have to pay tree plantation deposit along with his application to the Competent Authority at the rates decided by the Competent Authority from time to time. This deposit shall be refundable after the period of five years with the condition that trees planted on the site shall be grown-up and maintained properly, otherwise the deposit shall be forfeited and shall be utilised only for tree plantation and maintenance by the Competent Authority.
(iv) Competent Authority may consult Forest and Environment Department for tree typology, plantation, and maintenance, etc. if required.

13.8 Environment Impact Assessment

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Category-A (5000-20000 sqm)	-
Category-B (20000 -50000 sqm) Category-C (50000-150000 sqm)	No development permission shall be given to the Building and Construction projects, until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006 and amended from time to time. If the developer wishes to split the project into phases, developer has to produce Environment Clearance from SEIAA, prior to the approval of first phase of the project.
Category-D (>150000 sqm or Site Area >50 Ha)	No development permission shall be given to the Townships and Area Development projects until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006 and amended from time to time. If the developer wishes to split the project into phases, developer has to produce Environment Clearance from SEIAA, prior to the approval of first phase of the project.

13.9 Environment Management Plan

For all buildings above 50,000 sqm built up area:

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Category-A (5000-20000 sqm)	-
Category-B (20000 -50000 sqm)	-
Category-C (50000-150000 sqm)	The environment infrastructure like Sewage Treatment Plant, Landscaping, Rainwater Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conservation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility

14 Qualifications and Competence of Licensed Technical Persons

14.1 Essential Requirements

Every building/ development work for which permission is sought under the Code shall be planned, designed, and supervised by licensed persons. The licensed persons for carrying out the various activities shall be a) architect, (b) engineer, (c) structural engineer, (d) supervisor, (e) town planner, (f) landscape architect, (g) urban designer, and (h) utility service engineer. Requirements of registration for various professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in 14.2.1 to 14.2.5. The competence of such licensed personnel to carry out various activities is also indicated in 14.2.1.2 to 14.2.5.2.

14.2 Qualifications and Competence of Licensed Persons

14.2.1 Architect:

14.2.1.1 Qualifications: The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture.

14.2.1.2 Competence: The licensed architect shall be competent to carry out the work related to the building/development permit as given below:
a) Preparation of all plans and information connected with building permit except engineering services of multistoried, high-rise, and special buildings.

b) Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.

c) Preparation of sub-division/layout plans and related information connected with development permit of area up to 1 hectare for metro-cities and 2 hectares for other places.

d) Issuing certificate of supervision for development of land of area up to 1 hectare for metro-cities and 2 hectares for other places.

14.2.2 Civil Engineer

14.2.2.1 Qualifications: The minimum qualifications for an engineer shall be graduate in civil engineering/architectural engineering of recognized Indian or foreign university, or the Corporate Member of Civil Engineering Division/Architectural Engineering Division of the Institution of Engineers (India) or the statutory body governing such profession, as and when established.

14.2.2.2 Competence: The licensed civil engineer shall be competent to carry out the work related to the building/development permit as given below:
a) Preparation of all plans and information connected with building permit.

b) Structural details and calculations of buildings including sub-surface investigation on plot up to 500 sq.m and up to 5 storeys or 16.0 m in height.

c) Issuing certificate of supervision and completion for all buildings.

d) Preparation of all service plans and related information connected with development permit; and

e) Issuing certificate of supervision for development of land for all areas.

f) Preparation of subdivision/layout plans and related information connected with development permit of area up to 1 ha for metro-cities, and 2 ha for other places.

14.2.3 Structural Engineer

14.2.3.1 Qualifications: The minimum qualifications for a structural engineer shall be graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering

Division of Institution of Engineers (India), and with minimum 3 years' experience in structural engineering practice with designing and field work.

NOTE- The 3 years' experience shall be relaxed to 2 years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

14.2.3.2 Competence: The licensed structural engineer shall be competent to prepare the structural design, calculations and details for all buildings and supervision.

In case of buildings having special structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in 14.2.2 and 14.2.4 shall be designed only by structural engineers.

14.2.4 Supervisor

14.2.4.1 Qualifications

The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of India plus 5 years' experience in building design, construction, and supervision.

14.2.4.2 Competence

The licensed supervisor shall be competent to carry out the work related to the building permit as given below:

a) All plans and related information connected with building permit for residential buildings on plot up to 200 m2 and up to two storeys or 7.5 m in height; and

b) Issuing certificate of supervision for residential buildings as per (a) above.

14.2.5 Town Planner

14.2.5.1 Qualifications

The minimum qualification for a town planner shall be graduate or post-graduate degree in town and country planning with Associate Membership of the Institute of Town Planners.

14.2.5.2 Competence

The licensed town planner shall be competent to carry out the work related to the development permit as given below.

a) Preparation of plans for land sub-division/layout and related information connected with development permit for all areas.

b) Issuing of certificate of supervision for development of land of all areas.

NOTE- However, for land layouts for development permit above 5 hectares in area, landscape architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/drainage, electrification, etc. the licensed engineers for utility services shall be associated.

14.2.6 Landscape Architect

14.2.6.1 Qualifications

The minimum qualification for a landscape architect shall be the bachelor's or master's degree in landscape architecture or equivalent from recognized Indian or foreign university.

14.2.6.2 Competence

The licensed landscape Architect shall be competent to carry out the work related to landscape design for building development permit for land areas 5 hectares and above. In case of metro cities, this limit of land area shall be 2 hectares and above.

Note: For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.

14.2.7 Urban Designer

14.2.7.1 Competence
The minimum qualification for an urban designer shall be master's degree in urban design or equivalent from recognized Indian or foreign university.

14.2.7.2 Competence
The licensed urban designer shall be competent to carry out the work related to the building permit for urban design for land areas more than 5 hectares and campus area more than 2 hectares. He/She shall also be competent to carry out the work of urban renewal for all areas.

Note: For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired urban design.

14.2.8 Engineers for Utility Services

The qualification for licensed mechanical engineer (including HVAC), electrical engineer and plumbing engineers for carrying out the work of air-conditioning, heating and mechanical ventilation, electrical installations, lifts, escalators and moving walks and water supply, drainage. sanitation and gas supply installation respectively shall be as given in Part 8 'Building Services' and Part 9 'Plumbing Services' of National Building Code, 2016 or as decided by the Authority considering practices of the National Professional bodies dealing with the specialist engineering services.

For multistoried, high-rise, and special buildings the work of building and plumbing services shall be executed under the planning, design, and supervision of competent personnel.

14.3 Builder/ Developer Entity

The minimum qualification and competence for the builder/developer entity for various categories of building and infrastructural development shall be as decided by the Authority to ensure compliance of quality, safety and construction practices as required under the National Building Code, 2016.

14.4 Licensed qualified third-party agency for fire and life safety systems

The minimum qualification and competence for the entities to act as ‘licensed qualified third-party agencies for installation and maintenance of fire-prevention and life safety systems’ shall be as decided by the Director General, Uttar Pradesh Fire and Emergency Services.

Licenses to act as qualified third-party agencies for fire-prevention and life safety systems shall be issued for Fire Department as per the provisions of Section-26 of the Uttar Pradesh Fire and Emergency Services Act, 2022 and corresponding rules.

15 Model Zoning Regulations

15.1 Objectives of Zoning

In general, only major land uses like residential, commercial, industrial, offices, public and semi-public facilities, parks and open spaces, agriculture, etc. are shown in the master plan. Permissible activities under major land uses, which are not possible to be shown separately on the master plan map, are permitted based on zoning regulations. The competent authority is expected to make provision for various ancillary activities/uses in the new plans as per the zoning regulations and effective building construction and development byelaws so that public health, welfare, and safety can be ensured.

15.1.1 Use Zone Definitions

Sl.	Land Use Zones	Explanation
1	Built-up	Land/ Area marked as "Built-up Area" in the Master Plan.
2	Residential	Land allotted for housing purposes/ activities, including single/ family units, apartments, group housing etc.
3	Mixed Use	Land allotted for combination of residential, commercial, and other uses in both Built-up and Non-Built-up Area
4	Commercial 1 (Retail/ CBD/Sub CBD/ Bazaar Street)	Land allotted for commercial activities, such as retail stores, commercial complex, and bazaar streets, shopping malls etc.
5	Commercial 2 (Wholesale/ Godown / Storage)	Land allotted for commercial activities such as storage and distribution of goods, typically in bulk, for resale to retailers or other businesses.
6	Small Industries	Land allotted for construction of small-scale industries such as cottage industries, non-hazardous industrial establishment that produces products which create less environmental impact.
7	Large Industries	Land allotted for construction of large-scale industries accommodating industrial premises with huge infrastructure, raw material, high manpower requirements. It also includes hazardous industrial establishments.
8	Office Use	Land allotted for government, private, corporate offices, banks etc.
9	Public and Semi-public Facilities	Land allotted for institutions such as healthcare and education facilities, community facilities, public utilities, and other services.
10	Traffic and Transportation	Land allotted for roads, railways, airports, and other transportation infrastructure such as terminals, parking etc.
11	Forest	Land earmarked as forest in the development authority area and not predominantly used for agriculture or urban purposes.
12	Recreational (parks, regional parks, playgrounds)	Land allotted for leisure and recreational activities, including parks, playground, sports facilities, and open spaces.
13	Green Belt	Land earmarked to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighboring urban areas.
14	Grameen Abaadi	Land earmarked as rural settlement in the master plan.
15	Agriculture	Land earmarked for agriculture and related activities such as farming, crop cultivation, dairy farms, and animal husbandry etc.

16	Highway Facilities	Land allotted along the highways primarily used for commercial and roadside services to cater to the traveling public, such as rest areas, food courts, retail spaces, and associated infrastructure.

15.1.2 Permission categories of various activities/appliances

There shall be the following permission categories for various activities under the major land use zones proposed in the master plan:

(i) **Permissible Activities:** Those activities which are incidental to the respective major land uses and are generally permissible.
(ii) **Prohibited Activities:** Those activities which are not permitted in the respective major land use zone.

For activities which are similar to those mentioned as part of paragraph 15.2 of the byelaws, the board of the authority may allow their permissibility accordingly. In case of any further clarification, the matter may be recommended to the committee constituted as part of paragraph 1.4 of the byelaws.

Permissibility of activities in the entire development area shall be governed by these zoning regulations including layouts approved/ developed by the authority.

15.1.3 Impact Fee

(i) Under the schemes approved/developed by the Authority or elsewhere in the development area, applications may be received for permission for other activities. Such applications shall be considered subject to the provisions contained in paragraph 15.3. For allowing higher use activities in lower land use zones, "impact fee" shall be payable by the applicant at the time of such permission as per paragraph 15.4. Also refer Appendix-16.

(ii) The impact fee shall be collected as per the provisions contained in the Uttar Pradesh Urban Planning and Development (Impact Fee) Rules, 2024.

(iii) Impact fee shall not be payable in the following circumstances:

a) For generally permitted activities/uses in the built-up area,
b) For public and semi-public facilities/activities to be developed by government and semi-government agencies in mixed land use zones,
c) For activities/uses to be permitted temporarily (maximum time limit one week) in various major land use zones,
d) Impact fee shall not be payable for the activities/uses which have been permitted in certain land use zones as per government orders under various policies declared by the State Government - Tourism Policy, Information Technology Policy, Film Policy, etc.
e) Impact fee shall also not be payable for permission of hotels in all other land uses except parks and open spaces, gardens, green areas, forest areas, hazardous industries, flood affected areas, and for permission of information technology units/information technology parks up to five KVA capacity in residential areas.
f) Impact fee shall not be payable for permission of hotel for use other than hotel or commercial use.

(iv) Activities other than the master plan land use or land use as defined in the approved layouts, shall be permitted after inviting objections/suggestions from the public as per prescribed procedure.

(v) In case activities other than the Land Use are permitted as per sl. no. (v) above, **lower** of the following FAR values is permissible:

a. FAR of the original activity/ land use
b. FAR of the new proposed activity/ land use.

Computation of purchasable and premium purchasable FAR charges shall be done at the rates applicable for such lower FAR.

15.2 Definitions of land use activities

15.2.1 Residential

1	Single unit	Premises consisting of independent residential units (plotted houses).
2	Multi-unit	Premises consisting of multiple residential units (in case of plotted houses).
3	Group Housing	Premises consisting of a building of two or more storeys with independent residential units on each floor and in which land and services, open spaces and conveyances are shared and co-owned.
4	Related Workers/ Employees/ Staff Accommodation	Premises in which residential units for the same use are provided as independent or group accommodation for employees employed in a principal use.
5	Security Guard accommodation	The premises in which residential arrangements have been made for the people involved in the security and maintenance of the ancillary sub-use.
6	Homestay or Paying guest	Residential premises of local citizens (host) in tourism centric places/ business centric places offered or shared with visitors travelling to such places, in the form of hospitality and lodging.

15.2.2 Commercial

1	Retail Shops	Premises where essential commodities are sold directly to consumers. This includes grocery stores, vegetable stores
2	Showroom	The premises where the sale and storage of goods is done with arrangements for displaying them for consumer interest.
3	Wholesale Market/Trade	Premises where goods and commodities are sold and delivered to wholesalers. The premises also include storage and godowns and facilities for loading and unloading goods.
4	Auction Market	A place where distinct types of goods are brought only for buying and selling through auction. No kind of storage is allowed at such a place and this place is completely open in which there can be only one operating room.
5	Hotel	Premises which are used for accommodation on payment with or without meals.
6	Motel	That premises, which is situated along the main road and where there are arrangements for the convenience of the passengers including accommodation, food and drinks and parking for vehicles.
7	Resort	A natural or artificially created place which is used recreationally for a short/brief period of time. In such premises, apart from night rest, other public facilities are also available.
8	Canteen	Premises that are used to provide food, including cooking facilities, to the employees of an organization/customers. It may have a seating area.

9	Restaurant	Premises used for serving food on a commercial basis, including cooking facilities. The seating area may be covered or open or both. This includes cafes.
10	Cinema	**"Cinemas"** means the entire place licensed for Cinematograph exhibition and exhibitions through digital projection system and includes all appurtenances, plant and apparatus located therein; and includes Single Screen, Miniplex and Multiplex
11	Miniplex	**"Miniplex"** means a two cinema halls/screens, licensed for cinematograph exhibition or exhibitions through digital projection system in a permanent building with seating capacity not exceeding 250 with commercial activities (or as prescribed by State Tax Department) within the same premises.
12	Multiplex	"Multiplex" means a group or conglomeration of two or more than two cinema halls (or as prescribed by State Tax Department) within same premises with commercial, cultural, and other entertainment related facilities.
13	PCO/ Cellular Mobile Service	That premises from where there is provision for local, interstate, country-foreign, etc. telephone or cellular conversation on payment of fee.
14	Petrol/ Deisel/ CNG filling station	Premises for selling petroleum products to consumers which may also include servicing of automobiles.
15	Emergency Stock	Premises where essential items such as food, water, and first-aid supplies are stored, in a readily accessible location for use during a crisis or disaster.
16	Junk yard	The premises where covered or semi-covered or open storage is carried out including sale and purchase of unusable goods, articles, and materials.
17	Shops for sale of motor vehicle spare parts	These are normal sized shops selling parts (except car body accessories) for the repair of motor vehicles.
18	Automobile sales/ purchase, workshop, accessories centre	The premises in which buying and selling of vehicles, showroom of vehicles, servicing and repair of automobiles is done.
19	Service Apartments	Service apartments will be fully furnished and self-contained apartments with cooking facilities (Kitchen/Kitchen) and will be used for short term stays.

15.2.3 Industrial

1	Mining related industries	The premises in which digging and processing of stones and other underground minerals is undertaken.
2	Software/ Information Technology Park	The premises where computer software is used in information technology, other software of latest technology in this field etc.
3	Oil Depot	The premises where petroleum products are stored along with all related facilities.
4	Milk Collection Centre	Premises where milk is collected for a dairy from the concerned area.

5	Cottage Industries	It is a small-scale, non-hazardous industry carried on at home by family members using their own equipment, without the use of hired labour.
6	Industries (MSME)	Industries (MSME) are those where the investments on plant and machinery does not exceed rupees 500 crores as per the definitions of GoI. Only non-hazardous industrial establishment that produces products which create low environmental impact shall be included in this activity.
7	Industries (other than MSME)	Industries (other than MSME) are those where the investments on plant and machinery exceed rupees 500 crores as per the definitions of GoI. These industrial premises generally require huge infrastructure, raw material, high manpower requirements and large capital requirements. Only non-hazardous industrial establishment that produces products which create low environmental impact shall be included in this activity. (Investment limit exceeding ₹500 crore).
8	Hazardous / Polluting industry	It is a building or place, or part thereof used for storage, handling, manufacture, or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous gases/fumes.
9	Warehouse & Logistics Park	The premises which are used only for storage of goods and commodities as per the requirement of the respective goods. Such premises include facilities for loading and unloading of goods by road transport or rail transport, as the case may be.
10	Flour Mill	The premises where wheat, spices, dry food items etc. are ground and prepared for daily use.
11	Cold Storage	The premises where perishable goods are stored in a covered space using mechanical and electrical equipment to maintain the required temperature etc.
12	Gas Godown	The premises where cooking gas or gas cylinders are stored.
13	Store / Godown	The premises for holding goods, often used by businesses before they are sold.
14	Service Industries	Service Industries are those not directly concerned with the production of physical goods. They are either part of the supply chain delivering goods produced in agriculture and manufacturing sectors to final consumers or directly provide services to consumers.

15.2.4 Offices

1	Govt. Office	Premises which are used for central/state government offices.
2	Local Body Office	Premises which are used for the offices of local bodies.
3	Semi-Government Office	The premises which are used for the offices of the agency, body, council, etc. established under any act.
4	Private Office	The premises in which consultancy/servicing for business purposes is provided by an individual or a small group such as chartered accountant, advocate, doctor, architect, designer, computer programmer, tour, and travel agent, etc.
5	Cyber café	A place where citizens use internet facilities by paying fees.

6	Business Park	An area of the city where several office buildings (used only for business activities) are established.
7	Data Processing Centre	A centre where information (data) related to computer technologies are processed and analysed. Computers, servers, internet servers, etc., are installed in such centres, and they are operated by software and hardware engineers.
8	Call Centre	A centre where personal information of various consumers, information related to business activities and guidance is given through e-communication.
9	Bank	The premises in which arrangements are made to carry out the work and operations of banks.
10	Commercial/ Business Office	Premises that are used for offices of business establishments.
11	Labour welfare Centre	Premises where facilities are provided to promote the welfare and development of workers.
12	Research and Development Centre/ Research Centre	The premises where there are facilities for research and development for the general public and special categories.
13	Weather Research Centre	The premises where facilities are available for study/research and development of weather and its related data.
14	Bio-tech Park	An industrial park where activities related to research and development of biotechnology are completely carried out.

15.2.5 Community Facilities, Uses and Services

1	Guest House/ Inspection House/ Circuit House	The premises where the staff of government/semi-government undertakings, companies and other persons are accommodated for short periods.
2	Dharamshala/ Ashram	A premises in which short-term temporary accommodation is provided on a non-profit basis.
3	Boarding/ Lodging House	Premises whose rooms are given on long-term rent for residential purposes.
4	Hostel/ Working women's hostel	A building in which students reside by paying fixed fees for the duration of their education. Apart from the residential rooms of the students, it may also include food facilities for the students, canteen, toilets, indoor games, warden house, etc.
5	Orphanage	The premises where facilities are provided for the living of orphan children. Educational facilities can also be arranged in it.
6	Night Shelter	A premises in which night accommodation is provided without any fee or at a nominal fee.
7	Reformatory	A premises where facilities are provided to keep criminals and reform them.
8	Differently abled children home	The premises where there are arrangements for the improvement and medical facilities of handicapped and mentally challenged children. It can be managed by a single person or organization on a commercial or non-commercial basis.

9	Creche and Day care Centre	Premises where nursery facilities are provided for infants during daytime. The management of the centre can be done by an individual or an organization on a commercial basis.
10	Senior Care Centre/ Old Age Home	Premises where there are commercial or non-commercial arrangements for short/long term living, usually for elderly people. There may also be arrangements for entertainment, general health, food, etc. for the elderly, which can be arranged by a single person or organization.
11	Higher Secondary/ Inter School	The premises where there are arrangements for educational and sports facilities for students up to class 10th/12th.
12	College	A campus where there are arrangements for teaching, sports, and other related facilities for graduate/post-graduate courses under a university.
13	Polytechnic	A campus where training facilities are available for courses up to diploma level in a technical field. This will include technical schools, industrial training institutes.
14	Medical/ Dental College	That campus where teaching, dental, operation, etc. and treatment and research work is done for the treatment of diseases under human science.
15	Higher Technical Institution	A campus where education and training facilities up to graduation or post-graduation in technical fields are available.
16	Cottage/ Industry Training	The premises where training is imparted in domestic/small/service industries like tailoring, weaving, embroidery, painting, computer, tour, and travels, etc.
17	Management Institute	The premises where there are arrangements for teaching/training facilities in the field of management.
18	General Education Institute	The premises where non-technical education is imparted.
19	Coaching Institutes/ Centers	The premises where tuition or guidance is offered, typically for larger groups (more than 50 students), relating to academic studies, competitive exams, or other learning areas.
20	Post Office	Premises where facilities for receiving mail are available for public.
21	Post and Telegraph Office	The premises where postal and telecommunication facilities are available for public use.
22	Telephone Office/ Centre	The premises where facilities are available for central operation of the telephone system for the concerned area.
23	Radio and Television Centre	The premises where facilities are available to record and broadcast news and other programs through the concerned medium.
24	Prison	Premises where there are facilities for detaining, imprisoning and reforming criminals under the law.
25	Police Station	Premises where facilities for the local police office are provided.
26	Nursing Home	A premises which provides medical facilities for inpatients and out-patients with up to 50 beds and is managed on a commercial basis.

27	Hospital	The premises where general or specialized type of medical facilities, with more than 50 beds, are arranged for the treatment of indoor and outdoor patients.
28	Clinic/ Polyclinic/ Non-bedded medical establishments	A premises where facilities for the treatment of out-patients are provided by a doctor/group of doctors.
29	Health Centre/ Family Welfare Centre	A premises having facilities for the treatment of inpatients and out-patients. The health centre can be managed on a non-commercial basis by a public or charitable or other organization. This includes Family Welfare Centre.
30	Dispensary	The premises where medical consultation facilities and medicines are available, and which is managed by public or charitable or other institutions.
31	Clinical Laboratory/ Diagnostic centres	A premises where facilities are available for carrying out diverse types of tests to detect symptoms of disease.
32	Meeting Hall, Community Hall	The premises where there are arrangements for meetings, social and cultural activities.
33	Yoga, Meditation, Spiritual, Religious Discourse Centre/ Satsang Bhawan	The premises where there is provision of facilities related to self-realization, attainment of higher qualities of intellect and body, spiritual and religious pilgrimage etc.
34	Religious Centre	A premises that is used for worship and other religious programs.
35	Socio-cultural Institution / Building	Premises where facilities for socio-cultural programs are provided by the public or any voluntary person/organization on a non-commercial basis.
36	Cultural Centre	The premises where facilities for cultural services for any institution, state and country are provided.
37	Marriage Hall/ Banquet Hall	A premises which is used for weddings and other social functions.
38	Auditorium	The premises where there is a stage and seating arrangements for the audience for various performances like concerts, plays, musical presentations, ceremonies etc.
39	Open Air Theatre	The premises where there are arrangements for seating of spectators in the open and stage facilities, etc. for performances.
40	Theatre	The premises where there are arrangements for seating of spectators and facilities etc. for performances.
41	Museum	A premises providing facilities for the collection and display of objects illustrative of antiquities, natural history, art, etc.
42	Art Gallery/ Exhibition Centre	Premises where facilities are provided for the exhibition and decoration of painting, photography, sculpture, murals, handicrafts, or products of any special category.
43	Music / Dance and Drama Arts Training Centre	The premises where there is arrangement for training and teaching of music, dance, and drama arts.

44	Library	A premises where there is arrangement for collection of books for reading and reference for the general public or a specific category.
45	Reading Room	The premises where there is arrangement for reading newspapers, magazines, etc. for the general public or a specific category.
46	Information Centre	The premises where information about various activities of the state and the country are provided.
47	Health Club/ Gymnasium	That building in which there is a system to strengthen the human body naturally or with the help of mechanical equipment.
48	Fire Station	The premises where fire extinguishing facilities are provided for the area concerned.
49	Community Welfare Centre	A premises where facilities are provided to promote the welfare and development of the community, and which is run by a public or charitable or other institution.
50	Electric Crematorium	The premises where facilities are available for burning dead bodies by electric incinerator.
51	Crematorium	The premises where facilities are available to complete the last religious rites by burning dead bodies
52	Cemetery/ Burial Ground	The premises where facilities for burial of dead bodies are provided.
53	Mela Sthal/ Fair	A premises which provides facilities for exhibition and decoration and other cultural/religious activities for a group of participants.
54	Microwave and wireless centre	Premises used for communications purposes, including towers.
55	Dumping Ground	The premises where garbage (solid waste) is collected from different areas of the city and stored until final treatment.
56	Sewage Treatment Plant	The premises where solid and liquid wastes are rendered harmless by technical chemical process.
57	Buildings/establishments related to public utilities and services	Those premises where there are overhead/underground tanks, pump-houses, etc., oxidation ponds related to sewerage, septic tanks, sewerage pumping stations, etc. for water storage and supply for public use. This also includes public toilets, urinals, and dustbins.
58	Compost Plant	The complex where solid waste and waste materials from different areas of the city are converted into fertilizer after treatment through mechanical process
59	Electric Sub-station	The premises where electrical installations, etc. are installed for distribution of electricity.
60	Water works	The premises in which there are arrangements for water supply like tube wells, overhead /underground reservoir, accommodation for related staff, maintenance of related equipment etc.
61	Garbage Collection Centre	A site where domestic waste is collected for a brief period.
62	Community Guidance Centre	A centre where information related to the route (road condition & direction) and information regarding availability of infrastructure facilities is made available for the convenience of passengers.

63	Community Service Centre	Centre where the common people can request for the solution to their distinct types of problems and can take action to avail the facilities provided by various government agencies.
64	ATM Room	The place/room where ATMs are installed by banks for the convenience of citizens.
65	Public / Community Toilet	A toilet which is publicly available for use by the general public.

15.2.6 Traffic and Transport

1	Parking Lot	A premises which is used for parking of vehicles.
2	Bus Stop	A premises which is used by a public transport agency or any institution to park buses for short periods for public convenience and service.
3	Taxi/ Tempo Rickshaw stand	Premises which are used for parking of intermediate public transport vehicles running on commercial/non-commercial basis.
4	Motor Driving School	A premises where facilities are provided for training in driving automobiles.
5	Transport Nagar	Premises that are used for short- or long-term parking of trucks. It may also include offices of truck agencies, vehicle repair and servicing, dhabas, spare part shops and warehouses, etc.
6	Weighbridge/ Dharmkanta	The premises where loaded or empty trucks are weighed.
7	Bus Depot	Premises used by a public transport agency or any other similar agency for parking, maintenance, and repair of buses. It may also include a workshop.
8	Bus Terminal	The place from where public service buses starts and end for their predetermined route. Here passengers have the facility to board and deboard the bus. This place can range from just a bus platform to a fully equipped centre with passengers resting place, bus service office, ticket counter, food service, public toilet etc.
9	Motor Garage, Service garage/ Workshop	Places where servicing, repair work, denting, painting, etc. work of motor vehicles are done. In such places, vehicles are parked on the premises for the above-mentioned works.
10	Helipad	The place where landing and take-off is done by passenger helicopters. Only one control/inspection room can be built at a suitable distance from the edge of this place.

15.2.7 Parks, Play-grounds/ Open-spaces, Recreational.

1	Park	The premises which have suitable arrangements for recreational activities like lawns, open spaces, greenery etc. It may have provisions for landscaping, parking facility, public toilet, fencing, etc.
2	Club	Premises with all associated facilities which are used by a group of people for social and recreational purposes.
3	Playground/ Sports Ground	A complex used for outdoor sports with provision for parking facilities, public toilets, etc.

4	Amusement Park	Premises where there are parks or grounds for recreational purposes and other facilities related to recreation.
5	Stadium	The complex in which there is provision of pavilion, building and stadium for seating of spectators along with related facilities for players.
6	Traffic Park	A traffic park is a complex where facilities are provided to provide information and education to children regarding traffic and signalling.
7	Swimming Pool	The complex in which there is provision for swimming, seating for spectators and ancillary facilities like dressing-room, toilet, etc.
8	Picnic Site/ Camping site	Premises located within a tourist/recreational centre which are used for short-term accommodation for recreational or leisure purposes.
9	Flying Club	Premises used for training and fun-riding on gliders and other small aircraft.
10	Shooting Range	The premises which are used for training/practice of shooting, aiming, etc. of distinct types of pistols/guns.
11	Caravan Park	A place where people traveling in groups rest for short periods in the form of camping. Apart from being a group of pedestrians, such a group of passengers can also be a group of several types of vehicles. Apart from public toilets, essential facilities like tourist tents, eating places, etc. are completely temporary in the camping site.
12	Monument	A complex with all facilities for visitors where there are structures related to the past or a tomb, mausoleum or monument built in memory of an important person.
13	Zoo/ Museum	A premises which is used as a garden /park/aquarium with a collection of animals, fauna and birds for exhibition and study along with all related facilities.

15.2.8 Agricultural

1	Nursery	A premises where facilities are provided for growing and selling small plants.
2	Dairy Farm	The premises where there are facilities for making and preparing dairy products. It may contain a temporary structure for animal sheds.
3	Poultry Farm	The premises where facilities are available for trading in eggs, meat, etc. products of birds like chicken, duck etc. It may have bird sheds in it.
4	Farmhouse	A premises where there is a residential building on the same agricultural land for the use of the owner of the farm.
5	Garden	The premises which are used for planting trees and plants for flowering purposes
6	Forest	The area which contains natural or man-planted trees and plants. City forests will also be included in this.
7	Repair and servicing centre for agricultural equipment	The premises where mechanical /electrical equipment used in agriculture like tractors, trolleys, harvesters, etc. are serviced.

8	Dhobi Ghat	The premises which are used by washermen / *dhobis* for washing and drying clothes.
9	Cattle Colony	A premises where rearing of cattle, milk collection and treatment etc. is done. At such a place, cattle treatment centre, staff accommodation and other ancillary activities like daily use shops, community centres etc. can also be constructed.
10	Slaughter House	A place where animals are slaughtered for use only as non-vegetarian food and for related processing, packaging related activities.

15.3 Permissibility of various activities in major land use zones

15.3.1 Major Land use Zones and Notations

Standard Use Zones

The use zones of master plans have been standardized as below:

	Land Use Zone	Notation
1	Built up	BU
2	Residential	R
3	Mixed Use 1 & 2	MU
4	Commercial 1- Retail/CBD/Sub CBD/ Bazaar Street	C-1
5	Commercial 2- Wholesale/ Godown	C-2
6	Small Industries	SI
7	Large Industries	LI
8	Office Use	OU

	Land Use Zone	Notation
9	Public & Semi-public	PSP
10	Transport 1 & 2, Parking	TT
11	Forest	F
12	Recreational 1 & 2	RC
13	Green belt	GB
14	Grameen Abadi	GA
15	Agriculture	A
16	Highway Facilities	HF

Symbol	Permissibility
	Permitted
0	Permitted with conditions
	Prohibited

Provisions relating to proposed land uses in master plans of development authorities:

Since the prevailing master plans of different development authorities have use zones other than the above list, for the sake of convenience such use zones are grouped under standardized use zones as given in *Appendix-15*. It is clarified that the zoning regulations pertaining to the standardized use zones shall be applicable to those use zones grouped under respective category. For existing land uses grouped under Sl. No. 17 Other/Additional land-use in the table in Appendix-15, the permissibility according to the zoning regulations under master plans of the respective development authorities shall apply.

15.3.2 Matrix for permissibility of Activities in major Land use Zones

	Zoning Regulations - Activities	RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
1	**RESIDENTIAL**																	
1.1(a)	Single Unit / Multi-Unit *(Built-up area)*, Homestay, Paying Guest	4				9												
1.1(b)	Single Unit / Multi-Unit *(Non-Built-up area)*, Homestay, Paying Guest	9			7	9		5	5	5								
1.2(a)	Group Housing *(Built-up area)*	9																
1.2(b)	Group Housing *(Non-Built-up area)*	12			8	8	8	5	5	5								

	Zoning Regulations - Activities	RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
1.3	Related Workers/ Employees/ Staff Accommodation, Watchmen/ Guard Accommodations	#				4	4	7	7	7	4	4	4	4	4		4	5
2	**COMMERCIAL**																	
2.1	**Shops / Convenient Shopping / Commercial Units < 100 sqm PA:** Retail Shops, Daily Use Shops, PCO/ Cellular Mobile Service, Showroom (other than motor vehicle), Restaurants & Canteen	9																
2.2	**Shops / Convenient Shopping /Commercial Complex Commercial Units >100:** Motor Vehicle Showroom (Automobile Sales / Purchase, Workshop, Accessories Centre), Shops for sale of Motor Vehicles Spare Parts, Coal & Wood Stock	12	3	3												3		
2.3	Shopping Centre, Cinema/ Miniplex	12																
2.4	Shopping mall, Multiplex	18	2															
2.5	**Hotels up to 20 rooms:** Budget Hotel, Heritage Hotels, Permanent Tented Accommodation	9																
2.6	**Hotels above 20 rooms:** Hotel, Resort, Motel, Service Apartments, Wellness Centre/ Resort, Eco Tourism Resorts	12																
2.7	Wholesale Market / Trade/ Wholesale business, Auction Market, Wholesale centres for Agriculture produce	12			3													
2.8(a)	**Petrol Pump / Filling Stations:** Stations (Petrol/Diesel/CNG/ Bio-Diesel/ Biogas/ EV Charging Stations), Kisan Seva Kendra, Way-side Amenities/ Dhaba *(Built-up area)*	12																
2.8(b)	**Petrol Pump / Filling Stations:** Stations (Petrol/Diesel/CNG/ Bio-Diesel/ Biogas/ EV Charging Stations), Kisan Seva Kendra, Way-side Amenities/ Dhaba *(Non-Built-up area)*	18																
2.9	Gas Godown/ Combustion, Emergency Stock, Junkyard	18															2*	2*
2.10	Cold storage, Store / Godown	18															2	2
3	**INDUSTRIAL**																	
3.1	Industries (MSME) other than hazardous/polluting, Service / Cottage Industry, Bio Diesel Plant, Flour Mill, Milk Collection Centre	# #															1	

	Zoning Regulations - Activities	RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
3.2	Labourer/ Worker Housing / Dormitory	# #			7	7	7	7	7	7	7							
3.3	Warehouse / Logistic Park	18															2	2
3.4	Data Processing Centre, Software / Information Technology Park; Service Industries	# #																
3.5	Industries (other than MSME) other than hazardous/polluting Sugar Mill, Rice Cellar, Pasteurizing Plant, Meat Processing Plant, Mining Related Industries, Brick / Lime Kiln, Crusher, Oil Depot, LPG Refilling plant, Compressed Bio-Diesel Plant, Pasteurizing Plant, Power Generation Plant,	# #															1	
3.6	Hazardous/Dangerous /Polluting Industries																	
4	**OFFICE USE**																	
4.1	Govt. / Local Body / Semi Govt. Office, Corporation office, Commercial / Business Office, Business Park, Bio-tech Park, Research & Development Centre / Research Centre, Labour Welfare Centre, PAC/Police lines, Weather Research Centre	12		3														
4.2	Private/ Agent Office, Bank, Cyber Café, Call Centre, BPO	12		6														
5	**PUBLIC & SEMI-PUBLIC FACILITIES**																	
5.1	**Education:** Primary Educational Institute, Sewing, Knitting, Embroidery, Painting, Computer Training, etc., Library, Reading Room, Creche and Day Care Centre and Other Skill Development Centres	9																
5.2	**Education:** Higher Secondary / Inter School, Music / Dance and Drama Arts Training Centre, Coaching Institutes/Centers, Indoor Sports Training Centre, Arts Gallery / Exhibition Centre, Yoga, Meditation, Spiritual, Religious Discourse Centre / Satsang Bhawan, Religious Centre, Socio-Cultural Institution / Building, Cultural Centre	12															2	2
5.3	**Education:** College / Degree College	18																
5.4	**Education:** Polytechnic / Engineering, Higher Technical/ Management Institutes, General / Specialized Educational Institute, Nursing Institute, Cottage / Industry Training	18	3	3														
5.5	**Education:** University	24																

	Zoning Regulations - Activities	RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
5.6	**Healthcare:** Non-Bedded Medical Establishments, Dispensary, Health Club / Gymnasium, Clinics / Polyclinics, Veterinary clinics, Dental Clinic, Clinical Laboratory, Medical Store / Pharmacy, Senior Care Centre/ Old Age Home, Handicapped Children House	9																
5.7	**Healthcare:** Nursing Home, Primary / Community Health Centre, Small Hospital (Upto 50 beds), Night Shelter, Orphanage, Reformatory, Health Centre / Family Welfare Centre	12																
5.8	**Healthcare:** Hospital (> 50 beds), Trauma Centre, Nursing Institutes	18																
5.9	**Healthcare:** Medical College/ Dental College	24																
5.10	Marriage hall / Banquet Hall, Meeting Hall / Community Hall, Public Facilities Centre, Community Welfare Centre, Community Guidance Centre, Public Convenience Centre, Information Centre	18/24																
5.11	Auditorium, Theatre, Open Air Theatre, Convention Centre, Museum	18/24																
5.12(a)	Natural Therapy Centre, Dharamshala / Ashram, Boarding / Lodging House, Hostel, Working women's hostel, Dormitory, Guest Houses / Inspection House / Circuit House *(up to 20 rooms)*	9																
5.12(b)	Natural Therapy Centre, Dharamshala / Ashram, Boarding / Lodging House, Hostel, Working women's hostel, Dormitory, Guest Houses / Inspection House / Circuit House *(above 20 rooms)*	12																
5.13	**Public Utilities:** Post office, Post and Telegraph Office, Telephone Office / Centre, Radio and Television Centre, Police Station / Chowki, Fire Station, ATM Room	NA																
5.14	**Public Utilities:** Electric Crematorium / Crematorium, Cemetery / Burial Ground	NA																
5.15	Prison	NA																
5.16	**Public Utilities:** Tubewell, Overhead Reservoir, Electricity Station/ Substation, Water Works, Microwave and Wireless Centre, Sewage Treatment Plant, Dustbin / Garbage Collection Centre, Public / Community Toilets, Buildings / Establishments related to Public Utilities & Services	NA																
5.17	**Public Utilities:** Compost plant, Scientific Landfill Sites, Dumping Ground, MRF Facilities, Bio-Medical Waste Treatment Facility, Slaughterhouses	NA																

	Zoning Regulations - Activities	RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
6	**TRAFFIC & TRANSPORTATION**																	
6.1	Parking Lot, Taxi / Tempo Rickshaw Stand, Bus Stop	NA																
6.2	Motor Garage, Service Garage / Workshop, Motor Driving School, Vehicle Scrapping Facility/ Automatic Testing Stations/ Driver Training Institutes	NA																
6.3	Transport Nagar, Bus Depot, Bus Terminal, Weighbridge / Dharmkanta, Loading-Unloading related Facility	NA																
6.4	Airport/ Flying club	NA																
7	**PARKS/ OPEN SPACES/ PLAYGROUNDS**																	
7.1	Park, Playground / Sports Ground, Multipurpose Open Spaces, Swimming Pool	NA																
8	**RECREATIONAL**																	
8.1	Shooting Range	NA																
8.2	Golf Course, Club	NA																
8.3	Helipad	NA																
8.4	Racecourse, Stadium, Sports College/ Training Centre, Caravan Park, Picnic Site / Camping Site, Traffic Park, Amusement Park, Aquarium, Zoo / Museum, Bird / Wildlife Sanctuary	NA																
9	**AGRICULTURE**																	
9.1	Farmhouse, Repair and Servicing Centre for Agricultural Equipment, Farm Stay	9																
9.2	**Farmhouse:** Horticulture, Nursery, Forest, Garden, Botanical Garden, Laundry Bay (Dhobi ghat)	9																
9.3	Dairy Farm, Pasture, Cattle Colony, Pig / Fish/ Poultry Farm/ Beekeeping, Animal Breeding Centre	9																

Note1: RW: Road Width, NA: Not Defined, PA: Plot Area, #: As per Principal Use, # #: As per Site Condition, (x) – as per *paragraph 15.3.3 of this byelaws.*

Note2: More than one activities which are permissible in a particular land use zone may be permitted.

15.3.3 Conditional permissibility for activities within Land Use Zones

No.	Condition	Remarks
1	Allowed on 7m wide roads	
2	Allowed on 18m wide roads	
3	Allowed on 24m wide roads	
4	Up to 5% of total permissible FAR	
5	Up to 10% of total permissible FAR	May be relaxed by board for Small Industries
6	Up to 25% of total permissible FAR	
7	Up to 30% of total permissible FAR	
8	Except Ground Floor	
9	Only in Bazaar Streets notified in Master Plan	
*	Minimum 300 meters from Grameen Abadi	

15.4 Order of land use zones from lowest to highest order and determination of Impact fee

Exemption from Impact Fee	
Non-Commercial and Charitable Activities/Uses (eligible under Income Tax Act)	(1)
Service and cottage industries#	(2)
Group housing for related use purposes	(3)

Symbol	
Impact fee not applicable	NA
Impact fee not payable	NP
Impact fee payable	

 # See Appendix-18 for list of service and cottage industries

Land Use Zones (from lowest to highest) →

	Activities/Use category	BU	A/GB/RC/HF	PSP	TT	SI / LI	R/ GA	OU	MU/ C1/ C2
	(from lowest to highest)		1	2	3	4	5	6	7
1	Agriculture, Greenbelt, Park/ Playground	NP	NA	NP	NP	NP	NP	NP	NP
2	Public & Semi-public Facilities	NP	0.25 (1)	NA	NP	NP	0.25 (1)	NP	NP
3	Traffic & Transportation	NP	0.3	0.1	NA	NP	0.30	NP	NP
4	Industrial	NP	0.4 (2)	0.25 (2)	0.25 (2)	NA	0.40	NP	NP
5	Residential, (Incl. rural)	NP	0.5	0.4	0.4	0.25 (3)	NA	NP	NP
6	Office Use	NP	1	0.75	0.75	0.75	0.5	NA	NP

7	Commercial	NP	1.5	1.25	1.25	1	1	0.5	NA

Note:

(i) The value of "Impact Fee Coefficient" determined for permitted activities/uses in different land use zones is given in the cells where impact fee is payable. Impact fee payable = [area of plot * circle rate* coefficient (as determined by table above)]*0.25

(ii) Impact fee shall be assessed based on the current circle rate. The current rate of land refers to the circle rate determined by the District Magistrate, where such rate is not available, the current residential rate determined by the Authority. Refer Appendix-16.

Example for calculating impact fee:

For permission of nursing home in Residential area:
Area of the Plot 350 square meters
The current residential rate of the authority is Rs 2000 per square meter.
Impact Fee payable: - (Area of the plot) x (Circle rate) x (Coefficient X 0.25)
That means 350 x 2000 x 0.25 x 0.25 = Rs 43,750/-

-end of chapter-

16 Compounding of Building Construction and Development

16.1 Title and Commencement

After the coming in to force of these building byelaws, the provisions in this chapter shall supersede 'Compounding Byelaws 2009' issued by the Government vide notification number 4824/8-3-09-09 miscellaneous/09, dated 14 January 2010. Those applications for compounding which have not been decided before the commencement of these building byelaws, on application by the owner/developer, shall be dealt with according to the provisions of this chapter.

16.2 Compounding of Offences

The action for Compounding of any offence punishable under Uttar Pradesh Urban Planning and Development Act, 1973, before or during the institution of the action shall be taken by Vice-Chairman/s of relevant Development Authorities or by any officer authorized by him.

Compounding of offence shall be done with the restriction that the accused shall not further continue the offence in relation to the non- compoundable construction and shall remove the non-compoundable construction or development work within the period specified by the officer. The officer compounding the offence shall be free to re-prosecute and demolish the construction in contravention of the byelaws.

16.3 Compounding Process

16.3.1 Grant/ Refusal

The owner/developer may submit an application for compounding suo-moto or in response to the notice issued. Any notice issued to the owner/developer for unauthorized construction shall clearly delineate the exact nature of offence, the provisions of byelaws which have been contravened, nature and scope of construction which is compoundable.

While granting or refusing the compounding of construction or development work, Vice-Chairman, Development Authority, or any officer authorized by him, shall examine which provisions of these building byelaws have been violated, whether the unauthorized construction is within the compounding limits as prescribed and what impact the unauthorized construction has on surrounding buildings and infrastructure. Compounding is subject to furnishing of NOCs as per 2.2.3.

16.3.2 Following offences shall not be compoundable.

(i) Construction done on the land reserved for or related to public and semi-public amenities, services and utilities such as road, railway line, park, green verge/belt etc.

(ii) Construction done in contravention of land-use prescribed in Master Plan or Zonal Development Plan or Lay-out plan or lease.

(iii) Construction done on plots in illegal colonies.

(iv) Construction done on government or public land without permission of the concerned department.

(v) Construction done on disputed land.

(vi) Construction in the buildings where earthquake resistance measures are mandatory as per chapter 11.8.

(vii) Construction of buildings where firefighting requirements are mandatory or where No Objection Certificate (NOC) for construction/addition/alteration has not been obtained from fire authority (wherever mandatory), as per chapter 10.1.3.

(viii) Construction in violation of building height in heritage zones, protected monuments, and

civil aviation areas or in restricted height areas.

(ix) Construction carried out where required parking arrangement is not feasible.

(x) Construction carried out on areas reserved for 'common areas and facilities' in group housing and other multi-storey buildings.

(xi) Construction done on land covered by ponds/reservoirs, river, drain, etc, identified in Master Plan/Zonal Plan/ Lay-out Plan or recorded in the revenue records.

(xii) Construction in the buildings where measures for access to differently abled persons are mandatory as per chapter 12.

(xiii) Construction undertaken in mixed use development, which violates the criteria of pre-dominant land use.

16.3.3 Compoundable Construction

Construction permissible as per building byelaws and unauthorized construction shall be shown separately in the plan submitted with the application for compounding. Unauthorized construction in setbacks, ground coverage and FAR shall be compoundable only in contiguity of main building up to the limits prescribed as under:

Parameter	**All Buildings <=15-meter and multi-units upto 17.5 meter height except Group Housing**	**Buildings >15-meter height and Group Housing except multi-units.**
Front Setback	25% of front setback area up to a maximum of 1.0 meter	10 percent of setback area (maximum up to a width of 1-meter), subject to Fire NOC.
Rear Setback	**Residential:** (a) Plot Size up to 500 sqm- 100% compoundable in cases where proper provisions have been made for light and ventilation. (b) Plot Size > 500 sqm - construction up to maximum 10% of the area in rear setback (in addition to permissible 40%) **Others:** 10 percent of rear setback area	
Side Setback	Construction up to a maximum of 25% of width of side setback	
Ground Coverage & FAR	Construction up to a maximum of 10% of total permissible FAR, in addition to permissible ground coverage. Note: Construction in front, rear and side setbacks shall be counted while calculating the maximum permissible compoundable area.	Construction up to a maximum of 10% of total permissible FAR, in addition to permissible ground coverage. Note: Construction in front, rear and side setbacks shall be counted while calculating the maximum permissible compoundable area.
Building Height	Construction up to a maximum of 10% height from permissible limit without changing the number of floors	-
Maximum compoundable units	Maximum one unit in plotted development beyond permissible limit	In Group Housing: Proportionate units relative to percentage of compoundable additional FAR/Purchasable FAR
Basement	Up to 1.25 meter from plot boundary	Not allowed
Others	Up to 10 percent of any dimension and area of the items indicated in 16.3.8	Up to 10 percent of any dimension and area of the items indicated in 16.3.8

Note-1: Compounding shall not allow for change of category of the building.

Note-2: In case of mixed land use, any violation is compoundable to the extent that it doesn't change the predominant land use category.

16.3.4 Schedule of Compounding Fee

The calculation of compounding fee for various kinds of illegal constructions and development works shall be in accordance with the rates given in the paragraph 16.3.8.

16.3.5 Calculation of Compounding Fee

i. If in any case compounding construction falls under illegal construction of more than one kind, the compounding fee of highest category use shall be realized as per charges applicable for compounding of FAR in 16.3.8. Besides, calculation of compounding fee for each floor shall be done separately, However, separate compoundable fee for compoundable ground-coverage shall not be payable. Refer Appendix-16.

ii. For Compounding of illegal construction, the builder shall deposit amount of compounding fee, as per the Schedule, in lump-sum or in instalments with interest rate (MCLR+1%), along with the compounding plan. Other fees prescribed by the Authority and an affidavit for demolition of the non-compoundable part shall also be deposited and subsequently the Authority shall take a decision on the application for compounding.

iii. Compounded plan shall be issued only after the calculated fee is deposited. The terms and conditions regarding approval shall compulsorily be recorded on the plan by the officer authorized for compounding.

16.3.6 Demolition

i. The building or any part thereof shown in the plan submitted for Compounding, which is within the limits of compounding shall not be demolished. However, post 30 days after the development authority identifies the non-compoundable portion in the compoundable map submitted by applicant, there shall be no restriction on demolition of such identified portion, in accordance with the law.

ii. Subsequent to approval of the plan, action under Section-27 of Uttar Pradesh Urban Planning and Development Act, 1973 shall cease; in case the order for demolition of compounded portion is passed, the same shall be deemed null and void.

iii. Remaining non-compoundable portion shall be removed by the builder on his own expense or else, the same shall be demolished by the Development Authority and the expenses incurred on the same shall be realized from the builder as per the rules.

16.3.7 Realization of Compounding Fee

a) In case the applicant fails to duly apply for availing of facility of Compounding, the Development Authority shall take action, as per rules, for demolition of illegal construction.

b) Where No Objection Certificate will be required from Fire department, Department of Archaeology, Airport Authority of India, National Highway Authority of India/ Public Works Department, Directorate of Environment, Pollution Control Board, etc, the compounding shall be considered only after receipt of the said No Objection.

c) The cost of land shall be assessed at the prevailing residential rate of the Authority, or the non-agriculture circle rate fixed by the District Collector, whichever is higher. For calculation of Compounding fee for all kinds of constructions only the residential rate of the land shall be taken into consideration.

d) Compounding fee for compoundable construction in mixed land use shall be payable on the highest category use basis.

e) In addition to charges payable as per rules for purchasable FAR, Compounding fee shall also be payable at the rates prescribed under Serial No.-2 of the Schedule. However, purchasable FAR charges for first 10% purchasable FAR shall not be payable.

f) It shall be compulsory to provide additional parking arrangement in accordance with the rules in relation to Compoundable FAR/ Purchasable FAR.

g) In case of use of illegal construction done in the basement being different from use permissible in building byelaws, the same shall be counted towards FAR and the illegal construction, based on nature of old use, shall be Compoundable with the restriction that the arrangement for parking as per the standards is available inside the plot.

h) Projections such as balcony /chhajja etc. shall be compoundable only up to Compoundable limit in setback area.

16.3.8 Schedule of Compounding Fee (Rule No 4)

16.3.8.1 Rates of Compounding Fee for various Land uses

1.	**On construction without permission under permissible ground-coverage and Floor Area Ratio**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
A	Rs. 25 per sqm for construction of all nature on plots up to 150 sq meter.	2.0 x Residential rate	1.5 x Residential rate	0.4 x Residential rate	0.5 x Residential rate
B	Rs. 38 per sqm for construction of all nature on plot sizes >150 – 300 sqm	2.0 x Residential rate	1.5 x Residential rate	0.4 x Residential rate	0.5 x Residential rate
C	Rs. 50 per sqm for construction of all nature on plot sizes >300 – 500 sqm	2.0 x Residential rate	1.5 x Residential rate	0.4 x Residential rate	0.5 x Residential rate
E	Rs. 62 per sqm for construction of all nature on plot sizes >500 sqm/ Group Housing plots	2.0 x Residential rate	1.5 x Residential rate	0.4 x Residential rate	0.5 x Residential rate
F	On Compoundable units in addition to permissible units- Rs. 122640 per unit.	-	-	-	-
2.	**On construction without permission beyond permissible ground-coverage (only on Ground Floor)**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
A	**All Buildings <=15-meter and multi-units upto 17.5 meter height except Group Housing**				
a	In Front Setback				
	100 percent of price of land	200 percent of price of land	150 percent of price of land	40 percent of price of land	50 percent of price of land

b	In Side Setback				
	75 percent of price of land	150 percent of price of land	100 percent of price of land	40 percent of price of land	50 percent of price of land
c	In Rear Setback				
	50 percent of price of land	100 percent of price of land	75 percent of price of land	20 percent of price of land	25 percent of price of land
B	**On all sides of buildings >15-meter height and Group Housing except multi-units.**				
	100 percent of price of land	200 percent of price of land	150 percent of price of land	40 percent of price of land	50 percent of price of land
3.	**On construction within permissible ground coverage beyond permissible FAR**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	In construction of plotted development and Group Housing-Rs. 491 per sqm. and 50% of required land price for additional floor area.	Rs. 982 per sqm and 100 percent of required land price for additional floor area.	Rs.736 per sqm. and 75 percent of required land price for additional floor area.	Rs.196 per sqm. and 40 percent of required land price for additional floor area.	Rs. 246 per sqm. and 50 percent of required land price for additional floor area.
4.	**On construction of basement beyond permissible limit**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	50 percent of price of land	100 percent of price of land	75 percent of price of land	20 percent of price of land	25 percent of price of land
5.	**Internal height of room being less than the minimum prescribed height**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	Rs. 246 per sq meter on the area of the room	Rs. 491 per sq meter on the area of the room	Rs. 368 per sq meter on the area of the room	Rs. 123 per sq meter on the area of the room	Rs. 185 per sq meter on the area of the room
6.	**On width of room being less than minimum prescribed width.**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	Rs. 123 per sq meter on the area of the room	Rs. 246 per sq meter on the area of the room	Rs. 185 per sq meter on the area of the room	Rs. 50 per sq meter on the area of the room	Rs. 62 per sq meter on the area of the room
7.	**On area of the room being less than the prescribed area**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	Rs. 123 per sq meter on the area of the room	Rs. 246 per sq meter on the area of the room	Rs. 185 per sq meter on the area of the room	Rs. 50 per sq meter on the area of the room	Rs. 62 per sq meter on the area of the room
8.	**On arrangement of light and ventilation in the room being less than prescribed area**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others

	Rs. 123 per sq meter on the area of the room	Rs. 246 per sq meter on the area of the room	Rs. 185 per sq meter on the area of the room	Rs. 50 per sq meter on the area of the room	Rs. 62 per sq meter on the area of the room
9.	**On the height of Compound wall being more than the prescribed height**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	Rs. 123 per running meter but a minimum of Rs. 5000/-	Rs. 246 per running meter but a minimum of 10000/-	Rs. 383 per running meter but a minimum of Rs. 5000/-	Rs. 50 per running meter but a minimum of 1000/-	Rs. 62 per running meter but a minimum of Rs. 5000/
10.	**On construction beyond permissible building height**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	@Rs. 6132/- per running meter of height (measured as per periphery of existing building) per floor	2x	1.5x	0.4x	0.5x
11.	**Land-division/ Development work without approval, which is in conformity with Building byelaws**				
Sl.	Residential	Commercial	Office	Industrial	Facilities/ Others
	1.0 percent of price of land on saleable area	2.0 percent of price of land on saleable area	1.5 percent of price of land on saleable area	0.40 percent of price of land on saleable area	0.50 percent of price of land on saleable area
12.	**Land division/development work for layouts up to the size of 1 acre, whose approval is not permissible as per byelaws**				
S.N.	Residential	Commercial	Office	Industrial	Facilities/ Others
	Compounding fee at the rate of two times of price of land equivalent to decrease in the area required, as per byelaws, for roads, parks and open spaces and other community amenities.				
13.	**Land division, whose approval is not permissible as per byelaws, (for categories excluding S. No. 11 & 12 of this table)**				
S.N.	Residential	Commercial	Office	Industrial	Facilities/ Others
	In such matters, action shall be taken in accordance with the guidelines issued by the government for regularization of unauthorized colonies				

Note:

i. For any construction in contravention of the byelaws (other than those listed in the above schedule) such as – porch, balcony/chhajja etc., but are compoundable; a compounding fee @Rs. 491/- per square meter shall be charged. The rate of compounding fee for commercial shall be two times, for office 1.5 times, for industrial 0.40 times, for facilities and other usages 0.50 times.

ii. For compounding of "permitted" activities/uses in accordance with chapter-15 of these byelaws, a fee of @10 percent of the Impact fee shall also be payable, in addition to the Impact Fee payable as per rules.

iii. The rate of compounding fee for charitable institutions, which are exempted under Section-80(G) of Income Tax Act, 1961 and facilities and service provided by public Sector and

educational institutions shall be 50 percent of the residential rate.

iv. The rates, which are not based on the price of the land, i.e. which are prescribed based on per square meter, shall be updated by the authority every year on the basis of cost index, for the purpose of compounding of unauthorized construction.

v. The authority shall not permit or compound any construction beyond the limit of maximum permissible FAR. They shall ensure demolition and removal of extra construction beyond maximum permissible FAR, if any, before considering the permission of purchasable FAR.

vi. Purchasable and Premium Purchasable FAR shall be applicable in already constructed buildings submitted for compounding. Such provision shall be availed only after ensuring the requisite statutory approvals, structural stability, fire and life safety requirements, parking, and other provisions of building byelaws.

vii. Non-compoundable construction of building shall be demolished by the applicant himself/herself as per affidavit given by him/her. If the non-compoundable construction is not demolished by the applicant within the timeline indicated in the affidavit, the authority shall demolish the construction and the expenses for undertaking the same shall be recovered from the applicant. If the applicant fails to pay the requisite amount, the authority shall recover the amount as per the provisions of Section-40 of Uttar Pradesh Urban Planning and Development Act, 1973.

Xxx

17 Provision of Electric Charging Infrastructure

17.1 Electric Vehicle Charging Infrastructure (EVCI)

Based on the occupancy pattern and the total parking provisions in the premises of the various building types, charging infrastructures shall be provided only for EVs, which is currently assumed to be 20% of all 'vehicle holding capacity'/'parking capacity' at the premise.

Additionally, the building premise will have to have an additional power load, equivalent to the power required for all charging points (in a PCS) to be operated simultaneously, with a safety factor of 1.25 (refer *Explanatory Note- Annexure E-1 as given in paragraph 17.2 of this chapter*)

17.1.1 Residential Buildings (plotted house)

17.1.1.1 Charging Infrastructure requirements for individual house/self-use:

Building Type	Plotted House
Ownership of station	Private (Owner)
Connection and Metering	Domestic meter
Type of Charger	Slow charger as per owner's specific requirements
Modes of Charger	AC (Single charging gun)
Norms of Provisions	Min.1 SC and additional provisions as per the owner individual

Note: -

The charging infrastructure installed by a homeowner shall be construed as a Private Cl meant for self-use (non-commercial basis) as per the note at clause no 4 of the explanatory notes at Annexure E-1 given in paragraph 17.2 of this chapter.

17.1.2 All other buildings (including Group Housing)

Any PCS installed at Public/Private areas or building premises of any category that caters to commercial mode of charging of EVs shall be deemed as a Public Charging Station and shall have to install the minimum requirements of chargers as specified in the Guidelines dated 14.12.2018 of Ministry of Power (refer *Annexure E-2 for MoP Guidelines*). However, to provide sufficient charging points for the EV share in all vehicles (refer *clause 3 of the Explanatory Note-Annexure E-1 given in paragraph 17.2 of this chapter*), ratio of types of chargers is recommended in the table below-

17.1.2.1 Charging Infrastructure requirements for PCS (commercial use):

Building Type	Any building type			
Ownership of Station	Service provider			
Connection and Metering	Commercial Metering and Payment			
Type of Charger	as per min requirements specified in MoP Guidelines (refer Annexure E-2 given in paragraph 17.8 of this chapter)			
Additional Chargers	PCS service providers shall install additional number of kiosk/chargers beyond the minimum specified requirements to meet the ratio of charging points as prescribed below (by the type of vehicles).			
Norms of Provisions for charging points	4Ws 1 SC-each 3 EVs 1 FC-each 10 EVs	3Ws 1 SC - each 2 EVs	2Ws 1 SC - each 2 EVs	PV (Buses) 1 FC- each 10 EVS

Note:

(i) Charging bays shall be planned currently at 20% capacity of all vehicles including 2Ws and PVs(cars)

(ii) Open metering and on-spot payment options to be available for all users.

(iii) Provision of FCB, CS and BS shall not be mandatory and will be at the discretion of the service provider.

Abbreviations used:

2Ws	Two wheelers
3Ws	Three wheelers
4Ws	Four wheelers/PV (cars)
PVs	Passenger Vehicles
EV	Electric Vehicle
SC	Slow Charger/Slow Charging (AC)
FC	Fast Charger/Fast Charging (DC and a few AC ones)
PCS	Public Charging Stations
FCBCS	Fluid Cooled Battery Charging Station
BS	Battery Swap

17.1.2.2 Space Norms for Electric Vehicle Charging Infrastructure:

Sl. No.	Category	Population served per unit	Land area requirement		Other controls
			Type of Facility	Area Required	
A.	Public Charging Stations	Every 25 Kms, both sides along the highways/ roads	PCS with charger ratio (min. requirements of PCS, as per MoP) 1 FC for every 10 EVs 1 SC for every 3 EVs	Additional area as per total parking capacity at the Restaurants/ Eateries	Equipped with CCE and LCC, as may be required for fast charging.
B.	Fast Charging facility/FCB CS (for long Distance & Heavy Duty EVs)	Every 100 Kms. both sides along the highways/ roads	At least 2 chargers 1 CCC type 1 CHAdeMO type (min. 100KW each)	Min. 15m x 7m	May be coupled with the PCS at item A above, with CCE and LCC.
C.	Battery Swapping Station	Optional provisions as per MoP Guidelines	Standalone	Min. 5.5m x 2.75m	May be coupled with PCS at item A or FCB CS at item B above.
			Provided along with FBC charging Stations		

Source: Urban & Regional Development Plans Formulation and Implementation Guidelines (URDPFI-2014)

17.2 Explanatory Note on Electric Vehicle Charging Infrastructure (Annexure E-1):

Abbreviations:

UNFCC	- United Nations Framework Convention on Climate Change
IPCC	- Intergovernmental Panel on Climate Change
GHG	- Green House Gases
2Ws	- Two wheelers
3Ws	- Three wheelers
4Ws	- Four wheelers/PV (cars)
PVs	- Passenger Vehicles
CVs	- Commercial Vehicles
EV	- Electric Vehicle
EVSE	- Electric Vehicle Supply Equipment
SC	- Slow Charger/Slow Charging (AC)
FC	- Fast Charger/Fast Charging (DC and a few AC ones)
BS	- Battery Swap
PCS	- Public Charging Stations
PCI	- Public Charging Infrastructure
Private CI	- Private Charging Infrastructure
NSP	- Network Service Provider (information network)
SP	- Service Provider

Contents:

1. Rationale for EVCI establishment

2. EV Charging Technology

3. Options for EV Charging

4. Charger Specifications and PCS Infrastructure

5. Location of PCS/FCB CS in local area/Building Precincts

17.3 Rationale for EVCI establishment

Rapid urbanization coupled with adoption of mechanized transportation modes has resulted in high emissions of Green House Gases that goes on to impact Global warming. Unless the global surface temperature rise is restricted to no more than 2°c compared with pre-industrial levels, the IPCC has warned that the world will see irreversible catastrophic climate change.

India being a signatory to the UNFCCC, has pledged for efforts to assess the Greenhouse Gas Emissions (GHG) of anthropogenic origin and removal by sinks. India's per capita emissions are still considered low at 1.9 tonnes (2013), but its total emissions are next only to China and the US and is likely to overtake those of the EU by 2019.

While comparing the Indian cities for their emission scores, Delhi is on top as the biggest emitter at over 38.38 million tonnes of carbon dioxide equivalent overall emissions, followed by Greater Mumbai at 22.7 million tonnes and Chennai at 22.1 million tonnes, Kolkata at 14.8 million tonnes, Bangalore at 19.8 million tonnes, Hyderabad at 13.7 million tonnes and Ahmedabad at 9 million tonnes were the other cities whose emissions for the year were calculated sector wise.

As per the statistics of Transport Department (GNCTD), total number of vehicles in Delhi is more than the combined total vehicles in Mumbai, Chennai, and Kolkata. Delhi has 85 private cars per 1000 population against the national average of 8 cars per 1000 population. In terms of CO2 emissions due to motor vehicles, Delhi emits about 12.4 million tonnes while the city of Bengaluru emits about 8.6 million tonnes.

Therefore, addressing the quantum of emissions from the "Transport" and "Domestic" sector emerges to be the high priority subjects under the overarching umbrella of "Climate change mitigation" as committed to the UNFCC.

Encouraging "Electric Vehicles" as a viable option for phased transportation in terms of short and long-distance trips with appropriate "Charging Infrastructure" is therefore, the pre-condition for this paradigm shift I phased migration to sustainable transportation.

For this, changes are required in Infrastructure provisions (at Regional and City levels) and in Development Control Regulations (in terms of provisions therein) to include the formulations of norms and standards for "Charging Infrastructure" in the said Master Plan Regulations and State Byelaws for adoption across the country suiting local conditions.

17.4 EV Charging Technology

17.4.1 Electric Vehicle Supply Equipment (EVSE)

An EVSE is a wall mounted box that supplies electric energy for recharging of electric vehicle batteries. Also, EVSEs have a safety lock-out feature that does not allow current to flow from the device until the plug is physically inserted into the car.

EVSEs can be customized with added features like:

(i) Authentication

(ii) Integrated payment gateways

(iii) Software for remote monitoring.

As electric vehicle charging technology continues to advance, several standards and guidelines have become widely accepted across the industry. This section gives a brief overview of charging infrastructure technology, standards, and terminology.

17.4.2 Different types of EVSE:

Charging speeds:

Charging power, which determines the time required to charge a vehicle, can vary by orders of magnitude across charge points, as shown in Table in 3.1.1. A small household outlet may charge as slowly as 1.2 KW, while the most advanced rapid charging stations can charge at up to 350 KW. Charging infrastructure is broadly broken into three categories based on speed: Level 1, Level 2, and direct current (DC) fast charging (sometimes referred to as Level 3).

(Source: Emerging Best Practices for Electric Vehicle Charging Infrastructure- Oct' 2017)

Private Charging:

Charging batteries of privately owned cars through domestic charging points. Billing is mostly part of home/domestic metering.

AC "Slow" Charging:

The home private chargers are generally used with 230V/15A single phase plug which can deliver a maximum of up to about 2.5 KW of power. The EVSE supplies AC current to the vehicle's onboard charger which in turn converts the AC power to DC allowing the battery to be charged.

Public Charging:

For charging outside the home premises, electric power needs to be billed and payment needs to be collected. The power drawn by these chargers may need to be managed from time to time.

DC "Fast" Charging:

DC current is sent to the electric car's battery directly via the charge port. Fe chargers (usually 50 KW or more) can supply 100 or more kilometres of range per hour of charging. The fast chargers would generally be used as a top-up, rather than fully charging vehicles. These are important for cab companies and corporate users who have a fleet of electric cars.

17.5 Options for EV Charging

There is an urgent need to offer flexible charging infrastructure for different vehicle segments to drive adoption of EVs. Charging infrastructure is the most crucial enabler in the entire EV value chain. The exploration of different charging models according to the local conditions shall enable faster deployment of electric vehicles in the country.

17.5.1 EV share in all vehicles

It has been broadly projected that by the current rate of adoption of EVs, about 15% of all vehicles in the country would be EVs by the year 2020. Therefore, while assuming percentage composition of all proposed capacities in public facilities of vehicle holding capacity, the Metropolitan and 'Tier I' cities will be assumed to have a higher percentage share of EVs, say 20% for now. The charging infrastructure prescriptions in all urban development guidelines shall, therefore, be in consonance with the said percentage.

Power Load sanction to premises -While adding these Charging Infrastructures to the proposed set of building types of the Indian cities, enhanced Power Load shall have to be had for each such building type by the Power DISCOMs, commensurate to the total additional power requirement of simultaneous operation of all the prescribed charging points in the premise. With further advancement of charging technologies and the enhanced capacity of chargers to draw more power, it is advised that *the load*

capacity assigned to each premise should be kept with a safety factor of 1.25 with a long-term vision of 30 years.

17.5.1.1 EVs charging " modes" and 'availability'

Vehicle type	Slow Charging	Fast Charging	Public Cl
2 Wheelers	Y	N	Yes/limited
3 Wheelers	Y	N	Yes/limited
PVs (Cars)	Y	Y	Yes
PVs (Buses)	N	Y	Yes

17.5.1.2 Charging options for EV types (by ownership)

Vehicle Type	Private Cl	Public CS	Predominant place of charging
2 Wheelers	SC/BS	SC	Point of residence I Work
3 Wheelers	SC/BS	SC/BS	Residence / Parking stations
PVs (Cars)	SC/BS	FC	Residence / Point of work / other public places
PVs (Buses)	-	FC/BS	Bus Terminals/Depots

Note:

(i) The option of Battery Swapping (BS) for privately owned 2Ws and PV(Cars) is limited to Private Cl.

(ii) For 3 Ws the BS is proposed to be made available in PCS, for faster recharge experience only.

(iii) For PV (Buses), Captive Fast charging infrastructure for 100% internal use for fleets may be adopted by privately owned Depots/Garages.

Based on the above stated EV charging technologies available and the current trend of evolving technologies of faster charging experience, the Ministry of Power has issued ***Guidelines and Standards for setting up Charging Infrastructure for Electric Vehicles***, *Ministry of Power (MoP) Guidelines dated 14.12.2018* for charging infrastructure to be installed at every Public Charging Station (PCS). 'Connectivity regulations and Safety norms' shall be defined by respective authorities such as Central Electric Authority/MoP for grid access to such PCS/ any other charging station/infrastructure.

17.6 Charger Specifications and PCS Infrastructure

Any installed PCS shall have one or more electric kiosk/boards with installation of all charger models as prescribed in the Guidelines and Standards notified by Ministry of Power, dated 14 December 2018 for "Charging Infrastructure for EVs" (at Annexure E-2), with other necessary arrangements as deemed necessary.

Public Charging Station service providers shall be free to create charging hubs and to install additional number of kiosk/chargers in addition to the minimum chargers prescribed vide the MoP Guidelines, including options for installation of additional chargers, if required.

Note:

1. Minimum infrastructure requirements do not apply to Private Charging Points meant for self-use of individual EV owners (non-commercial basis).

2. Captive charging infrastructure for 100% internal use for a company's own fleet will not be required to install all type of chargers and to have NSP tie ups.

17.7 Location of PCS / FCB CS in local area / building precincts

In accordance with the Guidelines issued by the Ministry of Power (MoP), following minimum standards regarding density of/distance between PCS in local level facilities in building premise / urban precincts shall be followed:

(i) At the Local levels (within the urban area):

- At least 1 Public Charging Station is to be available within a grid of 3Km x 3Km.

(ii) At the Building premise levels (for various building types)

- Private charging infrastructure (non-commercial use) for individuals.
- For all commercial modes of charging EVs, at least 1PCS, as per minimum specifications laid under MoP guidelines.
- Standalone Battery Swapping Stations may be added with the PCs.

17.8 Public Charging Infrastructure (PCI) - Minimum Requirements (Annexure E-2)

1. Every Public Charging Infrastructure shall have the following minimum infrastructure.
   a) An exclusive transformer with all related substation equipment including safety appliances.
   b) 33/11 KV line/cables with associated equipment including as needed for line termination/metering etc.
   c) Appropriate civil works.
   d) Adequate space for Charging and entry/exit of vehicles.
   e) Current international standards that are prevalent and used by most vehicle manufacturers internationally are CCS and CHadeMO. Hence, Public Charging Stations shall have, one or more electric kiosk/boards with installation of all the charger models as follows:

Charger Type	Charger Connectors*	Rated Voltage (V)	No. of Charging Points/No. of Connector guns (CG)
Fast	CCS (min 50 kW)	200 – 1000	1/1 CG
	CHAdeMO (min 50 kW)	200 – 1000	1/1 CG
Slow / Moderate	Type-2 AC (min 22 kW)	380 - 480	1/1 CG
	Bharat DC-001 (15 kW)	72 - 200	1/1 CG
	Bharat AC-001 (10 kW)	230	3/3 CG of 3.3 kW each

Note: In addition, any other fast/slow/moderate charger as per approved BIS standards whenever notified.

   f) The kiosk/board may have options for installation or additional chargers if required.

   g) The Public Charging Station Providers are free to create Charging Hubs and to install additional number of Kiosk/Chargers in addition to the minimum number of chargers prescribed above.

   h) Tie up with at least one online Network Service Providers (NSPs) to enable advance remote/online booking of charging slots by EV owners. Such online information to EV owners should also include information regarding location, types, and numbers of chargers installed/available etc.

   i) Share charging station data with appropriate DISCOM and to maintain appropriate protocols as prescribed by such DISCOM for this purpose. CEA shall have access to this database.

   j) Appropriate public amenities.

   k) Where, in addition to the above, fast charging facility is also planned to be provided at the PCS by the PCI provider, the following additional infrastructure must be provided:

      - Appropriate Liquid Cooled cables if High Speed Charging Facility for onboard charging of Fluid Cooled Batteries (FCBs) is also planned,
      - Appropriate Climate Control Equipment for Fast Charging of Batteries to be used for swapping (i.e., not onboard)

2. Every Public Charging Station (PCS) shall be operational only after inspection and clearance as communicated by a suitable clearance certificate, by the concerned electrical inspectors/technical

personnel designated specifically by the respective DISCOM for this purpose. DISCOMs may also empanel one or more third party authorized technical agencies for this purpose.

3. Electric Vehicle Service Equipment (EVSE) shall be type tested by an appropriate reputed authority.
4. The above minimum infrastructure requirements do not apply to Private Charging Points meant for self-use of individual EV owners (non-commercial basis).
5. Captive charging infrastructure for 100% internal use for a company's own/leased fleet for its own use will not be required to install all type of chargers and to have NSP tie ups.
6. Public Charging Station can also have the option to add Standalone battery swapping facilities in addition to the above mandatory facilities, provided space/other conditions permit.

17.8.1 Public charging Infrastructure (PCI) for long distance EVs and/or heavy day EVs

1. Public charging stations for long distance EVs and/or heavy duty EVs (like trucks, busses etc.) shall have the following minimum requirements:
   a) At least two chargers of minimum 100 kW (with 200-1000 VI each of different specification (CCS & Chademo) and with single connector gun each in addition to the minimum charging infrastructure requirements as mandated for Public Charging Stations in para 3.
   b) Appropriate Liquid Cooled Cables for high-speed charging facility for onboard charging of Fluid Cooled Batteries (currently available in some long range EVs).
   c) In addition to 4.1 (i) and (ii) above, the Fast-Charging Stations (FCS) for Long Distance EVs and/or Heavy Duty EVs may also have the option of swapping facilities for batteries for meeting the charging requirements as per para 3 and para 4.1(i)&(ii) above. It is notable that Fluid Cooled Batteries (FCBs) are generally necessary for Fast Charging / Long Distance use of EVs and/or for Heavy Duty Vehicles like buses/trucks etc. FCBs will have higher charging rate and longer life.
2. Such Fast-Charging Stations (FCS)which are meant only for 100% in house/captive utilisation, for example buses of a company, would be free to decide the charging specifications as per requirement for its in-house company EVs.

17.8.2 Location of Public Charging Stations:

1. In case of Public Charging Stations, the following minimum requirements are laid down regarding density/distance between two charging points:
   a) At least one Charging Station should be available in a grid of 3 Km X 3 Km. Further, one Charging Station be set up at every 25 Km on both sides of highways/roads.
   b) For long range EVs (like long range SUVs) and heavy duty EVs like buses/trucks etc., there should be at least one Fast Charging Station with Charging Infrastructure Specifications as per para4. I at every 100 Kms, one on each side of the highways/road located preferably within/alongside the stations laid in para3 above. Within cities, such charging facilities for heavy duty EVs shall be located within Transport Nagar, bus depots. Moreover, swapping facilities are also not mandatory within cities for Buses/trucks.
2. Additional public charging stations shall be set up in any area only after meeting the above requirements.
3. The above density/distance requirements shall be used by the concerned state/UT Governments/their Agencies for the twin purposes of arrangement of land in any manner for public charging stations as well as for priority in installation of distribution network including transformers/feeders etc. This shall be done in all cases including where no central/state subsidy is provided.

4. The appropriate Governments (Central/State/UTs) may also give priority to existing retail outlets (ROs) of Oil Marketing Companies (OMCs) for installation of Public EV Charging Stations (in compliance with safety norms including 'firewalls' etc.) to meet the requirements as laid above. Further, within such ROs. Company Owned and Company Operated (COCO) ROs may be given higher preference.
5. Any deviation from above norms shall be admissible only after specific approval of State Nodal Agency in consultation with the Central Nodal Agency.

17.8.3 Database of Public EV Charging Stations

Central Electricity Authority (CEA) shall create and maintain a national online database of all the Public Charging Stations through DISCOMs. Appropriate protocols shall be notified by DISCOMs for this purpose which shall be mandatorily complied by the PCS/BCS. This database shall have restricted access as finalised between CEA and Ministry of Power.

17.8.4 Tariff for supply of electricity to EV Public Charging Stations

1. The tariff for supply of electricity to EV Public Charging Station shall be determined by the appropriate commission, provided however that the tariff shall not be more than the average cost of supply plus 15 (fifteen) percent.
2. The tariff applicable for domestic consumption shall be applicable for domestic charging.

17.8.5 Service charges at PCS/BCS

1. Charging of EVs is a service as already clarified by Ministry of Power vide letter No. 23/08/2018-R&R dated 13.04.2018.
2. The State Nodal Agency shall fix the ceiling of the Service Charges to be charged by the Public Charging Stations.

17.8.6 Priority for Rollout of EV Public Charging Infrastructure

After extensive consultations with State Governments and different Department/Agencies of Central Government, phasing as follows are laid down as national priority for rollout of EV Public Charging Infrastructure:

17.8.6.1 Phase 1 (1-3 Years)

All Mega Cities with population of 4 million plus as per census 2011, all existing expressways connected to these Mega Cities & important Highway's connected with each of these Mega Cities shall be taken up for coverage. A list of these Mega Cities and existing connected expressways is attached at Annexure 1.

17.8.6.2 Phase 11 (3-5 Years)

Big cities like State Capitals, UT headquarters shall be covered for distributed and demonstrative effect. Further, important Highways connected with each of these Mega Cities shall be taken up for coverage.

The above priorities for phasing of rollout shall be kept in mind by all concerned. including, different agencies of Central/State Governments while framing of further policies/guidelines for Public Charging Infrastructure of EVs, including for declaring further incentives/subsidies for such infrastructure and for such other purposes.

17.8.7 Implementation Mechanism for Rollout

1. Ministry of Power shall designate a Central Nodal Agency for the rollout. All relevant agencies including Central Electricity Authority (CEA) shall provide necessary support to this nodal agency.
2. Every State Government shall nominate a Nodal Agency for that State for setting up charging infrastructure. The State DISCOM shall generally be the Nodal Agency for such purposes.

However. State Government shall be free to select a Central/State Public Sector Undertaking (PSU) including Urban Local Bodies (ULBs), Urban/Area Development Authorities etc. as its Nodal Agency.

17.8.8 Selection of Implementation Agency for Rollout

1. The Central Nodal Agency shall finalize the cities and expressways/highways to be finally taken up from the above phasing. in consultation with the respective State Governments.
2. An Implementation Agency shall be selected by the respective State Nodal Agency and shall be entrusted with responsibility of installation, operation, and maintenance of PCS/FCS/BCS/BSF for designated period as per parameters laid down in this document and as entrusted by the concerned Nodal Agency. The Implementation Agency can be an Aggregator as mutually decided between Central and State Nodal Agencies. However, they can also decide to choose different PCS/FCS providers for bundled packages or for individual locations as mutually decided. Further, whenever bundled packages are carved for bidding, such packages shall necessarily include at least one identified expressway/highway or part thereof prepare a cohesive regional package; the selected identified cities may be divided into one or more parts as necessary for such purposes.
3. Where Implementing Agency is selected by bidding, all bidding shall be conducted by the State Nodal Agency.
4. There shall be an upper cap on the Service Charges declared by the State Nodal Agency as per para 8.2 above. Subsidy, if admissible from Central/State governments, shall be suitably factored in such calculations of Upper Cap/Bid Variable.

18 In-Building Solutions for Common Telecom Infrastructure (CTI)

18.1 Introduction to Communication System

Data growth is exploding globally and in India as per Nokia MBiT 2021 Report, the average monthly data usage per user in India has increased almost 17 times over the past 5 years. Covid 19 has further pushed data consumption with people staying indoors. Government has facilitated Work from Home (WFH) guidelines with a Work from Anywhere (within India) permitted. Home consumption of data has therefore grown exponentially through 2020. According to the Tower and Infrastructure Providers Association, almost 85% data traffic and 70% voice traffic is now generated indoors.

The World Bank has clearly demonstrated that every 10% increase in broadband penetration leads to nearly 1.40% increase in GDP growth rate. While that is a global average, even the India specific study by the reputed quasi- Government research agency, ICRIER, has shown that every 10% increase in internet traffic delivers 3.1% increase in GDP per capita and a 10% increase in investment in Telecom Infrastructure will increase GDP by 3.3% The entire consumer pull today is focused on data and broadband now with the new digital services providing voice services free with the data services. Video and app-based services are driving the demand for broadband with Apps for e-commerce, e- healthcare etc. in everyday use. It is very clear that internet traffic and Apps are contributing to GDP growth and for this to grow even further, conventional connectivity needs to be replaced with duct-sharing and fibre especially, which is an essential requirement In-Building as much as it is for FTTx and Tower Fiberization.

Note: "Service Provider": an agency that provides any type of telecom I IT services in a building complex, as per scope denned by DOT i.e. TSP I ISP I IP1 etc.

A broad variety of Information Communication Technology (ICT) systems are expected to be installed in buildings. To facilitate proper cabling and installation /up gradation of ICT systems and their cost effectiveness and maintenance, adequate physical infrastructure is required within buildings. This infrastructure will include common ducts, cable riser systems, conduits, cable trays and utility closets etc. among other things. The same can also be retrofitted into existing buildings wherever possible and feasible and must be designed in all new, re-developed and renovated structures. This section describes the general and specific requirements of such an ICT infrastructure in Building specially in respect of cabling aspects.

Communication systems are general utility in much the same way as water, power, gas, cable TV & CCTV/Security. Unlike traditional communication systems which are constantly evolving, the recommended Digital infrastructure must be designed to be flexible enough to accommodate a variety of ICT systems and emerging technologies and be future proof for the next 25-30 years. Space and power are required for installation of common ducts, optical fibre, small cells, antennas, smart sensors etc, space, power and earthing are required for electronic equipment installation for supporting the various digital technologies of now and the future. Most communication utilities can share the same space since the physical topology and wiring requirements are similar and no significant power is present in the cables. However, in some cases state-of-the - art communication cabling or equipment will involve new or more specific requirements for utility spaces such as

(i) Cable routing layout and cable length restrictions between Workspace and utility closet.
(ii) Bending radius and working clearance requirements for different cable types, e.g. Fiberoptic cables, Cat-6 Cables, and co-axial cables.
(iii) Isolated power circuits for permanent communication equipment.
(iv) Protection, Safety, Grounding, and environmental requirements of communication equipment.

18.2 In- Building and Gated Buildings Solutions

It is important to ensure quality telecom services inside a building - in residential, multi-story building, commercial complex, hotel or airport, police/Government offices/buildings etc. It is also essential for Telecommunication Service Providers/IP-1s to work on sharing of telecom infrastructure which may be made mandatory as they extend the services in the buildings.

Telecom Service Providers/IP-1s require a non-discriminatory and unhindered access inside the building / along the premises to install the telecom infrastructure or lay their cables.

At present, mobile operators and the building owner or building developer or Resident Welfare Associations (RWA) enter into commercial agreements for in- building deployment. Building owners or building developers delay the negotiations or request exorbitant rents - slowing down the speed of deployment. The Urban Local Body /Urban Development Authority may intervene in this regard wherein commercial agreements are insisted upon. TSPs/IP-1s should be given legal rights and permissions to use the Common Telecom Infrastructure (CTI) within the premises of Building / Gated Society free of charge or for a standardized nominal charge just like other essential services like water electricity and/or gas. Provision of CTI in a building should not be deemed as a revenue source in any way, much as the water and electricity utilities are not. Sufficient space should be provided within the premises to install telecom services by MNOs/ network operators. The issue is not limited to sharing of IBS/ Distributed Antenna System (DAS) systems only, but TSP should get access to all telecom infrastructures including Fiber Cable and LAN cables for provision of wired and wireless network, other telecom/ ICT and IoT services.

It is important for telecom service providers to provide mobile coverage I network presence/high speed connectivity inside big residential / commercial complexes to improve QoS of their networks. It may not be practical to install individual in-building infrastructure by TSPs/IP-1s as this will result in not only duplication of network resources but will also entail huge avoidable cost. It may also be not advisable to lay down cables again and again on the same land / building by several TSPs/IP-1s.

18.3 Incorporation in State Building Bye Laws

The buildings are to be constructed in such a way that they are 'Digital Infrastructure deployment'/ 'Digital Connectivity' ready. There should be provision of telecom ducts / common pathways / runways (digital access paths) to reach to the accessible parts of the buildings. The common ducts /digital access paths to access buildings from outside should invariably be part of the CTI, which could be used by TSPs/IP-1s for laying/deploying digital infrastructure including cables. While approving the building plans, it must be ensured that plan for creation of CTI including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter/ intra connectivity access to the building with distribution network need to be furnished.

Occupancy-cum-Completion certificate to a building to be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking by the Architect or Engineer to be insisted to certify that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI. Provision of visit from Department of Telecom (DoT) / TRAI officials along-with joint inspection with TSPs - who may suggest any relevant modification in the plan to be ensured.

As part of Building Byelaws, the builder/RWA should be mandated to ensure that:

(i) While preparing the building plans, there is a need to mandate to have properly demarcated sections within buildings and on rooftops for housing Broadband / digital connectivity

infrastructure/ antenna. These areas should have access to power supply for reliable, always-on services.

(ii) Access to building as well as CTI facilities inside the building should be available on a fair, transparent, and non- discriminatory manner to all Service Providers /IP1's.

(iii) The Service Providers / IP1's should have unrestricted access for maintenance work.

(iv) The permission to in-building access and/or CTI facilities inside the building should not be seen as a source of revenue generation for builder(s)/RWA(s) but as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.

(v) Charges (rentals/power rates etc.) levied to the TSPs/IP-1s should be fair, transparent, and non-discriminatory and should be on residential rates.

Suitable provision for the creation of Common Telecom Infrastructure (CTI) inside the newly constructed public places like Airports, commercial complexes, and residential complexes, be incorporated in State/UT Building Bye Laws.

18.4 At Layout Level

While developing Greenfield cities/towns, the layout plans should clearly indicate the telecom as Utility infrastructure lines. Standards followed for Utility planning shall be published and work shall be done by the respective department for bringing in the standardization of the utility coding and sequences. The placement and sequence of above- and below-ground utilities at the appropriate location in the right-of-way to be ensured for unconstrained movement as well as easy access for maintenance. Telecommunication cables should be placed in a duct that can be accessed at frequent service points with sufficient spare capacity to enable scaling and future expansion, and empty pipes (large size hume pipes/ HOPE pipes) should be laid before planting trees to accommodate additional infrastructure.

Digital Readiness Rating of Buildings / Society in line to the GREEN ratings shall be created where the existing and new buildings shall be rated on standardized parameters such as but not limited to; Digital Infrastructure access, provisions for Emerging Technologies, Maintenance and Operational ease to TSPs / IPv1, Quality of Wireless Services, Quality / Interchangeability ease of Wireline Services till each Unit Security, redundancy, and Expandability of the digital infrastructure etc. A detailed rating parameters and calculation mechanism of Points / Stars shall be devised and benchmarked for all new/ retrofitting of buildings/ societies.

Digital Asset repository which will ensure Proper planning and mapping of utilities through GIS is necessary especially when the alignments of telecommunication cables are identified. Design criteria and standards Utilities should meet the following criteria:

(i) Telecommunication cables should ideally be placed below the parking area or service lane, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the right-of-way.

(ii) There is a need to reduce conflicts with pedestrian movements is to place telecom boxes in easements just off the right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables must be located in the pedestrian path, a space of at least 2m should be maintained for the through movement of pedestrians. Telecom boxes should never constrain the width of a cycle track.

(iii) To minimize disruptions, cables should be installed with proper maintenance infrastructure.

18.5 Other procedures for setting up In-Building Solution (IBS)/Fiber Networks

18.5.1 Installation of In-Building Solution (IBS) / Smart Connectivity infrastructure

There is a need to promote installation of In-Building Solution (IBS) / Smart Connectivity infrastructure, where there is a poor connectivity in terms of weak signal strength inside the office, shopping mall, hospitals, multi-story building, education institutions and the objective has to be to strengthen quality of service of the voice & data of mobile and Fiber broadband network and access to digital services being offered by TSP And IP1's.

18.5.1.1 Procedures of obtaining IBS-NOC during plan approval and completion

a) While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit:

   (i) A complete Service Plan for IBS-infrastructure along with required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)

   (ii) An undertaking that such IBS Infrastructure, when constructed shall be available for sharing by various TSPs/IP-ls.

   (iii) Such Service Plan (IBS) shall be forwarded by the concerned Local Authority to the Telecom Enforcement Resource and Monitoring (TERM) cell of the State (external NOC agency) - for approval NOC.

   (iv) During the Joint Site Inspection of the completed building structure the TERM cell shall undertake inspection of the constructed/installed IBS infrastructure - for issuance of NOC for OCC.

b) The Local Authority shall liaise with the TERM cell as per its relevant online/offline process of communication to seek the relevant NOCs within the specified time as per the Service Charter/ Service Guarantee Act and rules in place. Separate communication from the applicant shall be needed to secure the IBS NOC.

18.5.1.2 Provision of IBS components in building premises: (as per NBC 2016)

a) Entrance Facilities (EF) /Lead-in conduits: *(clause 3.1.4, of Part 8: Sec 6)*

b) Min. 1.2m x 1.83m space to be allocated for each TSP adjacent to the EF.

c) Underground conduits/pipes to MDF room: min 100mm diameter encased conduits.

d) Main Distribution Frame (MDF)/Equipment Room (ER): *(clause 3.1.2, Part 8: Sec 6)*

   (i) prescribed size with L:W ratio between 1:1 to 2:1

   (ii) appropriate ventilation of MDF room

   (iii) proper lighting for vision of equipment,

   (iv) located at a level above from the Natural Ground level to avoid incidence of flooding.

e) Electric distribution panels, isolators, sockets and earthing as per specific requirements w.r.t the area proposed for coverage (DUs/ service subscribers)

f) Telecommunications Room (TR) at each building block unless provided with MDF room: *(all provisions of space to be as per clause 3.1.3.2, Part 8: Sec 6)*

g) Appropriate nos. of Service/Telecom risers (vertical shafts) for all multi- storeyed buildings w.r.t the area proposed for coverage (DUs/ service subscribers):

(i) of appropriate nos. and size (width & depth) to accommodate cable trays

(ii) with of access door at each floor.

h) Telecommunications Enclosures (TE) at each floor of a block or TR *(clause 3.1.5, Part 8: Sec 6)*

i) Telecom Media and Connecting Hardware (TE): *(clause 3.2, Part 8: Sec6)*

j) Various cabling system and trays: *(clause 3.2.4, Part 8: Sec 6)*

k) Wireless systems: *(clause 3.2.5, Part 8: Sec6)*

l) Backbone Cabling Media Distribution and Bldg. pathways *(clause 3.3, Part 8: Sec 6)*

m) Horizontal Cabling Media Distribution and Bldg. pathways *(clause 3.4, Part 8: Sec 6)*

n) IBS installation spaces: area for rooms or systems (e.g. antennas, base stations, remote units, power distribution boxes etc.) to be provided as per requirements w.r.t the area proposed for coverage/ no. of proposed users (*as per clause 3.1.3.2, Part 8: Sec6*, table stated below).

Telecom room space norm for buildings with Built-up area >465 sqm

Sl.	Area to be covered by IBS	Size of Telecom Room (all dimension in m)
1	Upto 465 sqm	3.0 X 2.4
2	465.0 sqm to 930.0 sqm	3.0 X 3.4
3	More than 930.0 sqm	Additional TR required with same space norms

Space requirements for smaller buildings with Built-up area <465 sqm:

Sl.	Area to be covered by IBS	Space provisions (all dimensions in m)
1	Up to 93.0 sqm	Wall cabinets, self-contained enclosed cabinets
2	93.0 sqm to 465.0 sqm	Shallow Room (0.6 x 2.6) Walk-in Room (1.3 x 1.3)

Note:

IBS installation spaces, so provided, should be:

(i) not susceptible to flooding.

(ii) not exposed to water, moisture, fumes, gases, or dust.

(iii) able to withstand designed equipment load (to be specified in design)

(iv) located away from any vibrations to avoid dislocation/dislodgement.

For any other necessary detailing of building components and service installations with respect to common Telecom/Digital connectivity Infrastructure, architects/ developers and other service consultants involved in preparing building and service drawings may refer *Part 8 - Section 6: Information and Communication Enabled Installations of Volume 2 of the National Building Code, 2016.*

18.5.2 Mode of deployment of In-Building, FTTx/ IP Solution:

There shall be various mode of deployment of In Building solutions such as: the possible modes are deployment by a neutral host infrastructure provider or build and managed by mobile operator and sharing with other service providers on non-discriminatory basis. The In-Build Solutions (IBS), FTTx/IP Solutions can also be deployed by TSPs/ IPs. Moreover, if TSP/ IP1 requires to install optical fiber for connecting In-Building Solution (IBS)/ Distributed Antenna System (DAS) nodes/ FTTx solutions, RoW/ permissions should be granted by the road owning agency through online mode (if same is working seamlessly) or offline mode till online system is established. For deploying indoor solutions these companies should have deemed permissions from the premises owners for installation of Distribution Network within the utility shafts / common spaces with provisions for common I shared Points of Interconnect for Connectivity to individual units. Moreover, if the TSP/IP requires to install optical fiber for connecting In-Building Solution (IBS) / Distributed Antenna System (DAS) nodes, FTTx/IP Solutions for which RoW / permissions should be granted by the road owning agency through online mode.

18.5.3 Permissibility

The IBS, FTTx/IP component being small equipment can be installed on any type of land/building/utility pole and shall be exempted from obtaining the permission for installation of these components from the respective Urban Local Body/Urban Development Authority but should get permission from the Administrative Authority of the concerned premises.

18.5.4 Procedure for submitting application for obtaining clearance.

TSP/ IP-1 will apply to the administrative authority of the building/ head of the office with layout diagram for implementing IBS in the building as mentioned in the RoW Rules 2016 or State notified RoW Policy.

18.5.5 Fees

No fee will be charged for IBS/ FTTx Network. However, charges may be levied for power (as per Industry tariffs), fixtures, etc. provided by building owners to TSP/ IP-1s as per actuals.

18.5.6 Access and Distribution Fiber and IP/LAN networks

Access and Distribution Fiber and IP/LAN networks for connectivity for the shopping malls, Multi-Storey Residential Buildings, Cooperative Housing Societies, Residential Welfare Association and Commercial Buildings to be planned and deployed by TSP/IP-1s as per standard requirement of providing high bandwidth and adequate indoor coverage to each unit/apartment in these complexes.

xx-end of the chapters-xx

Appendix-1: List of Government Orders, Policies, Rules, Byelaws (B.1.6)

1-Fully superseded Government Orders

Sl.	Notification number	Subject
1.	379/9-A-3-72V/94 dated 25/1/2002	Related to adoption of amended Model Zoning Regulations
2	5416/8-3-08-181/Vividh/2008 dated 14-11-2008 2038/8-3-09-181/Vividh/2008 dated 12 May 2009	Building Byelaws 2008
3.	4824/8-3-09-09/Vividh/09 dated 14 Jan 2010	Compounding Byelaws 2009
4.	5899/8-3-09-214/Vividh/09 dated 14 Jan 2010	GO on EWS/ LIG 2010
5.	4384/8-3-11-181/Vividh/2008, dated 27 Sep 2011	Building Byelaws 2008
6.	1835/8-3-15-13/Vividh/15, dated 12 Oct 2015	Provision of 5% free additional FAR to encourage Green Building construction
7.	462/8-3-16-34/Vividh/2008, dated 17 Jun 2016	Amendment in Building Byelaws 2008 as amended in 2011
8.	1311/8-3-16-297/Vividh/2016, dated 27 Dec 2016	Amendment in Building Byelaws
9.	1241/8-3-17-34/Vividh/2008, dated 31 Oct 2017	Amendment in Building Byelaws 2008 (as amended in 2011 and 2016)
10.	813/8-3-18-34/Vividh/2008, dated 8 Jun 2018	Building Byelaws 2008 (as amended in 2011 and 2016)
11.	1646/8-3-19-34/Vividh/2018, dated 5 Oct 2018	Building Byelaws 2008
12.	55/8-3-19-160/Vividh/2018, dated 28 Jan 2019	Building Byelaws 2008 (as amended in 2011 and 2016)
13.	63/2021/1093/8-1-1-34/Bhaitak/2014, dated 23 Sep 2021	Affordable Housing related
14.	2492/2023/8-3099/1710/2020, dated 30 Nov 2023	Amendment in Building Byelaws 2008
15.	I/681559/2024/8-3099/279/2024, dated 2 Jul 2024	Relevant Petrol Pump standards as amended in Building Byelaws 2008
16.	8-3099/5/2024, dated 5 Jul 2024	Amendment in Chapter 5 (Expectation for Construction of Hotels) in Building Byelaws 2008
17.	I/768724/2024/8-3099/279/2024, dated 14 Oct 2024	Petrol Pump standards (relating to Buffer Strip) in Building Byelaws 2008
18.	Government Order No. 1/878228/2025/8-1099/72/2024 dated 13 February 2025	Relevant amendments in section 1.2, 3.5.1, 3.4.4 Building Byelaws 2008
19.	I/905294/2025/8-3099/303/2023, dated 12 March 2025	Permissibility of toilets within basement and related
20.	I/936131/2025/8-3099/303/2023, dated 16 April 2025	Permissibility of toilets within basement and related corrigendum

2-Partly superseded Government Orders

Sl.	Notification number	Subject	Supersede limit
1.	3188/8-3-13-80/Vividh/2010, dated 5 Dec 2013	Government Order on EWS/LIG, 2013	Process for allotment of houses, restriction on sale/transfer of houses and all other provisions superseded (except planning and building construction related requirements)
2.	3267/8-1-16-80/Vividh/10, dated 24 Oct 2016	Government Order on EWS/LIG, 2016	

Appendix-2: Application form for development permit (B.2.2.1)

To,

Vice Chairperson,
Development Authority,
……..

Sir,

I hereby submit this application (in duplicate) that I wish to undertake development/ redevelopment in Sajra No. …… Plot Number ……, Sector/Mohalla…….. Scheme/Colony……..…… Sector……..…… City …… and apply as per relevant bye-law number 2.1.1 of the building byelaws and I also attach the plans and specifications (items 1 to 6) in quadruplicate, signed by me, and also by the Licensed Technical Person ……. (name in bold) Registration No. …….. who will supervise the development work and attach each statement/form (items 7 to 9).

1. Key Plan
2. Site Plan
3. Site Location in the master plan (attach .kml file)
4. Draft Sub-division/Layout Map
5. Services Plan
6. Specifications
7. Ownership Documents/Title deed/Lease agreement
8. Attested copy of application fee
9. Necessary information and documents
10. Other documents required for Map approval

I request that the plan be approved, and permission be given to develop the land.

Date:

Owner's signature……

Owner name……
(in bold letters) ……...
Owner address…….

Appendix-3: Notice to start land development work (B.2.8.1.1)

To,
……
Development Authority

Sir,

I hereby certify that the development work of land on Khasra Number …… situated on Plot Number ……... in Scheme/Colony…… /Road …….. Sector……/Mohalla/Market …….. City ……., will be started as per your approval letter dated …… and Map No. 6 dated ……... which shall be inspected by Licensed Technical Person (Name)…… Registration No. ……...

Date:

Place:

Owner's signature……
Owner name…….
(in bold letters) ……
Owner address…….

Appendix-4: Application Form-D for completion certificate of layout plan (B.2.9.1)

…… Development Authority

Form-D (Part A)

1. (I) Name of the applicant……. (II) Present address……..
2 Khasra / Plot number and Name of the scheme / Mohalla / Ward……
3 Area of the plot (in square metres)
4 Permissible land use……..

(I) Date of layout map approval,
(II) Permit number,
(III) If compounding of unauthorized development has been done, attach a copy of the compounding map giving details of receipt number and date of deposit of compounding fee. ……..……..

5 Land use details:

S. No.	Land Use Category	As per Approved Plan		Developed		Deviation	
		Area (Sq.M.)	Percentage	Area (Sq.M.)	Percentage	Area (Sq.M.)	Percentage
1	2	3	4	5	6	7	8
1	Residential						
2	Commercial						
3	Other						
4	Parks & Open Spaces						
5	Roads And Streets						

6 Public & Semi-public facilities:

S.No.	Features	Provisions in Approved Plan		Provisions in Map for completion			
		No.	Area (Sq.M.)	No.	Area (Sq.M.)	No.	Area (Sq.M.)
(I)	Primary School						
(II)	Higher Secondary School						
(III)	Degree College						
(IV)	Dispensary						
(V)	Hospital						
(VI)	Post Office						
(VII)	Community Centre						
(VIII)	Police Station						
(IX)	Fire Station						
(X)	Telephone Exchange						
(XI)	Bus Station						
(XII)	Taxi Rank						
(XIII)	Public Facilities						

(XIV)	Other Facilities						

7. Mark the following development work on the map:-

(I) Roads
(II) Roadside tree planting (arboriculture)
(III) Culvert
(IV) Street lighting system
(V) Drinking water distribution system in which sluice valves, air valves, fire hydrants are shown, and the diameter of underground water pipes is indicated.
(VI) Location of overhead tanks and underground reservoirs and their capacity, number of pumps and their capacity.
(VII) Sewer system including diameter of pipes, location of main holes, gully pits giving invert labels.
(VIII) Location of sewage, pumping station, its capacity and number and capacity of pumps (if the said development has been done by the developer).
(IX) Rainwater drainage system.
(X) Power supply system indicating the location of transformers and 11 KVA sub-stations and the capacity of transformers.
(XI) Final discharge of sewer--details of connection with trunk sewer lines of Development Authority/ Housing and Development Board/ Local Body etc.
(XII) Ground water recharging system.

8. Position/arrangement of connection with the city's infrastructure system:

(I) Roads
(II) Drainage Provision (connection to trunk drain)
(III) Arrangement of drinking water (connection arrangement with Jal Sansthan/ Development Authority/ Local Body etc.)
(IV) Electrical system (status of connection to 33 KVA/11 KVA line and status of transformer)
(V) Position of connection to sewer/ trunk sewer

9. Internal changes in layout/map

(I) Is / is not under the byelaws. - Yes / No
(II) If it is contrary to the byelaws, it has been mitigated. - Yes/No

Or
Revised map is sanctioned. - Yes/No
(If yes then attach certificate)

10. Information regarding standards and specifications of development works:

There has been no deviation in the standards and specifications of the development works approved in layout.
Or
There is deviation in the standards and specifications of the development works, approval of which has been obtained from the concerned department (certificate is attached). Now there is no such deviation which is not approved by the competent authority.

Applicant's Certificate

It is certified that the above details are true to the best of my/our personal knowledge. The land use distribution in the configuration map is as per the map approved by the authority. All facilities and

development work are as per the contract. Therefore, I/we may be issued a completion certificate of the above-mentioned layout plan.

Attachment Records:
1
2
3

Date:

Signature of the authorized applicant for the application

Note: The above information will be given only by the person authorized for the application. Certificate of authorization will be attached.

Form-D (Part B):
Certificate of Licensed Architect/Town Planner (For layout map)

I inspected the Area/ Scheme …….. located in Ward …….. of Mr./Mrs. (Applicant's Name)……. on date …….. and all the information given above has been found to be correct after site investigation. My investigation report in this context is as follows:-

All development works are in accordance with the standards and specifications pre-determined and approved by the ……(name of the authority)……. development authority.
Or

The plan developed is in accordance with the layout map/applicable bye-laws approved by the development authority.
Or

There is a deviation from the approved configuration map in the developed plan which has been marked at serial no. 9 and the compoundable deviation has been approved. In the above situation it is recommended to issue completion certificate.
Date……..

Signature: ……..
Licensed Architect/Town Planner Name/Address……..
Registration no.. ……..
Registration validity period……..

Form-D (Part C):
Certificate of licensed technical person regarding rainwater harvesting (For Layout map)

The provision of rainwater harvesting (ground water recharging system) in the developed scheme in accordance with the layout map/applicable byelaws approved.
Date
Signature: ……..
Licensed Technical Person Name/Address……..
Registration number……..
Registration validity period……..

Form-D (Part D):

Development Authority's comments and completion certificate (To be issued on photocopy of Part 'A', 'B' and C of the application form)

Verification of the above certificate given in relation to the scheme developed on plot number …….. located in …….. Ward/plan/locality/sector by Mr ……..(Designation)…… dated …… has been done by the Development Authority and has been found correct as per the layout map approved by the Authority. Therefore, completion certificate is issued as per Section 15 A (2) of Uttar Pradesh Urban Planning and Development Act 1973.

Signature……..

Designation……..

Seal of office……..

Date-……..

Appendix-5: Application Form for building permit (B.2.2.1)

To,
……..
……..

Sir,

I apply for construction or alteration in building number …… Mohalla/Market …… Colony/Road …….. City …….. on plot number …….., sajra number …….., under building construction bye-law number 3.1.2 and for this, the following map and specifications (item no. 1 to 4) in 4 copies which are signed by me and the licensed technical person ……..(name in bold letters)…….. registration no. …….. who will supervise this construction and other declarations and desired forms are attached. (Item no. 5 and 6).

1. Key Plan
2. Site Plan
3. Site Location in the master plan (attach .kml file)
4. Draft Sub-division/Layout Map
5. Services Plan
6. Specifications
7. Ownership Documents/Title deed/Lease agreement
8. Attested copy of application fee
9. Necessary information and documents
10. Other documents required for Map approval

Please approve the above-mentioned construction and grant permission to carry out the work.

Signature of the owner-……..
Owner name……..
Owner address……..
Date: ……..

Appendix-6: Form to intimate start of building construction (B.2.8.1.2)

To,
……..
……..
……<Name of the Authority>……..

Sir,

I certify that the work related to work of construction, reconstruction, alteration or demolition of my building number ……. located in Sajra number ……. Colony/Road-……. Mohalla/Market …… City …… will start on date …….. as per the map number …… approved by you under the supervision of licensed technical person registration number ……..name ……...

Signature of building owner……..
Name of building owner……..
Building owner's address……..

Date :- ……..

Appendix-7: Application Form-A for completion certificate of residential building (> 500 sqm.) – (B.2.9.2)

…….development Authority

Form-A (Part A)

1. (I) Name of the applicant…….
(II) Current address…….
2. Plot number and scheme name/locality/ward number…….
3. Area of the plot (in square meters) ……
4. Permissible use of the building ……
5. (I) Date of building map approval ……
(II) Permit number ……
(III) If it is self approved,
provide relevant details so that
it can be proved that this case is covered under self
approved scheme
and prescribed conditions have been duly complied. ……
6. (I) If compounding of unauthorized construction has
been done, then mention the number and date
of compounding approval of the map. ……
(II) Date/dates of compounding charges/ payment and receipt number/numbers and attach certified copy of compounding map. ……

S.No	Date	Receipt/Challan No.	Name of the Bank	Amount
1	2	3	4	5

7. Construction status: (Give details as per builder approved map/ blast map as applicable)

Serial number	Provision	Permissible	Construct	Accepted/Mitigated
1	**2**	**3**	**4**	**5**

7.1 Set Back (in Meters)
(a) in front
(b) behind
(c) right
(d) left
7.2 Basement (area in square metres)
7.3 Facilities (Yes/No)
(a) water supply (Yes/No)
(b) sewerage (Yes/No)
(c) drainage
(Yes/No)
(d) power supply
(Yes/No)
(e) Rooftop Rainwater Harvesting System (Yes/No)
(f) Solar water heating plant (in plots with area more than 500 sq.m.) (Yes/No)
7.4 Internal changes in the building-
(a) Under building byelaws
(b) if contrary to the byelaws
It has been extinguished.

8. Certified that the above details are true to the best of my/our personal knowledge. There is no unauthorized construction which has not been mitigated. Therefore, completion certificate should be issued for the construction done on the said building.

Attachment records

1.
2.
3.

Authorized applicant for application
Signature of Applicant
(With Certificate of authorization)

Form-A (Part-B)

Certificate of Licensed Architect/Engineer
(for residential building)

I inspected the building number……. (including address) …….. of Shri/Smt. (Applicant's name) ……. on date ……. The above has been found correct after investigation. The findings of my investigation are as follows.

(I) The constructed building is as per the map/approved compounding map approved by the Development Authority.

Or

(II) Any deviation from the approved map or approved compounding map in the constructed building is marked at number 7.

Or

(III) The part of the constructed building which was not suitable for compounding has been demolished. The remaining construction is as per the approved map/ compounding map.

In the above situation, it is recommended to issue completion certificate.

Signature-
Licensed Architect/Engineer
Name/Address……
…..
……..
Council of Architecture
Registration
No.…….
Period of Registration
Validity

Date…… ……..

Form-A (Part-C)

Certificate of licensed technical person regarding rainwater harvesting
(For residential building)

Provision of rainwater harvesting system (Roof Top Rainwater Harvesting System) in the constructed building has been made as per the building map/applicable byelaws approved by the development authority.

Signature-…….
Licensed Technical
Person
Name/Address …..
……
…….
Registration
Number…….

Form-A (Part-D)
Development Authority's comments and completion certificate:
(To be issued on the photocopy of Part 'A', 'B' and 'C' of the application form)

Plot number…… located in Ward/Scheme/Mohalla/Sector……..The above certificate given in relation to the building constructed on, has been examined by Shri…….. (Designation)……. Development Authority and has been found correct as per the map approved by the authority.

Therefore, completion certificate is issued as per Section-15A (2) of Uttar Pradesh Urban Planning and Development Act-1973.

Or

Due to the following reasons, there is no need for site inspection/verification, hence the completion certificate is issued based on the certificate submitted by the architect/engineer-

1. ……
2. ……

Signature……
……
Designation……
…...
Seal of
office…….

Date……
……

Appendix-7: Application Form-B for completion certificate of group housing, commercial and multi-storey building (B.2.9.2)

……development Authority

Form-B (Part-A)

1. (I) Name of the applicant ……..

   (II) Present address ……..

2. Plot number and plan ……..

   Name / Mohalla / Ward ……..

3. Area of the block (in square meters) ……..
4. Permissible use of the building ……..
5. (I) Date of building map approval ……..

   (II) Permit number ……

   (III) If self approved, details of the provision:

   If information about rejection of building map is not given within the prescribed period from the date of submission of building map - attach the date of submission of map, receipt number and certified copy of the receipt.

   ……..

6. (I) If compounding of unauthorized construction has been done, attach a copy of the compounding map. ……..

   (II) Attach the date of payment of compounding fee, receipt number and certified copy of the receipt. ……..

S.No	Date	Receipt/Challan No.	Name of the Bank	Amount
1	2	3	4	5

7. Construction status

Serial number	Provision	Permissible	Construct	Accepted/compounded deviation
1	2	3	4	5

7.1 Ground Coverage (percentage)
7.2 F.A.R.
7.3 Set Back (Distance in Meters)
   (a) Front
   (b) Behind
   (c) Left
   (d) Right

Serial number	Provision	Permissible	Construct	Accepted/Mitigated deviation
1	2	3	4	5

7.4 (a) Basement area in square meter)
   (b) use of basement
7.5 Stilt Floor
   (a) area

(b) use

7.6 Parking (Area in cm)

7.7 Height of building (in metres)

7.8 Number of floors

8. Firefighting related work

(Enclose certificate of completeness of firefighting system from the Chief Fire Officer)

9. Features to be shown on map:

(a) water supply (Yes/No)
(b) sewerage (Yes/No)
(c) Drainage (Yes/No)
(d) Solar water plant (Yes/No)
(e) Electricity supply (Yes/No)
(f) Lift (Yes/No)

(Enclose certificate of completion of lift from Chief Electrical Inspector, Uttar Pradesh)

10. Garbage Chute (Yes/No)

11. In case of site being situated in funnel zone area

aviation lights (Yes/No)

12. Whether Rainwater harvesting system is installed or not (Attach certificate from licensed technical person) (Yes/No)

13. Internal change in Building-

(a) under the byelaws (Yes/No)
(b) If contrary to the byelaws, then yes/no (Yes/No)
It has been compounded. Yes No

It is certified that the above details are true to the best of my/our personal knowledge. There is no unauthorized construction under the applicable building byelaws which has not been mitigated. Therefore, completion certificate should be issued for the construction done on the said plot.

Attachment Records:

1. Signature of the applicant authorized for application
2. (including certificate of authorisation)

Date……

Note: - 1. The said information will be given only by the person authorized for the application. Certificate of authorization will be attached.

3. Separate applications will have to be submitted for each block in the building complex.

Form-B (Part-B)

Certificate of Licensed Architect/Engineer

(for group housing/commercial and multi-storey buildings)

It is certified that the construction/reconstruction/alteration/addition work of the building number……. situated on the plot number….. Khasra number……. of Shri/Mrs. (Applicant's name) ……. was done under my supervision. All the information given above is correct. My statement in this context is as follows: -

The constructed building is as per applicable byelaws and approved map/approved compounding map.

Or

The deviation in the constructed building from the approved map or approved compounding map is marked at number 7.

The building is suitable for the purpose for which it is constructed/renovated/altered. Its quality is of high class, and it is safe based on structure. The building is completely suitable for habitation and is safe.

Therefore, it is recommended to issue completion certificate.

Signature: Licensed
Architect/Engineer……..
Name/Address…….
Council of Architecture Registration/
Registration Number…….
Date……. Period of Registration Validity……

Form-B (Part-C)

Certificate of licensed technical person regarding rainwater harvesting (for group housing/commercial and multi-storey buildings)

Provision for rainwater harvesting (rooftop rainwater harvesting system) in the constructed building as per the approved building plan/byelaws approved by the authority.

Signature……
……
licensed technical person……..
Name
Address…….
.
Registration number…….

Form-B (Part-D)

Development Authority's comments and completion certificate:

(To be issued on photocopy of parts 'A', 'B' and 'C' of the application form)

This is to certify that plot no……. in scheme……. City……..construction work is verified/inspected by Shri…….. Designation…….. on dated……..has been found correct as per the map approved by the Authority Therefore, Uttar Pradesh Nagar Completion certificate issued as per Section 15A (2) of the Planning and Development Act 1973.

Signature ……..
Designation ……..
Seal of Office ……

Date……..

Appendix-7 Application Form-C for completion certificate of buildings other than residential, group housing, commercial and multi-storey buildings (B.2.9.2)

……development Authority

Form-C (Part-A)

1. (I) Name of the applicant ……..

   (II) Present address ……..

2. Plot number and plan ……..

   Name / Mohalla / Ward ……..

3. Area of the block (in square meters) ……..
4. Permissible use of the building ……..
5. (I) Date of building map approval ……..

   (II) Permit number ……..

   (III) If self approved, details of the provision:
   If information about rejection of building map is not given within the prescribed period from the date of submission of building map - attach the date of submission of map, receipt number and certified copy of the receipt. ……..

6. (I) If compounding of unauthorized construction has been done, attach a copy of the compounding map. ……..

   (II) Attach the date of payment of compounding fee, receipt number and certified copy of the receipt

S.No	Date	Receipt/Challan No.	Name of the Bank	Amount
1	2	3	4	5

7. Construction status

Serial number	Provision	Permissible	Construct	Accepted/Mitigated deviation
1	2	3	4	5

7.1 Ground Coverage (percentage)
7.2 F.A.R.
7.3 Set Back (Distance in Meters)
   (a) Front
   (b) Behind
   (c) Left
   (d) Right
   (e) Basement area in square meter)
7.4 facilities
   (a) water supply Yes/No
   (b) sewerage Yes/No
   (c) drainage Yes/No

(d) power supply Yes/No

8. internal changes in the building
(a) under the byelaws, Yes/No
(b) if it is contrary to the byelaws, its Yes/No

9. Certified that the above details are true to the best of my/our personal knowledge. There is no such unauthorized construction under the applicable building byelaws, hence completion certificate should be issued for the construction done on the said plot.

Attachment record
1.
2.
3.

Date …….

Signature of the applicant authorized for application
(with certificate)

Note - 1. The said information will be given only by the person authorized for the application, being authorized Certificate should be attached.
2. Separate applications will have to be submitted for each block in the building complex.

Form-C (Part-B)
Certificate of Licensed Architect/Engineer
(for buildings other than residential, group housing, commercial buildings, multi-storey buildings)

It is certified that the construction/reconstruction/alteration/addition work of Mr./Mrs. (Applicant's name……..… situated at plot no.…… All the information given above is correct. My statement in this context is as follows: -
The constructed building is as per the applicable byelaws and the map/approved compounding map approved by the development authority.
Or
The deviation in the constructed building from the approved map or approved/ compounding map is marked at number-7.
The building is suitable for the purpose for which it is constructed/reconstructed/altered. Its quality is of high class and the structure is safe. The building is completely suitable and safe for habitation.
In the above situation it is recommended to issue completion certificate.

Signature ……..
Name/Address …….....
Council of Architecture
Registration Number ……
License Number ……
Period of License Validity ……

Date…….

Form-C (Part-C)
Certificate of licensed technical person regarding rainwater harvesting (for residential, group housing, commercial buildings, forest buildings other than multi-storey buildings)

Provision for rainwater harvesting (roof top rainwater harvesting system) in the constructed building has been made as per the building map/applicable byelaws approved by the development authority.

Signature:……
…
Licensed Technical Person
Name
Address……
Registration
Number.....

Date……..

Form-C (Part-D)

Appointment and completion certificate of the Development Authority: (To be issued on photocopy of Part 'A', 'B' and 'H' of the application form)

This is to certify that building constructed on the plot number…… situated in the Ward/Plan/Mohalla/Sector…… has been verified/inspected by Mr…… designation……. Development Authority on Date…… as per the building map approved by the Authority and Development Authority The task has been found. Therefore, completion certificate is issued under Section 15A (2) of Uttar Pradesh Urban Planning and Development Act, 1973.

Signature ……
Designation ……
Seal of Office……..

Date……

Appendix-8: Building Information Schedule (B.11.8.2)

1. Building Address Plot No. Scheme/Colony Town District

2. Building function & Locations
2.1 Use Institutional Commercial Industrial *
2.2 Importance Ordinary Important Hazardous * IS:1893
2.3 Seismic Zone
(Design Intensity Used V(IX) IV(VIII) III(VII) II(VI) IS:1893

3. Design EQ Factor α0=….. I= ….. β= αh = IS:1893

4. Foundation
4.1 Soil type at site (Note 2) Rock/stiff Medium # Soft Liquefiable Expensive (B.C.) IS:1904
4.2 Type of Foundation Strip Indiv.Col. Fottings/Raft Bearing Piles Friction Piles IS:1893

5. Load Bearing Wall Buildings
5.1 Building Category A(αh<.05) B(αh=.05 to .06) C(αh.06 to <.08) D(αh.08 to <0.12) E (αh >0.12) IS:4326
5.2 Bearing Walls Brick Stone Solid Block Hollow Block Adobe
5.3 Mortar (note 4) C : S=1: … C:L:S =1: … L:S=1: … Clay Mud *
5.4 Floors R.C.slabs Stone slabs on joists Prefab flooring elements *
5.5 Roof structure Flat like floors/ pitched Trussed/ Raftered / A Frame/ Slopping R.C. Slab
5.6 Roof covering CGI Sheeting AC sheeting Clay tiles/Slate Wood shingle *
5.7 Opening in walls Control used on sizes? Control used on location? Strengthening around?IS:4326
Yes/No/NA ……Yes/No/NA ……..Yes/No/NA IS:13828
5.8 Bands Provided Plinth Band Lintel Band Roof/Eave Band Gable Band Ridge Band -do-
5.9 Vertical Bars At corners of rooms At jambs of openings -do-
5.10 Stiffening of Prefab R.C. screed & Band Peripheral band and Diagonal planks and IS:4326
Floors/Roofs connectors alround band

6. Steel / R.C. frame buildings
6.1 Building Shape Both axes near symmetrical One axis near symmetrical /Unsymmetrical (Torsion considered)
6.2 Infills / partitions Out of plane stability check? Yes/ No In Plane stiffness considered? Yes/ No IS:1893, IS:4326
6.3 Ductile Detailing of Beams ? Columns? Beam column Joint? Sheer Walls? IS:13920
RC Frames
YES / NO YES / NO YES / NO YES / NO
6.4 Ductile Detailing of Beams? Columns? Beam Column Joint? SP6(6)
Steel Frames YES / NO YES / NO YES / NO

Notes: -
1. Encircle the applicable Data point or insert information.
2. Stiff. N>30: Medium. N=10.3:Soft.N<10:Liquefiable,poorly graded
Sands with N<15 under Water Table (see Note 5 of Table 1 in IS:1893)
Where N=Standard Penetration (IS:2131-1981).
3. * Means any other, specify.
4. C= Cement, S= Sand, L= Lime

The above information is factually correct.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date.
Name (Block)..... Address:.....	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Sell (with address)

Appendix-9: Structural Safety Certificate (B.11.8.2)

(The certificate to be submitted with the application for building permission along with the building drawings and Building Information Schedule).

1. Certified that the building plans submitted for approval also satisfy safety requirements as stipulated in the Indian Standard, Codes, guidelines, and documents specified in the Annexure-I of the Building Byelaws regarding earthquake safety awareness and the information given in the attached Building Information Schedule, is factually correct to the best f my knowledge and understanding.

2. It is also certified that the structural design including safety from natural hazards including Earthquake has been prepared by duly qualified graduate Civil Engineer along with Post Graduate Diploma or Degree in Structural Engineering from a recognized University.

3. **Location/Address of Building**
Plot No…….
Scheme/Colony……
Town……
District…….

4. Building Particulars

1. Ground Coverage (sq mt)
2. Total covered area (sq. mt)
3. Maximum Numbers of Floors above ground.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date.
Name (Block)..... Address:.....	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Sell (with address)

Appendix-10: Structural and Foundation Design Certificate

It is hereby certified that the structural and foundation design of the building for which map and plans are submitted for approval satisfy the safety requirements as stipulated in the relevant India Standard Codes, National Building Code, guidelines, and documents specified in Chapter-11.1 Building Byelaws.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date.
Name (Block)..... Address:.....	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Sell (with address)

Appendix-11: Structural Safety Certificate on Completion of Building (B.11.8.4)

(to be submitted with application for obtaining completion certificate)

1. Certified that the building for which completion plan has been submitted for approval, conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Chapter-11.1 of Building Byelaws in respect of Structural Safety in general and National hazards including earthquake in particular.

2. It is also certified that the building has been constructed as per approved foundation and structural designs provided by the Structural Engineer which are certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.

3. **Location/Address of Building**

Plot No…….
Scheme/Colony……
Town……
District……

4. **Building Particulars**

1. Ground Coverage (sq mt)
2. Total covered area (sq. mt)
3. Maximum Numbers of Floors above ground.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date.
Name (Block)..... Address:.....	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Sell (with address)

Appendix-12: Affidavit for Development/Building Permission (B.2.2.1)

……. Vice Chairman, Development Authority

I……son of shri……age approx. ……. Year …….Designation ……. Name and Address of the Firm …….. I state on oath as follows:

1. That the affiant name……..age…… is ……..posted as……<designation>…….. on duty in the firm……. and I am authorized to sign on behalf of the firm in respect of …….. (details of the plot and name of the scheme).
2. That the buildings under the scheme …….. (Details of Scheme Name) have been constructed and for the proof of which I am attaching GPS coordinates, digital photographs of the site with date and time which are signed by me.
3. That if it is found that the map approved by the building owner and the builder and the work covered by the permission mentioned under paragraph 2.2.1 and 2.5.1 of the Building Construction and Development Byelaws is different from the construction permitted under Section 52 of the Uttar Pradesh Town Planning and Development Act, 1973. If any construction has been done otherwise, then they will not have any objection in getting it sealed by the government agency and it will not claim compensation for any work done for the same.

It is true that the affiant declares that all the statements made as above are based on my personal knowledge and no fact has been hidden in it.

(Signature of affiant/declarant)
Name:
Address:

Verification

I, the affiant, verify that Section 1 to 3 of the affidavit are true to the best of my personal knowledge and information, nothing has been hidden in it and I confirm the same.

(Signature of affiant/declarant)
Name:
Address:

Appendix-13: Site Inspection Notice (B.2.8.1)

To,

…….developer name
…….Address

Subject: **Notice on site inspection of …….. (details of plot/name of scheme) on…… date.**

Sir,

We have matched the existing status of construction at site with the construction related photographs taken at the site …….. and submitted along with the affidavit dated…….presented by you. The construction related photographs taken at the site……. were matched with the affidavit presented for the site. The details presented by you were found to be correct / Following deviations/errors were found:-

1.
2.
3.
4.

Faithfully

Attachment: As above.

(Engineer-in-charge)
(with seal)
…….
……....

Copy: Vice Chairman, …….. Development Authority, for necessary information/ with a request to please pass orders for sealing the construction at the site (strike out whichever is not applicable).

(Engineer-in-charge)
(with seal)
…….
……....

Appendix-14: Format for Structural Design Basis Report (SDBR) (B.11.7)

1. This report to accompany the application for Building Permit.
2. In case information on items 3, 10, 17, 18 and 19 cannot be given at this time, it should be submitted at least one week before commencement of construction.

Part 1: General Data

Sl No	Description	Information	Notes
1	Address of the building • Name of the building • Plot number • Subplot number • Locality/Township • District		
2	Name of owner		
3	Name of Builder on record		
4	Name of Architect/Engineer on record		
5	Name of Structural engineer on record		
6	Use of the building		
7	Number of storeys above ground level (including storeys to be added later, if any)		
8	Number of basements below ground Level		
9	**Type of structure** • Load bearing walls • R.C.C frame • R.C.C frame and Shear walls • Steel frame		
10	**Soil data** • Type of soil • Design safe bearing capacity		IS: 1893 Cl. 6.3.5.2 IS: 1904

11	**Dead loads (unit weight adopted)** • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials • Piazza floor fill and landscape		IS: 875 Part 1
12	**Imposed (live) loads**		IS: 875 Part 2

	• Piazza floor accessible to Fire Tender • Piazza Floor not accessible to Fire Tender . 11Floor loads . 11Roof loads		
13	Cyclone / Wind • Speed • Design pressure intensity		IS: 875 Part 3
14	Seismic zone		IS:1893 2002
15	Importance factor		IS:1893 (2002) Table 6
16	Seismic zone factor(Z)		IS:1893 Table 2
17	Response reduction factor		IS: 1893 Table-7
18	Fundamental natural period - approximate		IS: 1893 Cl. 7.6
19	Design horizontal acceleration spectrum value (Ah)		IS: 1893 Cl. 6.4.2
20	Expansion / Separation Joints		

Part 2: Load bearing masonry buildings

Sl No	Description	Information	Notes
1	Building category		IS:4326 Cl. 7 read with IS: 1893 Bld/Zone II III IV V Ord. B C D E Important C D E E
2	Basement Provided		

3	Number of floors including Ground Floor (all floors including stepped floors in hill slopes)		
4	Type of wall masonry		
5	Type and mix of Mortar		IS:4326 Cl. 8.1.2
6	**Re: size and position of openings (See note No.1)** • Minimum distance (b5) • Ratio (b1+b2+b3)/l1 or (b6+b7)/l2 • Minimum pier width between consequent opening (b4) • Vertical distance (h3) • Ratio of wall height to thickness4 • Ratio of wall length between cross wall to thickness		IS:4326 Table 4, Fig.7
7	**Horizontal seismic band** • at plinth level	**P IP NA**	(see note no.2) IS:4326 Cl. 8.4.6

	• at window sill level • at lintel level • at ceiling level • at eave level of sloping roof • at top of gable walls • at top of ridge walls		IS:4326 Cl. 8.3 IS:4326 Cl. 8.4.2 IS:4326 Cl. 8.4.3 IS:4326 Cl. 8.4.3 IS:4326 Cl. 8.4.4
8	**Vertical reinforcing bar** • at corners and T junction of walls • at jambs of doors and window openings		IS:4326 Cl. 8.4.8 IS:4326 Cl. 8.4.9
9	Integration of prefab roofing/flooring elements through reinforced concrete screed		IS:4326 Cl. 9.1.4
10	**Horizontal bracings in pitched truss** • in horizontal plane at the level of ties • in the slopes of pitched Roofs		

Part 3: Reinforced concrete framed buildings

Sl No	Description	Information	Notes
1	**Type of Building** Regular frames Regular frames with Shear walls Irregular frames Irregular frames with shear walls Soft storey		IS: 1893 Cl. 7.1
2	Number of basements		
3	Number of floors including ground floor		
4	**Horizontal floor system** Beams and slabs Waffles Ribbed Floor Flat slab with drops Flat plate without drops		
5	**Soil data** Type of soil Recommended type of foundation - Independent footings - Raft - Piles Recommended bearing capacity of soil Recommended, type, length, diameter and		IS: 1498
	load capacity of piles Depth of water table Chemical analysis of ground water Chemical analysis of soil		
6	**Foundations** Depth below ground level Type • Independent • Interconnected • Raft • Piles		
7	**System of interconnecting foundations** Plinth beams		IS: 1893 Cl. 7.12.1

	Foundation beams		
8	Grades of concrete used in different parts of Building		
9	Method of analysis used		
10	Computer software used		IS: 1893 Cl. 7.9
11	Torsion included		
12	**Base shear** a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b		IS: 1893 Cl. 7.5.3
13	Distribution of seismic forces along the height of the building		IS:1893 Cl. 7.7 (provide sketch)
14	The column of soft ground storey specially Designed		IS:1893 Cl. 7.10
15	**Clear minimum cover provided in** • Footing • Column • Beams • Slabs • Walls		IS: 456 Cl. 26.4
16	**Ductile detailing of RC frame** • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement of beams at any cross section • Maximum percentage of reinforcement at any section of beam • Spacing of transverse reinforcement in 2-d length of beams near the ends • Ratio of capacity of beams in shear to capacity of beams in flexure • Maximum percentage of reinforcement in column • Confining stirrups near ends of columns and in beam-column joints a. Diameter b. Spacing		IS: 456 Cl. 5.6 IS:13920 Cl. 6.1 IS:13920Cl. 7.1.2 IS: 456 Cl. 26.5.1.1(a) IS:13920 Cl. 6.2.1 IS: 456 Cl. 26.5.1.1(b) IS:13920 Cl. 6.2.2 IS: 13920 Cl. 6.3.5 IS: 456 Cl. 26.5.3.1 IS: 13920 Cl. 7.4

	• Ratio of shear capacity of columns to maximum seismic shear in the storey		

(a)

General Notes

1. A certificate to the effect that this report will be completed and submitted at least one month before commencement of Construction shall be submitted with the application for Building Development Permission.
2. In addition to the completed report following additional information shall be submitted, at the latest, one month before commencement of Construction.

2.1 Foundations

2.1.1 In case raft foundation has been adopted indicate K value used for analysis of the raft

2.1.2 In case pile foundations have been used give full particulars of the piles, type, diameter, length, capacity.

2.1.3 In case of high-water table indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

2.2 Idealization for Earthquake analysis

2.2.1 In case of a composite system of shear walls and rigid frames, give distribution of base shear in the two systems based on analysis, and that used for design of each system.

2.2.2 Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

2.3 Submit framing plans of each floor.

2.4 In case of basements, indicate the system used to contain earth pressures.

Part 4: Buildings in Structural Steel

1	Adopted method of Design	O Simple O Semi-rigid O Rigid	IS: 800; Cl. 3.4.4 IS: 800; Cl. 3.4.5 IS: 800; Cl. 3.4.6
2	Design based on	O Elastic analysis O Plastic analysis	IS: 800; Section-9 SP: 6 (6)
3	Floor Construction	O Composite O Non-composite O Boarded	

4	Roof Construction	O Composite O Non-composite O Metal O Any other	
5	Horizontal force resisting system adopted	O Frames O Braced frames O Frames & shear walls	*Note: Seismic force As per IS: 1893Would depend on system*
6	Slenderness ratios maintained	Members defined in Table 3.1, IS: 800	IS: 800; Cl. 3.7
7	Member deflection limited to	Beams, Rafters Crane Girders Purlins Top of Columns	IS: 800; Cl. 3.13
8	Structural members	O Encased in Concrete O Not encased	IS: 800; Section-10
9	Proposed material	O General weld-able O High strength O Cold formed O Tubular	IS: 2062 IS: 8500 IS: 801, 811 IS: 806
10	Minimum metal thickness Specified for corrosion protection	O Hot rolled sections O Cold formed sections O Tubes	IS: 800, Cl. 3.8 Cl. 3.8.1 to Cl. 3.8.4 Cl. 3.8.5 Cl. 3.8.5
11	Structural connections	O Rivets O C T Bolts O S H F G Bolts O Black Bolts O Welding- Field Shop (Specify welding type proposed) O Composite	IS: 800; Section-8 IS: 1929,2155,1149 IS: 6639, 1367 IS: 3757, 4000 IS: 1363, 1367 IS: 816, 814, 1395, 7280, 3613, 6419 6560, 813, 9595
	Minimum Fire rating Proposed, with method	O Rating ---------- hours O Method proposed- - In tumescent Painting - Spraying - Quilting Fire retardant boarding	IS: 1641, 1642, 1643

Appendix-15: Use zones across different master plans

	Sl. No.	1	2	3	4	5
#	~~Authority~~/Use Zone	Agra	Aligarh	Ayodhya	Azamgarh	Bareilly
1	**Built up**	Built-up	Built-up	Built-up	Built-up	Built-up
2	**Residential**	Residential	Residential; R (Med. Den), R (Low Density)	Residential	Residential	Residential
3	**Mixed Use 1&2**	NIL	NIL	Mixed Use	Mixed-use (Bazaar Marg & other mixed)	NIL
4	**Commercial 1-Retail /CBD /Sub-CBD /Bazaar Street**	Bazaar Street, City Center/ CBD Sub-city center/Sub-CBD Sector/Neighbourhood	Commercial Bazaar Street	Commercial	Commercial (C1- Nagar Kendra, C-2 Up Nagar Kendra, C-3 Vipdan Kendra, C-4 other commercial, C-5 Wholesale	C1- City Centre/ Sub- City Centre C3 -Bazaar Marg
5	**Commercial 2-Wholesale/ Godown**	Wholesale Business	District Business Wholesale Business Center	NIL	NIL	Commercial 2- Wholesale / Storage
6	**Small Industries**	Non polluting industries	Small Industries Small Industries cum Residential	Industries	I-1 Small/ Service Industries,	Small Industries
7	**Large Industries**	Non polluting industries	Large/Heavy Industries Defence Industrial Corridor	NIL	I-2 Light/Medium Industries)	Large Industries
8	**Office Buildings**	Offices	Offices	Offices	Offices	Offices
9	**Public & Semi-public**	Community Facilities	**Public/Semi Public Facilities** Inter college, Graduate / Post Graduate College, Pravidhik Sansthan, Aligarh Muslim university **Utilities & Services:** Police Station/ Thana Fire Station, Phone Booth, Post Office, Sewage Farm/Treatment Plant **Healthcare:** Dist. Hospital, Other Hospitals	Public & Semi-public Facilities Historical Places Religious Places	Facilities/ Karagar, Utilities -STP & SWM	Community Facilities / Utilities Educational Institution Hospital, Water works /Power Station, IVRI/UR; Radio Station /Doordarshan, Treatment Plant / Dumping Ground, Sewage Farm Shamshan/Kabristan
10	**Transport 1&2, Parking**	Transport Nagar/ Truck Adda Bus stand	Transport 1 - (Bus terminal) Transport 2 - (Truck terminal) Parking Areas, Air Strip, Existing roads, Proposed roads, Railway lines/ Railway campus, Dedicated Freight Corridor	Transport Facility Bus Stand; Marg; Railway Line Railway Bhumi; Railway Station; Airport	Bus Adda, Truck Terminal, Transport Nagar, Parking	T1 - Bus terminal/Truck terminal T2 - Marg Parking Areas Railway Line; Railway Property Railway Station
11	**Forest**	Forest area	Garden (Baagh)	NIL	Forest	Garden/Baagh, Forest
12	**Recreational 1&2**	Sector Park, Regional Park, District Park, Zonal Park, Amusement Park, National Park, Riverfront Development	Park and Open spaces Regional park, River Buffer Exhibition ground	Park and Open Spaces Fair Ground and Garden	P1-Nagar Park, P2-Park and Open space, P3- Playground/Stadium	P1 - Recreational Park / Zonal Park P2 - Park / District Park / Exhibition Park / Mela / Rally Ground
13	**Green belt**	Green Belt, Sewage Farm, Horticulture/Nursery, Protected Sites (1-concerned worker/guard/sentry residence, 2-cellular mobile tower	Green Belt	Green Belt	Green Belt	P3 - Green Belt
14	**Grameen Abadi**	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi
15	**Agriculture**	Agriculture	Agriculture	Agriculture		Agriculture, Cattle Colony, Flood area
16	**Highway Facilities**	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone	Highway Facility	Highway Facility Zone
17	**Others/ Additional Land Use**	Restricted Area, Trenching Ground	River Buffer, Shekha Lake Eco Sensitive Zone, Lake Zone, Nadi/Nala Talab, Kabristan	NIL	NIL	NIL

Appendix-15 (part-2)

	Sl. No.	6	7	8	9	10
#	Authority/Use Zone	Baghpat-Baraut-Khekra	Banda	Basti	Bulandshahr	Khurja
1	Built up	Built-up	Built-up	Built-up	Built-up	Built-up
2	Residential	Residential	Residential	Residential	Residential	Residential
3	Mixed Use 1&2	Mixed-use	NIL	NIL	NIL	NIL
4	Commercial 1-Retail /CBD /Sub-CBD /Bazaar Street	Commercial, Bazaar Street	Retail shops/ City Center, Bazaar Street	C1- Bazaar Marg C2- City Centre/ Sub- City Centre	Commercial Bazaar Street	Commercial Bazaar Street
5	Commercial 2-Wholesale/ Godown	Wholesale Commercial	Storage godown, Wholesale market	C3- Wholesale / Storage	Warehouse/Wholesale	Warehouse/Mandi
6	Small Industries	Industries	Industries	Small Industries	Small Industries	NIL
7	Large Industries	Industries	Industries	Large Industries	Heavy Industries	Industries
8	Office Buildings	Offices	Offices	Offices Jail	Offices	Offices
9	Public & Semi-public	Public & Semi-public facilities Community facilities	Facilities/Educational/Religious, Utilities/Electric sub-station/solar power plant	Community Facilities / Utilities Fire Station, Police station, Post office, Water works, Sewage Farm	Public and Semi Public Facility & Utilities	Public Semi Public Facilities & Utilities
10	Transport 1&2, Parking	Transport nagar, Bus stand	Bus Adda, Transport nagar/truck adda	T1 - Bus terminal/Truck terminal T2 - Marg	Bus Terminal/Truck Terminal Railway Yard/Railway Line	Bus Terminal /Truck Terminal
11	Forest	NIL	NIL	NIL	NIL	Forest
12	Recreational 1&2	Park and open areas, Regional Park, River protected area	Parks and open areas, Bhuragarh Kila	Park/open spaces and play ground	Park & Open Spaces	Park & Open Spaces
13	Green belt	Green Belt	Green Belt	Green Belt	Green Belt River Buffer	Green Belt Buffer
14	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi Future expansion	Grameen Abadi Future expansion
15	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
16	Highway Facilities	Highway Facilities	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone
17	Others/ Additional Land Use	-	River, Waterbodies, Nahar/Nala, Shamshan/Kabristan, Sewage Farm, Pahadi			

Appendix-15 (part-3)

	Sl. No.	11	12	13	14	15
#	Development Authority/ Use Zone	Firozabad-Shikohabad	Ghaziabad	Gorakhpur	Hapur	Jhansi
1	Built up	Built-up	Built-up	Built-up	Built-up	Built-up
2	Residential	Residential	Residential	Residential	Residential	Residential/ Semi Built-up
3	Mixed Use 1&2	NIL	NIL	NIL	NIL	NIL
4	Commercial 1- Retail /CBD /Sub-CBD /Bazaar Street	Bazaar Street City Center Sub city Center	C1: CBD/Sub-city CBD/ Bazaar Street	C1- Bazaar Marg/ Commercial Centre C2- City Centre/ Sub- City Centre	Commercial/ Leather Mandi/ Business Center Bazaar Street	Bazar Street, Commercial Retail shops, Sector/Neighbour Hood
5	Commercial 2- Wholesale/ Godown	Wholesale Business	Wholesale Business Mandi	C3- Wholesale / Storage/godown /Warehousing	Wholesale/ Godown	Wholesale/ Storage
6	Small Industries	Small & Service Industries	Small & Service Industries IT Industries	Small Industries	Small Scale Industries	Small Industries
7	Large Industries	Large Industries	Medium-Industries	Medium/Large Industries	Large Industries	Large / Medium Industries Logistic Park, Technology park Crusher Zone
8	Office Use	Offices	Offices, Institutional Greens	Offices	Offices	Offices
9	Public & Semi-public	Inter College, Degree College Technical Institutes, Hospital Police/Fire Station Post Office/ Telecom Center Electric Station, Water Works Sewerage Treatment Plant Religious Place, Knowledge Park	Institutional areas, community facilities, Knowledge Park	1-Public & Semi-public Facilities (Educational Institution, Healthcare Facilities, Hospital 2-Social & Religious Institution-Community Facilities, Radio Station /Doordarshan 3-Public utilities & services-Sewage Farm, Soild Waste Mgmt, Electrical sub station	Public and Semi Public	Public Semi-Public Facilities Dumping Ground Sewage Farm/ STP Regional/ Historical Place Shamshan / Kabristan Flood Area
10	Transport 1&2, Parking	Truck Terminal Bus Terminal Railway Line/ Railway Compound Over Head Bridge	Transportation (Transport Nagar/ Bus Adda/Depo	Transport centre/Bus terminal/ Truck terminal	Traffic and Transportation	Transport 1 - (Bus terminal Transport 2 - (Transport Nagar / Truck terminal)
11	Forest	Forest	NIL	NIL	NIL	Forest
12	Recreational 1&2	NIL	Amusement Park Parks and Playgrounds	Park / Open Spaces/Recreational Area	Recreational area	R1 - Theme Park; R2 - Regional Park/ Prakhandiy Park/Nagar Park and PG, Water bodies/Pond, Pahad
13	Green belt	Green Belt	Green Belt/ Green Buffer	Green Belt	Green Belt	Green Belt
14	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi, Future expansion
15	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
16	Highway Facilities	NIL	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone
17	Others/ Additional Land Use					

Appendix-15 (part-4)

	Sl. No.	16	17	18	19	20
#	Authority/Use Zone	**Kanpur**	**Lucknow**	**Mathura-Vrindavan**	**Meerut**	**Mirzapur-Vindhyachal**
1	Built up	Built-up	Built-up	Built-up	Built-up	Built-up
2	Residential	Residential	Residential	Residential	Residential	Residential
3	Mixed Use 1&2	NIL	Mixed-Use-1 (Built-up) Mixed-Use-2 (Non-Built-up)	NIL	Mixed Use	NIL
4	Commercial 1-Retail /CBD/SubCBD /Bazaar St	City Center/ CBD, Sub-city center Bazaar Street	Commercial-1 – City Center/Sub-center Commercial-4 – Motor Vehicle sale Bazaar Marg	City Centre, Sub- City Centre Bazaar Street	Commercial, Bazaar Street Saghan Bazar	Zonal Center, City Center Bazaar Street
5	Commercial 2-Wholesale/ Godown	Warehousing/ Agricultural Produce Mandi	Commercial-2 – Wholesale Commercial-3 – Storage	Wholesale Godown	Wholesale Mkt/Mandi Warehouse	Wholesale/ Storage Godown/ Warehouse
6	Small Industries	Small & Service Industries Cottage Industries	Small Industries	Small Industries IT industries	Small Industries	Small Industries Medium Industries Hazardous and Polluting Industries
7	Large Industries	Medium/Large Industries	Large Industries	Large Industries Refinery Area	Large Industries, Industries (Light/Med/Heavy), Logistic Park	-
8	Office Buildings	Offices	Offices	Offices Police Lines	Offices CPRI	Govt Semi-Govt and Local Offices Private Offices/ Agent Offices, Banks
9	Public & Semi-public	1. Public Semi-Public Facilities and Services and Utilities 2. Educational Institution, Healthcare Services, Knowledge Park, Technical/Specialized institutes 3. Jalkal, Powerhouse, HT Line, Dumping Ground, STP, Fire Station, Police Station, Telecom	Public/ Semi-Public Facilities	**Public Semi Public Facilities** *(Police Station, Post Office, Fire Station, Telephone Exchange, Electric Substation, Jalkal Sansthan, Sewage Treatment Plant, Sewerage Farm, Dumping Ground)* **Amusement park; Knowledge park** **Medical & Health Care** **Tourist Facilitation Centre**	Public Facility Public Utility	School, College University, Technical, Hitech, General Hospital Medical College Jalkal, Power, Sewage Farm
10	Transport 1&2, Parking	Transport Services, Airstrip/ Airport/ Water Transport/ ISBT, Bus Terminal/ Railway Yard/ Railway land/ Truck Terminal/ Multi-modal logistic park	Transport-1 -Bus Terminal Transport-2 – Truck Terminal Parking Areas	Transport Nagar, Parking & Camping Area Bus Terminal/ Bus Adda, Truck Terminal	Bus terminal, Air Strip/ Airport Transport Nagar, Cargo Centre RRTS Depot	Transport Nagar, Bus Terminal Truck Terminal, Water Transport
11	Forest	Reserved Forest, Afforestation Bird Sanctuary	Forest	Forest	Forest	Protected Forests, Chargaah and Dairy Farm
12	Recreational 1&2	1. Parks and Open Spaces 2. Stadium/ Playground/ District Park/ Regional Park/ Amusement Park, Ecological Park/ Mela ground 3. Riverfront Development	Recreational-1 – Ecological/Botanical Park Recreational-2 – Regional Park and Playground	Park/ Sector Park, District Park Zonal Park, Riverfront Development Sanrakshit sthal, City Forest/ Nagar Van Flood Prone Area/ Restricted Area	Park and Open Area/ Stadium Regional Park Amusement Park	Park City level Park Exhibition Ground/ Tourism Socio-cultural and Religious area
13	Green belt	Green Belt	Green Belt	Green Belt, Nursery/ Horticulture	Green Belt	Green Belt
14	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi
15	Agriculture	Agriculture	Agriculture	Agriculture, Baagh	Agriculture	Agriculture
16	Highway Facilities	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone	Highway Facility Zone
17	Others/ Additional Land Use		NIL	Dharmik evam Ashram/Math-1 Dharmik evam Ashram/Math-2		Hill Temple, Conservation and Development Zone

Appendix-15 (part-5)

	Sl. No.	21	22	23	24	25
#	Authority/Use Zone	Moradabad	Muzaffarnagar	Orai	Prayagraj	Rae Bareli
1	Built up	B1:Built-up	Built-up	Built-up	Built-up	Built-up
2	Residential	R1:Residential	Residential	Residential	Residential	Residential
3	Mixed Use 1&2	R2:Residential & workshop and pollution fee industrial area	NIL	NIL	NIL	NIL
4	Commercial 1-Retail /CBD /Sub-CBD /Bazaar Street	(C1)- City Centre/ Central Commercial (C2)-Sub City Center/Sub Central Commercial, (C4) -Bazaar Street	Commercial Bazaar Street	Commercial, Bazaar Street	District Center, City Center General Business Bazaar Street	Commercial
5	Commercial 2-Wholesale/ Godown	(C-3)- Wholesale / Storage	NIL	NIL	Wholesale/ Storage	Commercial
6	Small Industries	(M1)-Small Industries (M3)-Handicrafts/Cottage/Home Industries	IT Park	Industries	Small Industries/Cottage	Industries
7	Large Industries	(M2)-Large Industries	Industries	Industries	Medium Industries Large Industries	Industries
8	Office Buildings	(G1)-Govt Semi-govt and other Offices (G2)-PAC, SPF and Police Line	Offices	Offices	Govt, Semi-Govt, Local Offices Private Offices/ Agent Offices, Banks	Offices
9	Public & Semi-public	(F1)-Community Facilities /Utilities, Public Services and Utilities (F2)-Electrical substation (F3)-Sewage Farm/proposed Solid Waste Disposal Centre (F4)-Sewage Treatment Plant (F5)-Slaughter house (F6)-Proposed STP; (F7)-SWM	Public Facilities Public Utilities Ganna Shodh Kendra Medical/ Medicity Vidyut Kendra Landfill	Community Facilities	School, College University, Technical, Hitech, General Hospital Medical College Jalkal, Power, Sewage Farm	Community Facilities
10	Transport 1&2, Parking	(T-1)-Bus terminal; (T-2)-Truck terminal (T-3)-Railway Notified Area (T-4)-Existing Road; (T-5)-Proposed Road (T-6)-Railway Line; (T-9)-Proposed fly over	Bust Station Transport Nagar Railways	Traffic & Transportation	Transport Nagar; Bus Terminal Truck Terminal; Water Transport Railway Yard	Transport Facilities, Bus Stand
11	Forest	Baagh Forest	NIL	NIL	Afforestation Grassland and Dairy Farm	Forest
12	Recreational 1&2	(P-1)-District Park; (P-2)-Zonal Park (P-3)-Park; (P-4)-Riverfront Development (P-6)-Non-conforming developed green area.	Park and Open Areas Baagh & Udyaan Regional Park Stadium	Neighbourhood Park and Open Spaces	Parks/Open spaces; District Park, Local Park, Kumbh Mela, Riverfront Development, Cultural and religious site, flood prone area, heritage	Park and open spaces
13	Green belt	(P-5) Green Belt	Green Belt	Green Belt	Green Belt	Green Belt
14	Grameen Abadi	(B-2) Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi	Grameen Abadi
15	Agriculture	(A-1) Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
16	Highway Facilities	(A-2) Highway Facility Zone	Highway Facility Zone	NIL	Highway Facility Zone	Highway Facilities
17	Others/ Additional Land Use		NIL			NIL

Appendix-15 (part-6)

	Sl. No.	26	27	28	29	30
#	Authority/Use Zone	Rampur	Saharanpur	Shahjahanpur	Unnao-Shuklaganj	Varanasi-1
1	Built up	Built-up	Built-up	Built-up	NIL	Built-up
2	Residential	Residential	Residential	Residential	Residential (Low, Medium, High Density)	Residential
3	Mixed Use 1&2	NIL	NIL	NIL	NIL	Mixed Use
4	Commercial 1-Retail /CBD /Sub-CBD /Bazaar Street	(C1) - City Centre (C2) - Sub-City Centre (C3) - Zonal Commercial (C5) - Bazaar Street	Bazaar Street/ Bazaar Area City Centre/ Sub- City Centre	C1-Bazaar Marg C2- City Centre/ Central Commercial, Sub-City Centre/ Sub-central commercial, Sector/Neighbourhood commercial	Business Center, Mineral Siding	City Centre Sub- City Centre Bazaar Street Other Commercial
5	Commercial 2-Wholesale/ Godown	(C4) - Wholesale/ Storage	Wholesale Other commercial	C3-Wholesale Commercial/ storage	Agriculture Mandi	Wholesale/ Warehousing/ Mandi
6	Small Industries	Small Industries	NIL	Small Industries	Light Industry (non-polluting) Light and Medium Industry	Small & Service Industries
7	Large Industries	Large Industries	Industries	Large Industries	NIL	Medium/Large Industries
8	Office Buildings	Govt Semi-govt and other Offices	Offices	Office	Government/Semi-Government Office	Govt Semi-govt and other Offices
9	Public & Semi-public	(F1) - Community Facilities /Utilities, Public Services and Utilities (F2) - Electrical Sub-station (F3) - Sewerage Treatment Plant (F4) - Solid Waste Disposal Centre (F5) -Sewage Farm	Public Facility Public Utility	Community Facilities/ Utilities & Services, Sports Complex, Degree College/ Higher Secondary school, Technical education institute, special educational institute, Hospital, Social & Cultural institute, STP, Sewage Farm, Kabristan/ Shamsan, Temple, Mosque/ Church	Intermediate College/Degree College, ITI/ Polytechnic, Hospital, Tube-well/ Over-head tank	Public Semi-Public Facilities Services and Utilities
10	Transport 1&2, Parking	(T1) - Bus Terminal and Workshop (T2) - Truck Terminal / Transport Nagar (T3) - Existing Road; (T4) - Proposed Road (T5) - Railway Line; (T6) - Proposed Flyover (T7) - Railway Notified Area	Bus Terminal Truck Terminal Railway Area	Traffic & Transportation, Truck terminal, Bus Terminal, Railway line, Existing Road, Proposed Road, Ring Road, Railway & Railway yard, Roza railway notified area	Bus stand/ Truck Terminal, Existing Road, Proposed Road, Railroad track	Transport Services Airport/ Water Transport Terminal Railway Yard/ Railway Land
11	Forest	NIL	NIL	Baag	NIL	Garden
12	Recreational 1&2	(P1) – Park; (P2) - Zonal Park (P4) - River Front Development (P5) - Non-Conforming Developed Green Area	Regional Park Park and Open Area	Park & Open space/ Playground, District Park	Park and open space, Stadium	Park
13	Green belt	Green Belt	Green Belt	Green Belt	Green Belt	Green Belt
14	Grameen Abadi	Grameen Abadi	Grameen Abadi; Future expansion	Grameen Abadi	NIL	Grameen Abadi
15	Agriculture	Agriculture	Agriculture	Agg-1 – Agriculture, Cattle Colony, Flood affected area	Agriculture	Agriculture
16	Highway Facilities	Highway Facility Zone	Highway Facility Zone	Agg2- Highway Facilities	NIL	Highway Facility Zone
17	Others/ Additional Land Use					

Appendix-16: Case examples with illustrated calculations

Plots which are auctioned on certain conditions.

At the time of Auction/ allotment of Plots (other than plotted residential development), Base FAR and Max. Permissible Ground Coverage is mentioned either in the Auction document or in Sale/Lease deed/ Site Plan shall be applicable. However, even if such details are not mentioned, it is assumed that the Base Far and Max. Permissible Ground Coverage according to the category of plot as mentioned in the Building Byelaws 2008 (as amended from time to time) shall be applicable.

a) Consider Residential Plot A of 200 sqm, on which according to BBL 2008 (as amended from time to time), 1.75 FAR (calculated telescopically, FAR 2.0 up to 100 sqm and 1.75 for the remaining 100 sqm) and 65% Ground Coverage is applicable. The plot was purchased at the rate of Rs 2300 per sqm via auction in the year 2000.

b) Consider Commercial Plot B of 2000 sqm, on which according to BBL 2008 (as amended from time to time), 1.2 FAR and 60% Ground Coverage is applicable. The plot was purchased at the rate of Rs 4600 per sqm via auction in the year 2000.

c) Consider Community Facility Plot C of 10000 sqm, on which according to BBL 2008 (as amended from time to time), 1.5 FAR and 40% Ground Coverage is applicable. The plot was purchased at the rate of Rs 1150 per sqm via auction in the year 2000.

d) Consider Group Housing Plot D of 4000 sqm, on which according to BBL 2008 (as amended from time to time), 1.50 FAR and 40% Ground Coverage is applicable. The plot was purchased at the rate of Rs 3450 per sqm via auction in the year 2000.

e) Consider 2000 sqm Bazaar Street Plot-E, on which according to BBL 2008 (as amended from time to time), 1.50 FAR and 40% Ground Coverage is applicable. The plot was purchased at the rate of Rs 3450 per sqm via auction in the year 2000.

f) Consider 500 sqm Bazaar Street Plot-F, on which according to BBL 2008 (as amended from time to time), 1.50 FAR and 40% Ground Coverage is applicable. The plot was purchased at the rate of Rs 3450 per sqm via auction in the year 2000.

Case-1: Plot-A to be used as Single Unit with 2.5 FAR

For Plot A (for Single Unit), Base FAR is 1.8 (calculated telescopically, FAR 2.0 up to 150 sqm and 1.8 for the remaining 50 sqm) and MFAR is 2.5, charges due will be calculated as follows:

(A)-Differential FAR Benefit Charge (DFBC): DFBC will not be payable as it is a residential plot.

(B)-Purchasable FAR Charge

PFAR Charge = Le * Rc * P

- As per new byelaws, after availing purchasable FAR, total possible Built-up area is (200*2.5) = 500 sqm

Considering availed built-up area of 400 square meters,

For this example, **PFAR Charge** = ((400-390)/1.8) * 38500*0.4 = **Rs 85,555/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Residential is **0.4**

Considering availed built-up area of 500 square meters,

For this example, **PFAR Charge** = ((500-390)/1.8) * 38500*0.4 = **Rs 9,41,111/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Residential is **0.4**

Case-2: Plot A to be used as Multi Unit with 2.5 FAR

For Plot A (for Multi-Unit), Base FAR is 1.8 (calculated telescopically, FAR 2.0 up to 150 sqm and 1.8 for the remaining 50 sqm) and MFAR is 2.5, charges due will be calculated as follows:

Total possible Built-up Area according to base FAR shall be (200 x 2.5) = 500 sqm

Maximum number of units = Built-up area in sqm/ Minimum unit size in sqm = 500/60 = 8.33

If 450 square meter built-up area is availed. Maximum number of units availed = 450/60 = 7.5

If 6 units are constructed, the following charges shall be applicable.

(A)-Differential FAR Benefit Charge (DFBC): DFBC will not be payable as it is a residential plot.

(B)-Purchasable FAR Charge

PFAR Charge = Le * Rc * P

For this example, **PFAR Charge** = ((450-390)/1.8) * 38500*0.4 = **Rs 5,13,334/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Residential is **0.4**

(C)-Development Charge

For layouts approved/developed by the Authority,

Development Charge = (Plot Area) x (EDC Rate) x (Density Factor -1) x Factor Rate according to plot size (*As per Development Fee Rules, 2014*)

For plots outside the layouts approved/developed by the Authority,

Development Charge = (Plot Area) x (EDC Rate) x (Density Factor) x Factor Rate according to plot size (*As per Development Fee Rules, 2014*)

For this example, Density/Hectare = (10,000 x 6)/200 = 300. Now according to Development Fee Rules, 2014, Density Factor = 1.4

Development Charge =

= (Plot Area) x (2460) x (Density Factor-1) x Factor Rate

= 200 x (2460) x (1.4 - 1) x 1

= 200 x 2460 x (0.4) x 1

= Rs. 1,96,800/-

In case this plot was situated outside layouts developed by Authority,

Development Charge =

= (Plot Area) x (2460) x (Density Factor) x Factor Rate

= 200 x (2460) x (1.4) x 1

= 200 x 2460 x (1.4) x 1

= Rs. 6,88,800/-

(D)-Shelter Fees

Shelter Fees = 10% of [(total number of dwelling units) X (minimum EWS dwelling unit carpet area + minimum LIG dwelling unit carpet area) X Circle Rate/2]

For this example, Shelter Fees =

= 10% of [(6) x (35+30) x (Circle Rate)]/2

= 10% of [(6) x (65) x (38,500)]/2

= 7,50,750/-

Case-3: Plot D which was located on 30m road in Developed area (as indicated in Master Plan) and within layout approved by the Authority, with base FAR of 1.50 and is now located in non-built-up area as defined in these byelaws with base FAR of 2.50

(A)-Differential FAR Benefit Charge (DFBC): It shall be calculated using the formula of purchasable FAR.

Calculation

DFBC = Le * Rc * P

- As per earlier byelaws, total possible Built-Up Area was (4000 x1.5) = 6000 sqm
- As per new byelaws, total possible Built-up area is (4000 x 2.5) = 10000 sqm
- As per new byelaws, total possible Built-up area within purchasable FAR limit is (4000 x 5.0) = 20000 sqm
- As per new byelaws, total possible Built-up area within premium purchasable FAR limit is (4000 x 8.75) = 35000 sqm
- Factor Rate as defined in Purchasable FAR Table for Residential in Para 9.2.5 is **0.4**
- Assuming, Circle rate is Rs 38,500

Assuming availed built-up area is 9000 sqm,

For this example, **DFBC = ((9000-6000)/ 1.5) * 38500 *0.4 = Rs 3,08,00,000/-**

Assuming availed built-up area is 10000 sqm,

For this example, **DFBC = ((10000-6000)/ 1.5) * 38500 *0.4 = Rs 4,10,66,666/-**

For availed built-up area of >10000 square meters and up to 20000 square meters, the remaining area shall be availed through purchasable FAR.

For availed built-up area of >20000 square meters and up to 35000 square meters, the remaining area shall be availed through premium purchasable FAR.

Clarification: No DFBC shall be chargeable for plots lying outside layouts approved/developed by the Authority, where increase in base FAR is due to redesignation of development area as non-built-up area.

(B)-Purchasable and Premium Purchasable FAR Charge

PFAR Charge = Le * Rc * P

PPFAR Charge = Le * Rc * Pp

Total purchasable FAR charge = PFAR Charge + PPFAR Charge

- As per new byelaws, after availing maximum purchasable FAR, total possible Built-up area is (4000*5) = 20000 sqm
- As per new byelaws, total possible Built-up area according to base FAR is (4000 x 2.5) = 10000 sqm

Considering availed built-up area of 18000 square meters,

For this example, **PFAR Charge** = ((18000-10000)/2.5) * 38500*0.4 = **Rs 4,92,80,000**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Residential is **0.4**

Considering availed built-up area of 25000 square meters, built-up area of 10000 sqm to 20000 sqm shall be charged on purchasable basis, while built-up area of 20000 sqm to 25000 sqm shall be charged on premium purchasable basis.

For this example, **PFAR Charge** = ((20000-10000)/2.5) * 38500*0.4 = **Rs 6,16,00,000**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Residential is **0.4**

For this example, **PPFAR Charge** = ((25000-20000)/2.5) * 38500*0.8 = **Rs 6,16,00,000**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- Pp = Factor Rate for Residential is **0.8**

(C)-Development Charge

For layouts approved/developed by the Authority,

Development Charge = (Plot Area) x (EDC Rate) x (Density Factor -1) x Factor Rate according to plot size (*As per Development Fee Rules, 2014*)

For plots outside the layouts approved/developed by the Authority,

Development Charge = (Plot Area) x (EDC Rate) x (Density Factor) x Factor Rate according to plot size (*As per Development Fee Rules, 2014*)

Assuming built-up area of 10000 sqm and unit size of 100 sqm, permissible units will be 100.

For this example, Density/Hectare = (10,000 x 100)/4000 = 250. Now according to Development Fee Rules, 2014, Density Factor = 1.3

For layouts approved/developed by the Authority, Development Charge =

= (Plot Area) x (2460) x (Density Factor-1) x Factor Rate

= 4000 x (2460) x (1.3 - 1) x 0.9

= 4000 x 2460 x (0.3) x 0.9

= **Rs. 26,56,800/-**

In case this plot was situated outside layouts developed by Authority,

Development Charge =

= (Plot Area) x (2460) x (Density Factor) x Factor Rate

= 4000 x (2460) x (1.3) x 0.9

= 4000 x 2460 x (1.3) x 0.9

= **Rs. 1,15,12,800/-**

(D)-Shelter Fees

Shelter Fees = 10% of [(total number of dwelling units) X (minimum EWS dwelling unit carpet area + minimum LIG dwelling unit carpet area) X Circle Rate/2]

For this example, Shelter Fees for 100 units =

= 10% of [(100) x (35+30) x (Circle Rate)]/2

= 10% of [(100) x (65) x (38,500)]/2

= **Rs. 1,25,12,500/-**

Case-4: Plot D which was located on 30m road in Developed area (as indicated in Master Plan) and within layout approved by the Authority or outside, with base FAR of 1.50 and is now located in non-built-up area as defined in these byelaws with base FAR of 2.50 and is now proposed to be used as a Shopping Mall or a Inter College.

Permissibility of FAR for use as Shopping Mall

Since according to *paragraph 15.3.2 (2.4) Shopping Mall is a permissible activity in Residential Use Zone or activity, therefore this use will be allowed.*

Base FAR of group housing is 2.50 and Permissible base FAR of shopping mall on 30-meter road is 3.00. According to paragraph 15.1.3 (vi), since base FAR of group housing is lower, the permissible base FAR after permissible changes according to zoning regulations shall be 2.50 only.

It is clarified that although shopping malls located on 30-meter road have maximum purchasable/ premium purchasable FAR allowed till 9.00, but since maximum purchasable/ premium purchasable FAR for group housing is 8.75 only, therefore the maximum purchasable/ premium purchasable FAR for shopping mall shall be 8.75 only.

Permissibility of FAR for use as Inter College

Since according to *paragraph 15.3.2 (5.2)* Inter College is a permissible activity in Residential Use Zone or activity, therefore this use will be allowed.

Base FAR of group housing is 2.50 and Permissible base FAR of Inter college on 30-meter road is 2.00. According to paragraph 15.1.3 (vi), since base FAR of Inter College is lower, the permissible base FAR after permissible changes according to zoning regulations shall be 2.00 only.

It is clarified that although Group Housing located on 30-meter road have maximum purchasable/ premium purchasable FAR allowed till 8.75, but since maximum purchasable/ premium purchasable FAR for Inter College is 7.00 only, therefore the maximum purchasable/ premium purchasable FAR for Inter College shall be 7.00 only.

The charges due for use as shopping mall shall be as follows:

(A)-Differential FAR Benefit Charge (DFBC): It shall be calculated using the formula of purchasable FAR.

Calculation for the case of Shopping Mall

DFBC = Le * Rc * P

- As per earlier byelaws, total possible Built-up Area according to base FAR was (4000 x1.5) = 6000 sqm
- As per new byelaws, total possible Built-up area according to base FAR is (4000 x 2.5) = 10000 sqm
- As per new byelaws, total possible Built-up area within purchasable FAR limit is (4000 x 5.0) = 20000 sqm
- As per new byelaws, total possible Built-up area within premium purchasable FAR limit is (4000 x 8.75) = 35000 sqm
- Factor Rate as defined in Purchasable FAR Table for **Commercial** in Para 9.2.5 is **0.5**
- Assuming, Circle rate is Rs 38,500

Assuming availed built-up area is 9000 sqm,

For this example, **DFBC = ((9000-6000)/ 1.5) * 38500 *0.5 = Rs 3,85,00,000/-**

Assuming availed built-up area is 10000 sqm,

For this example, **DFBC = ((10000-6000)/ 1.5) * 38500 *0.5 = Rs 5,13,33,333/-**

For availed built-up area of >10000 square meters and up to 20000 square meters, the remaining area shall be availed through purchasable FAR.

For availed built-up area of >20000 square meters and up to 35000 square meters, the remaining area shall be availed through premium purchasable FAR.

Calculation for the case of Inter College

DFBC = Le * Rc * P

- As per earlier byelaws, total possible Built-up Area according to base FAR was (4000 x1.5) = 6000 sqm
- As per new byelaws, total possible Built-up area according to base FAR is (4000 x 2.0) = 8000 sqm
- Factor Rate as defined in Purchasable FAR Table for **Institutional** in Para 9.2.5 is **0.45**
- Assuming, Circle rate is Rs 38,500

Assuming availed built-up area is 7000 sqm,

For this example, **DFBC = ((7000-6000)/ 1.5) * 38500 *0.45 = Rs 1,15,50,000/-**

(B)-Purchasable and Premium Purchasable FAR Charge

PFAR Charge = Le * Rc * P

PPFAR Charge = Le * Rc * Pp

Total purchasable FAR charge = PFAR Charge + PPFAR Charge

Calculation for Shopping Mall:

- As per new byelaws, after availing maximum purchasable FAR, total possible Built-up area is (4000*5) = 20000 sqm
- As per new byelaws, total possible Built-up area according to base FAR is (4000 x 2.5) = 10000 sqm

Considering availed built-up area of 18000 square meters,

For this example, **PFAR Charge** = ((18000-10000)/2.5) * 38500*0.5 = **Rs 6,16,00,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Commercial is **0.5**

Considering availed built-up area of 25000 square meters, built-up area of 10000 sqm to 20000 sqm shall be charged on purchasable basis, while built-up area of 20000 sqm to 25000 sqm shall be charged on premium purchasable basis.

For this example, **PFAR Charge** = ((20000-10000)/2.5) * 38500*0.5 = **Rs 7,70,00,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Commercial is **0.5**

For this example, **PPFAR Charge** = ((25000-20000)/2.5) * 38500*1.0 = **Rs 7,70,00,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- Pp = Factor Rate for Commercial is **1.0**

Calculation for Inter College:

- As per new byelaws, after availing maximum purchasable FAR, total possible Built-up area is (4000*4) = 16000 sqm
- As per new byelaws, total possible Built-up area according to base FAR is (4000 x 2.0) = 8000 sqm
- As per new byelaws, after availing maximum premium purchasable FAR, total possible Built-up area is (4000*7) = 28000 sqm

Considering availed built-up area of 15000 square meters,

For this example, **PFAR Charge** = ((15000-8000)/2.0) * 38500*0.45 = **Rs 6,06,37,500/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Institutional is **0.45**

Considering availed built-up area of 25000 square meters, built-up area of 8000 sqm to 16000 sqm shall be charged on purchasable basis, while built-up area of 16000 sqm to 28000 sqm shall be charged on premium purchasable basis.

For this example, **PFAR Charge** = ((16000-8000)/2.0) * 38500*0.45 = **Rs 6,93,00,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Institutional is **0.45**

For this example, **PPFAR Charge** = ((25000-16000)/2.0) * 38500*0.9 = **Rs 15,59,25,000/-**

- Le= Proportionate additional land

- Rc= Circle Rate of Rs 38,500
- Pp = Factor Rate for Institutional is **0.9**

(C)-Impact Fees

Impact Fees = (Plot Area) X (Circle Rate) X (Co-efficient) X (0.25)

For this example, Impact Fees =

= (4000) x (38,500) x (1.0) x (0.25)

= **Rs. 3,85,00,000/-**

In the example of permissibility according to zoning regulation of Group Housing to Inter College,

Impact Fees = (Plot Area) X (Circle Rate) X (Co-efficient) X (0.25)

For this example, Impact Fees =

= (4000) x (38,500) x (0.25) x (0.25)

= **Rs. 96,25,000/-**

Case-5: Plot A which was a residential plot located on 18m road in Non-Built-Up area of layout approved by the Authority, with base FAR of 1.95 is now proposed to have mixed use development.

Note: Assuming this case example refers to a development area with less than 10 lakh population. Therefore, mixed-use development is permissible along roads of width 18-m and wider.

Considering the mixing of activities *Residential: Commercial: Office* as 40:30:30. Only FAR up to maximum 2.50 shall be allowed on purchasable basis.

For Plot A (plotted residential), Base FAR is 1.8 (calculated telescopically, FAR 2.0 up to 150 sqm and 1.8 for the remaining 50 sqm) and MFAR is 2.5, charges due will be calculated as follows:

As per new byelaws, after availing purchasable FAR, total possible Built-up area is (200*2.5) = 500 sqm.

Assuming availed area of 480 square meters, the charges due shall be as follows:

(A)-Differential FAR Benefit Charge (DFBC): DFBC will not be payable as it is a residential plot.

(B)- Purchasable FAR Charge

PFAR Charge = Le * Rc * P

- As per new byelaws, after availing purchasable FAR, total possible Built-up area is (200*2.5) = 500 sqm

Considering availed built-up area of 480 square meters,

For this example, **PFAR Charge** = ((480-350)/1.8) * 38500*0.5 = **Rs 13,90,278/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Residential is **0.5**

(C)-Impact Fees

Impact Fees = (Plot Area) X (Circle Rate) X (Co-efficient) X (0.25)

For this example, Impact Fees =

= (200) x (38,500) x (1.0) x (0.25)

= **Rs. 19,25,000/-**

Case-6: Plot D which was a group housing plot located on 30m road in Non-Built-Up area of layout approved by the Authority, with base FAR of 2.50 is now proposed to have mixed use development.

Considering the mixing of activities *Group Housing: Institutional (Hospital)* as 70:30, only FAR up to maximum 8.75 shall be allowed on purchasable basis.

As per new byelaws, after availing purchasable FAR, total possible Built-up area is (4000*2.5) = 10000 sqm.

Assuming availed area of 18000 square meters, the charges due shall be as follows:

(A)-Purchasable FAR Charge

PFAR Charge = Le * Rc * P **PPFAR Charge** = Le * Rc * Pp **Total purchasable FAR charge = PFAR Charge + PPFAR Charge**

- As per new byelaws, after availing purchasable FAR, total possible Built-up area is (4000*5) = 20000 sqm
- Factor Rate as defined in Purchasable FAR Table for Higher-Use in Mixed Use Development (which is Institutional in this case) in Para 9.2.5 is **0.45**
- As per new byelaws, after availing premium purchasable FAR, total possible Built-up area is (4000*8.75) = 35000 sqm
-

Considering availed built-up area of 18000 square meters,

For this example, **PFAR Charge** = ((18000-10000)/2.5) * 38500*0.45 = **Rs 5,54,40,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Institutional is **0.45**

Considering availed built-up area of 22000 square meters,

For this example, **PPFAR Charge** = ((22000-20000)/2.5) * 38500*0.9 = **2,77,20,000/-**

(B)-Impact Fees

Impact Fees = (Plot Area) X (Circle Rate) X (Co-efficient) X (0.25)

For this example, Impact Fees =

= (4000) x (38,500) x (0.25) x (0.25)

= **Rs. 96,25,000/-**

Case-7: Bazaar Street Plot E (2000 sqm) located on 18m road in earlier Developed area (with base FAR of 1.50) and now located in Non-Built-Up area or layout approved by the Authority (with base FAR of 1.75) is now proposed to have mixed use development.

Note: Assuming this case example refers to a development area with less than 10 lakh population. Therefore, mixed-use development is permissible along roads of width 18-m and wider.

Considering the mixing of activities *Residential: Commercial (Hotels)* as 50:50, only FAR up to maximum 3.60 shall be allowed on purchasable basis. (Considering the purchasable FAR of Bazaar Street).

As per new byelaws, after availing purchasable FAR, total possible Built-up area is (2000*2.63) = 5260 sqm.

Assuming availed area of 4500 square meters, the charges due shall be as follows:

(A)-Differential FAR Benefit Charge (DFBC): DFBC will not be payable as it is a residential plot.

(B)- Purchasable FAR Charge

PFAR Charge = Le * Rc * P

PPFAR Charge = Le * Rc * Pp

Total purchasable FAR charge = PFAR Charge + PPFAR Charge

- As per new byelaws, after availing purchasable FAR, total possible Built-up area is (2000*2.63) = 5260 sqm
- As per new byelaws, after availing premium purchasable FAR, total possible Built-up area is (2000*3.50) = 7000 sqm

Considering availed built-up area of 6000 square meters,

For this example, **PFAR Charge** = ((6000-5260)/1.75) * 38500*0.5 = **Rs 81,40,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Commercial is **0.5**

As per new byelaws, after availing purchasable and premium purchasable FAR, total possible Built-up area is (2000*3.5) = 7000 sqm

Considering availed built-up of 9000 square meters

For this example, **PFAR Charge** = ((7000-5260)/1.75) * 38500*0.5 = **1,91,40,000/- PLUS**

PPFAR Charge = ((9000-7000)/1.75) * 38500*1.0 = **4,40,00,000/-**

(C)-Impact Fees – No Impact fees will be charged since Bazaar Street is covered under Commercial-1 Land Use as per Chapter-15 (Model Zoning Regulations)

Case-8: Bazaar Street Plot F located on 18m road in earlier Developed area (with base FAR of 1.50) which is now designated as Non-Built-Up area or layout approved by the

Authority (with base FAR of 1.75) and now proposed to be used as 100% Nursing Home.

Note: Assuming this case example refers to a development area with less than 10 lakh population. Therefore, mixed-use development is permissible along roads of width 18-m and wider.

(A)-Differential FAR Benefit Charge (DFBC): DFBC will not be payable as it is a residential plotted development.

(B)-Purchasable and Premium Purchasable FAR Charge

PFAR Charge = Le * Rc * P
PPFAR Charge = Le * Rc * Pp
Total purchasable FAR charge = PFAR Charge + PPFAR Charge

- As per new byelaws, after availing maximum base FAR, total possible Built-up area is (500*2) = 1000 sqm
- As per new byelaws, after availing purchasable FAR, total possible Built-up area is (500*3) = 1500 sqm
- As per new byelaws, after availing premium purchasable FAR, total possible Built-up area is (500*4) = 2000 sqm

Considering availed built-up area of 1200 square meters,

For this example, **PFAR Charge** = ((1200-1000)/1.75) * 38500*0.45 = **Rs 19,80,000/-**

- Le= Proportionate additional land
- Rc= Circle Rate of Rs 38,500
- P = Factor Rate for Institutional is **0.45**

As per new byelaws, after availing purchasable and premium purchasable FAR, total possible Built-up area is (500*4) = 2000 sqm

Considering availed built-up of 1800 square meters

For this example, **PFAR Charge** = ((1500-1000)/1.75) * 38500*0.45 = **49,50,000/- PLUS**

PPFAR Charge = ((1800-1500)/1.75) * 38500*0.9 = **59,40,000/-**

(C)-Impact Fees – No Impact fees will be charged since Bazaar Street is covered under Commercial-1 Land Use as per Chapter-15 (Model Zoning Regulations)

Case-9: Amalgamation of residential plots of sizes Plot-P (100 sqm) and Plot-Q (200) sqm

Amalgamated area = 300 sqm

Charges due are as follows:

(A)-Amalgamation Charges

Amalgamation Charges (Residential) = Amalgamated Plot Area * Circle Rate * 1%
Amalgamation (Non-residential) = Amalgamated Plot Area * Circle Rate * 2%

For this example:

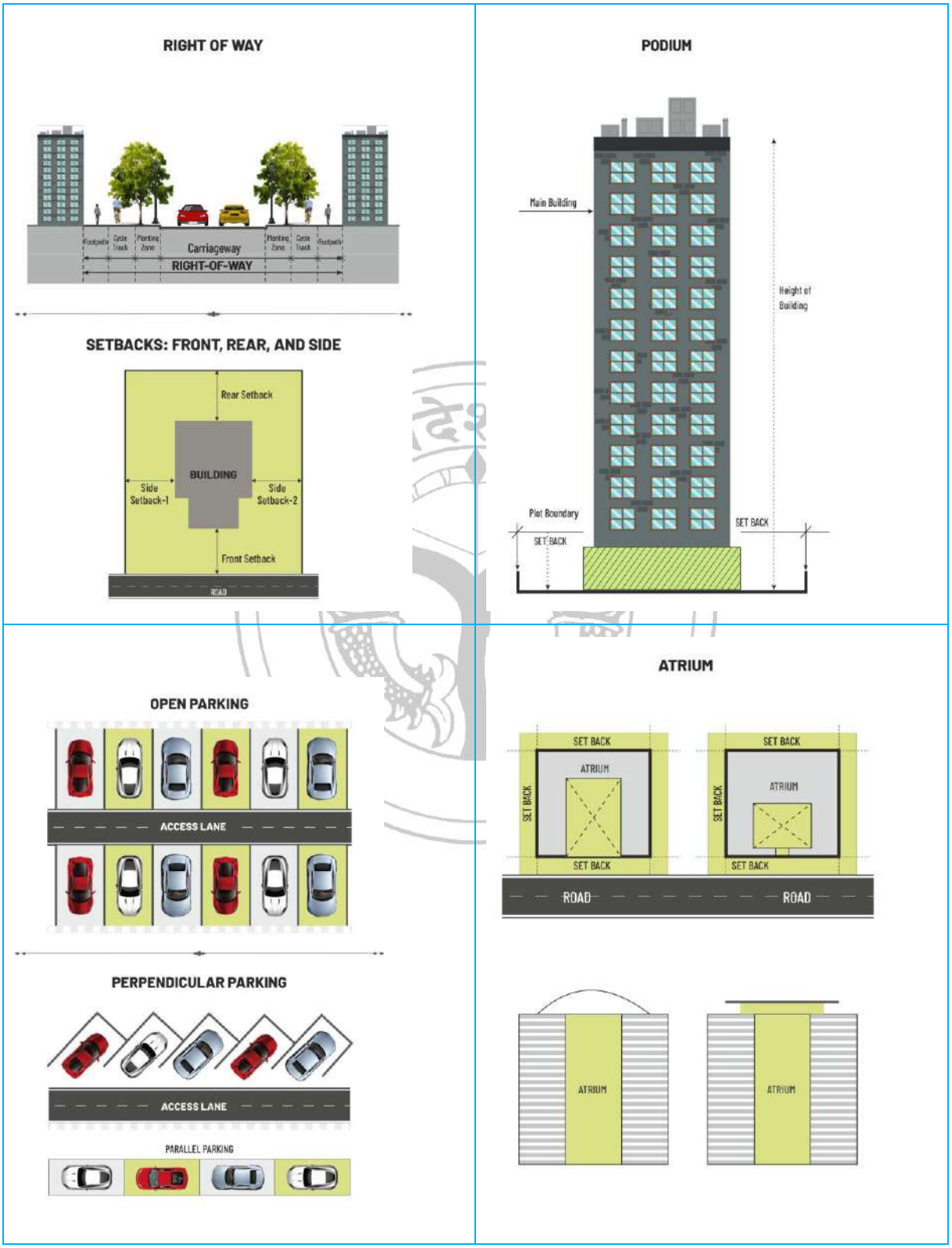
Amalgamation Charges (P+Q) = 300 * 38500 * 1% = Rs. 1,15,500/-

(B)-Development Charges

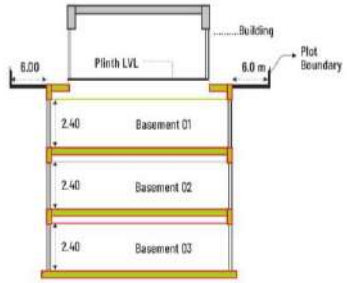
Development Charges = As prescribed in Development Charge Rules, 2014

NOTE: In all the above case examples, any other applicable fees/charges, where applicable, shall be levied in addition to those illustrated.

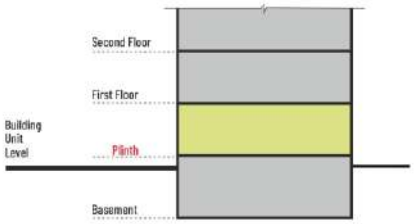
Appendix-17: Graphical Illustrations



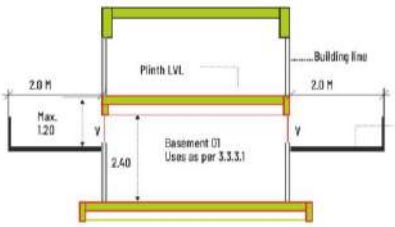
BASEMENT FOR GROUP HOUSING



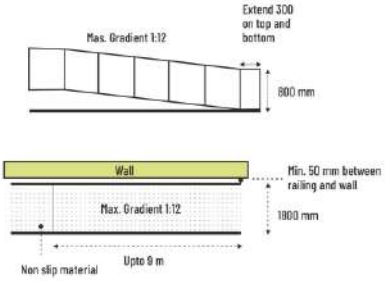
PLINTH



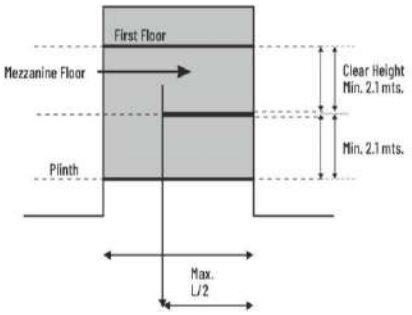
BASEMENT FOR SINGLE UNIT/MULTI UNIT



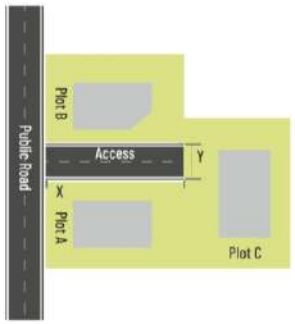
RAMP



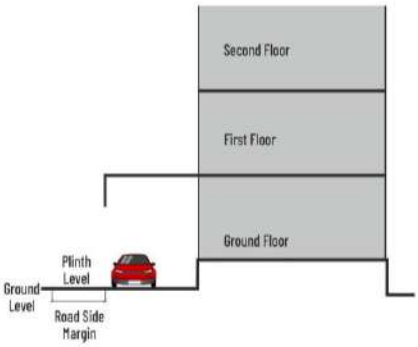
MEZZANINE FLOOR



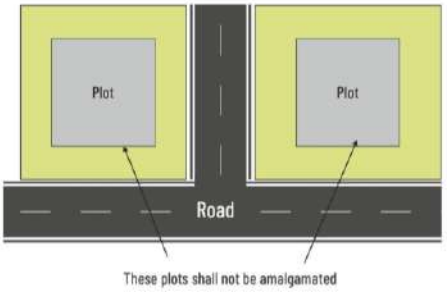
MEANS OF ACCESS



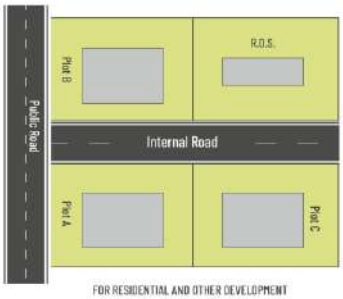
PORCH/ PORTICO



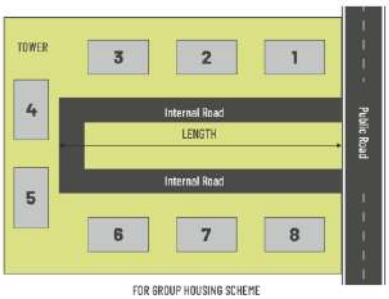
AMALGAMATION OF PLOTS



INTERNAL ROADS



FOR RESIDENTIAL AND OTHER DEVELOPMENT

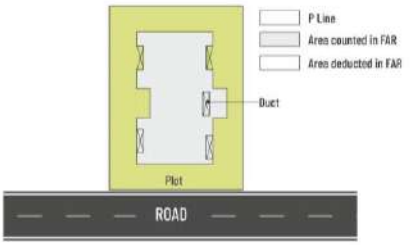


FOR GROUP HOUSING SCHEME

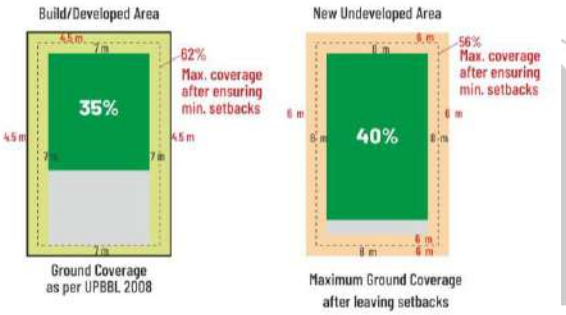
SUBDIVISION OF PLOTS

Each subdivision plot Min. 100 sqmt.

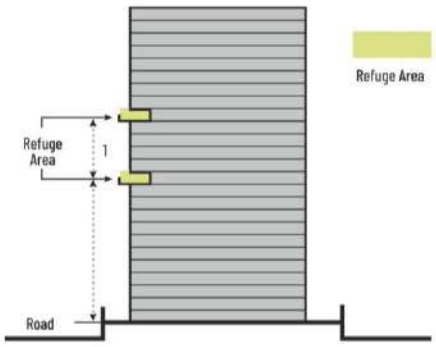
FLOOR AREA RATIO (FAR)



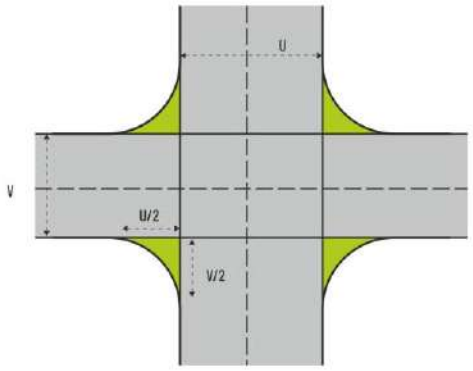
GROUND COVERAGE

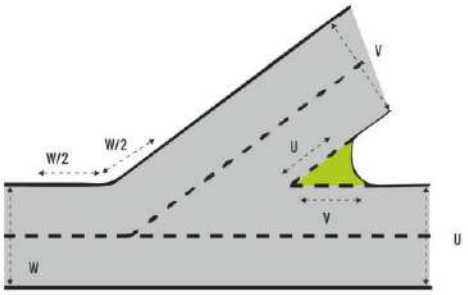


REFUGE AREA

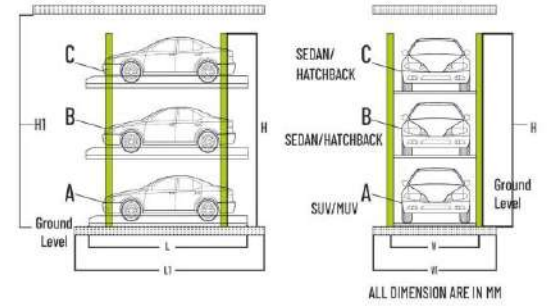


INTERSECTION OF ROADS

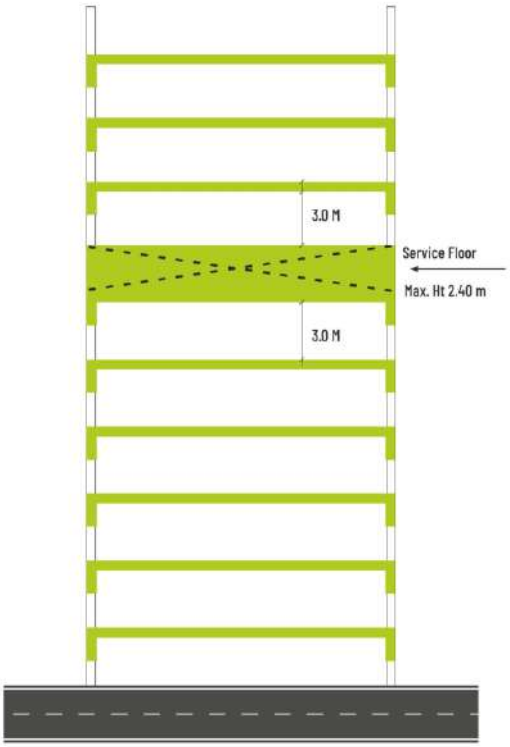




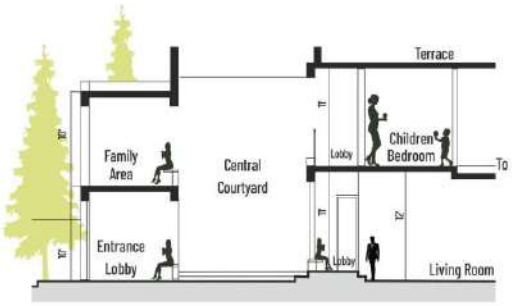
TRIPLE STACK MECHANIZED PARKING

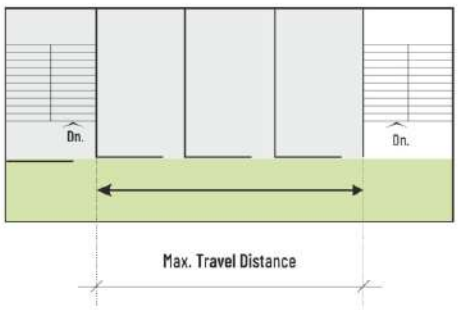


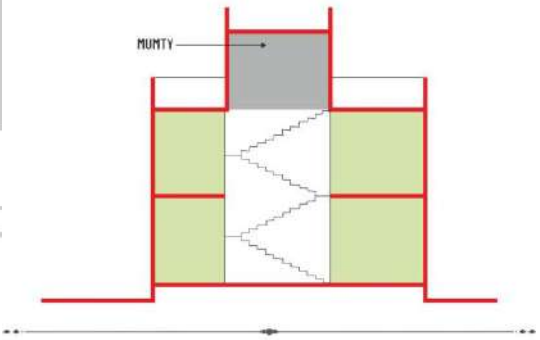
SERVICE FLOOR

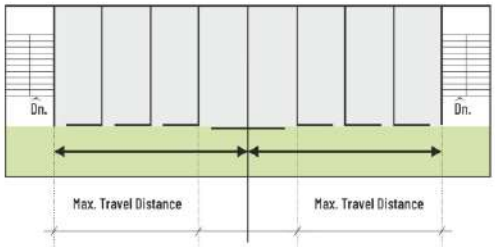


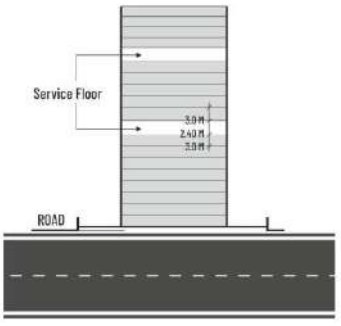
OPEN TO SKY

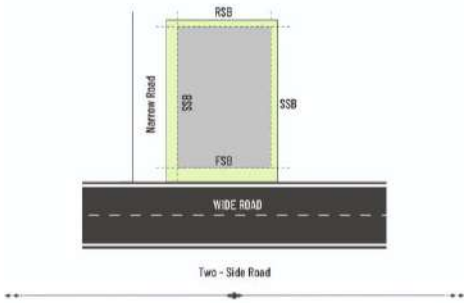




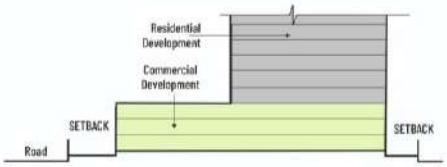


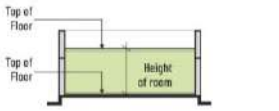


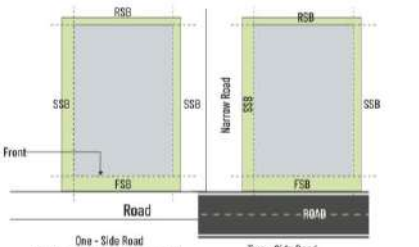




Two - Side Road

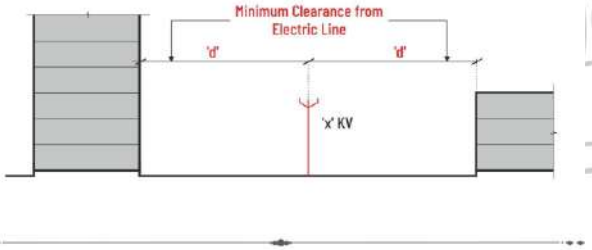






One - Side Road
Building Unit with road on one side

Two - Side Road
Building Unit with road on two sides



Appendix-18: List of Service and Cottage Industries

1 List of Daily Use Shops

1. General Provision Store
2. Items of daily use like milk, bread, butter, eggs etc.
3. Vegetables and Fruits
4. Fruit Juices
5. Sweets and Beverages
6. Paan, Bidi, Cigarettes
7. Medical Stores/Clinics
8. Stationery
9. Typing, Photostat, Fax, etc.
10. Books/Magazines/Newspapers, etc.
11. Sporting Goods
12. Telephone Booth, PCO
13. Readymade Garment
14. Beauty Parlour
15. Cosmetics
16. Hair Dressing
17. Tailoring
18. Clock Repair
19. Embroidery-Weaving and Painting
20. Cable TV Operation, Video Parlour
21. Plumber's Curse
22. Electrical Equipment
23. Hardware
24. Tyre & Puncture Shops
25. Ironing clothes
26. Other shops of similar daily utilities

2 List of Permissible Service Industries in Built-up/Mixed Residential Area

1. Laundry, dry-cleaning
2. TV Servicing and repairing of radios, etc.
3. Making milk products, ghee, butter
4. Servicing and repairing of motor cars, motorcycles, scooters, bicycles etc.
5. Printing Press and Book Binding
6. Gold and silver work
7. Embroidery & Weaving
8. Shoelace Preparation
9. Tailoring and Boutique
10. Carpenter work, blacksmith work
11. Repair of watches, pens, glasses
12. Making of sign boards (except iron boards)
13. Photo Framing
14. Shoe Repair
15. Repair of Electrical Equipment
16. Bakery, Confectionery
17. Aata Chakki (Up to 10 horsepower)
18. Furniture
19. Homogenous Service Industry

3 List of Pollution-Free Small-Scale Industries Permitted in Commercial Sector (Up to 10 horsepower)

1. Flour Mill
2. Peanut drying
3. Chilling
4. Sewing
5. Cotton and woolen woven fabrics
6. Readymade Garments Industry
7. Handloom
8. Shoelace Preparation
9. Gold & Silver/Wire & Zari Work
10. Leather footwear and other leather products not involving tannery
11. Preparation of mirrors and photographs from glass sheets
12. Preparation of musical instruments
13. Sports Goods
14. Bamboo and cane products
15. Cardboard & paper products
16. Insulation & other coated paper
17. Instruments related to science and mathematics
18. Steel & Wooden Furnishings
19. Preparation of household electrical appliances
20. Making Radio, TV
21. Repair of pens, watches, glasses
22. Surgical bandages
23. Yarn spinning and weaving
24. Making ropes
25. Making rugs
26. Preparing the cooler
27. Assembling of bicycles and other engineless vehicles
28. Servicing and Repair of Vehicles
29. Preparation of Electronics Equipment
30. Making Toys
31. Candle Making
32. Carpenter's work in addition to saw machine
33. Oil extraction (except refining)
34. Making Ice Cream
35. Mineral Water
36. Jabbing & Machining
37. Iron chests and suitcases
38. Paper Pin and U-Clip
39. Preparation of blocks for printing
40. Glasses frames
41. Homogeneous pollution-free enterprise

End of the Document

Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025

Housing and Urban Planning Department
Government of Uttar Pradesh