



THE UTTAR PRADESH STATE INDUSTRIAL  
DEVELOPMENT AREA - LAND DEVELOPMENT &  
BUILDING REGULATIONS, 2024

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(For Publication)

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## **THE UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AREA LAND DEVELOPMENT & BUILDING REGULATIONS, 2024**

In exercise of the powers under Section-6, Section-9(2) and read with Section 19 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976), the U.P. State Industrial Development Authority (UPSIDA) duly incorporated by State Government of Uttar Pradesh through Notification No. 18/77-4-2001-267BHA-97 TC-1 dated September 05 of 2001 hereby makes this Regulation for the purpose of proper planning and development of the Uttar Pradesh State Industrial Development Areas.

In exercise of the powers under Section-18 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) read with Section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no-1 of 1904), The Uttar Pradesh State Industrial Development Authority hereby makes the following regulations to regulate the planned development, erection of buildings, land development, infrastructure projects and industrial townships within the Uttar Pradesh State Industrial Development Area as per clause 2(d) of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976).

In pursuance of the section 6(2)(b) of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act No-6 of 1976), The Uttar Pradesh State Industrial Development Area Land Development & Building Regulations, 2018 are approved by UPSIDA. These regulations shall come into force immediately after the approval of the State Government under Section-19 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976).

# CHAPTER-1

## 1. Preliminary

### 1.1 Short title, Commencement and Application.

- 1.1.1. Short Title: These regulations may be called “The Uttar Pradesh State Industrial Development Area Land Development & Building Regulations-2024”
- 1.1.2. Commencement: These regulations shall come into force immediately after the approval of the competent authority.
- 1.1.3. Application: These regulations shall be applicable for Uttar Pradesh State Industrial Development Areas except notified areas & included in Notification No.1133/77-4-21-193770-04 dated 04.03.2021.
- 1.1.4. Prior to enforcement of these regulations, the plots on which building plans have already been sanctioned and construction has already started or completed, the occupier may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building construction for which construction has not been started or any new addition required in the building.
- 1.1.5. F.A.R., Ground coverage, setbacks and density as indicated in these regulations shall not be applicable in respect of plots allotted prior to coming into operation of these regulations on auction or tender basis. However, FAR in the new buildings in such plots as per these regulations shall be allowed on the purchasable basis as per applicability under norms & standards prescribed in this regulation. In such cases, Ground Coverage, setbacks and density shall be permitted as per these regulations.
- 1.1.6. Not with standing anything contained in these regulations, the special provisions contained in the bids accepted by the Authority before commencement of these regulations shall continue to be effective unless amended with the consent of the occupier.

## 1.2 Definitions

In these regulations, unless the context otherwise requires:

- 1.2.1. ‘Act’ means Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976.
- 1.2.2. ‘Air conditioning’ means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 1.2.3. ‘Alteration’ means the structural change, such as addition to the area or height or the removal of part of a building, or construction of cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixtures or equipment’s of the building.
- 1.2.4. ‘Amalgamation’ means putting together two or more premises and treating the conjugate plot as one for the purpose of building construction.
- 1.2.5. ‘Applicant’ means the person who has legal title to a land or building and includes,

- (i) An agent or trustee who receives the rent on behalf of the owner;
- (ii) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
- (iii) A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge, or to exercise the rights of the owner; and
- (iv) A mortgagee in possession.

**1.2.6.** 'Approved' means approved by UPSIDA.

**1.2.7.** 'Area' means the Industrial Development Area as notified for UPSIDA.

**1.2.8.** 'Authorised Officer' means an officer of the authority authorized by the Chief Executive Officer.

**1.2.9.** 'Atrium' – A sky lighted central area, often containing plants, in modern buildings especially for common area.

**1.2.10.** 'Balcony' means a horizontal projection including a handrail or balustrade to serve as sitting outplace.

**1.2.11.** 'Barsati ' means a habitable room with or without kitchen or toilet on the roof of a building.

**1.2.12.** 'Basement or Cellar' means the lower storey of a building below or partly below ground level.

**1.2.13.** 'Building' means any permanent structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial, institutional, recreational or other purposes for the use and benefit of human being whether in actual use or not. Sign and outdoors display structures, tents, shamianas, tarpaulin shelters, etc. erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building, and in particular:

- (i) Residential Building: Building which are generally used for residential purpose having provisions for sleeping accommodation, along with cooking and toilet facilities.
- (ii) Educational Buildings: Buildings such as school, college or institute where people gather for education or training.
- (iii) Institutional buildings: These shall include any building or part of building. Which are used for purposes such as hospital, nursing home, health center, medical or other treatment or care of persons suffering from physical and mental illness or care of infants, convalescentaged persons and for penal or correctional detention. Institutional buildings will also include sanatorium, custodial institutions and penal reformatories, institutions such as jails, prisons, mental hospitals, research institutions and other high-level institutions.
- (iv) Assembly Building: These shall include any building or part of buildings used for public entertainment recreation, social, religious, patriotic, civil, travel, city travel and related use such as theatre, cinema hall, community hall, auditorium, exhibition halls, places of worship, museums, skating, gymnasium, dance halls,

clubs, passenger stations, terminals for air, surface and other public transport services, recreation parks and playgrounds, etc.

- (v) Business and Commercial Building: All buildings or part of the building that is used as shop, store, markets, display and sale of merchandise either whole sale or retail business related activities, bank, hotel, petrol pump and facilities incidental to the sale of merchandise shall be included in this.
- (vi) Office Building: All buildings or part of the buildings used for carrying out administrative activities, accounts and record keeping by any agency, institution and organization shall be included in this.
- (vii) Industrial Building: All buildings or part of the buildings or structure, in which manufacturing, assembly and processing of any products take place.
- (viii) Tower Like Building: Shall be deemed to be tower like structure when the height of the tower like portion is at least twice the height of the wider base at ground level.
- (ix) Industrial Building Flatted: Those Buildings having two or more storeys, where every floor has independent Industrial unit and in which land and amenities open space and passage are jointly owned and collectively used are included in this.
- (x) Storage Building: All buildings or part of the buildings primarily used for collection and storage of goods, such as warehouse, cold storage, freight depot, transit shed, store house, hangar, grain elevator, barns and stable, shall be included in this.
- (xi) Hazardous Buildings: All buildings or part of the buildings where highly inflammable and explosive goods or products are collected, distributed, manufactured or processed or buildings having such inflammable gas or which leads to explosion or are highly corrosive, toxic, obnoxious alkali, acid or other liquid or chemical producing flame and explosive, poisonous, irritant or corrosive gases and for storage, handling or processing of any material producing explosive mixture of dust which result the division of matter into small particles subject to spontaneous ignition or such other materials, shall be included in this.
- (xii) Group Housing: Those buildings having two or more storeys, where every floor has independent residential unit and in which land and amenities, open space and passage are jointly owned and collectively used are included in this
- (xiii) Multistoried Building: A Building with four storeys or a height more than 15metres
- (xiv) Tower Like Building: Shall be deemed to be tower like structure when the height of the tower like portion is at least twice the height of the wider base at ground level.

**1.2.14. 'Building activity' means new construction, extension, addition, alteration or demolition of any building construction.**

**1.2.15. 'Building height' means the vertical distance measured in the case of the flat roofs**

from the top level of the adjoining drain to the highest point of the building and in the case of sloping roof the midpoint between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of measuring heights.

- 1.2.16.** 'Building line or envelope' means a line up to which the plinth of a building may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.
- 1.2.17.** 'Bulk Area Sale / lease' means large scale land parcels transferred / leased to an applicant for subsequent development of infrastructure and servicing it, for the use for which it has been transferred/leased.
- 1.2.18.** 'Building Plan' means a set of architectural/engineering drawings needed to explain the building construction proposal, to be submitted to the authority for the purpose of seeking approval or intimation.
- 1.2.19.** 'Canopy' means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns.
- 1.2.20.** 'Chajja' means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.
- 1.2.21.** 'Carpet Area' means the covered area of the usable rooms on any floor. The measurement of the carpet area in relation to a building being worked out according to the method of measurement of the carpet area of building laid down by the Indian Standards Institution from time to time.
- 1.2.22.** 'Chimney' means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat-producing appliance or equipment employing solid, liquid or gaseous fuel.
- 1.2.23.** 'Conversion' means the change of occupancy to another occupancy or change in building structure or part thereof resulting into change in use requiring additional occupancy certificate.
- 1.2.24.** 'Corner Site/Plot' means a site at the junction of and fronting on two or more intersecting streets.
- 1.2.25.** 'Courtyard/Internal Open Space ' means a space permanently open to the sky enclosed fully or partially by walls at the ground level or any other level within or adjacent to a building. The minimum area shall be 7.5 Sqm. and minimum width 2.5 meters for buildings up to 10 meters height. The minimum width shall be 3.0 meter in the area equal to 1/5th of area of the highest wall abutting it.
- 1.2.26.** 'Covered Area' means ground floor covered by a roof and on subsequent roofs covered by a roof or building immediately above.
- 1.2.27.** 'Detached Building' means a building whose walls and roofs area independent of any other building with open spaces on all sides.
- 1.2.28.** 'Development Plan' means the Development Plan of the Authority in respect of the Industrial Development Area of the Authority as per preparation and finalization of plan regulations.



- 1.2.29.** 'Direction' means the direction issued by the Authority under Section 8 of the Act, and would include, unless the context otherwise indicates, any executive instructions issued here under.
- 1.2.30.** 'Drain' means a conduit or channel for the carriage of storm water or other used water.
- 1.2.31.** 'Drainage' means the removal of any liquid by a system constructed for this purpose.
- 1.2.32.** 'Dwelling Unit' means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 1.2.33.** 'Evergreen tree' means tree that remains green for most part of the year and sheds leaves slowly throughout the year.
- 1.2.34.** 'Existing building or use' means building structure or its use assanctioned.  
/Approved by the competent authority, or existing before the declaration of the notified area of respective Authority.
- 1.2.35.** 'Enclosed staircase' means a staircase separated by fire a resistance wall from the rest of the building.
- 1.2.36.** 'Exit' means a passage, channel or means of access from any building or floor area to a street or other open space of safety.
- 1.2.37.** 'Extended Basement' means the construction of floor(s) below the ground leaving a minimum setback of 6.0 meter all-round from the plot boundary for the purpose of fire tender movement. The top slab of basement to flush with the ground level and such slab to be designed for fire tender load with adequate mechanized ventilation.
- 1.2.38.** 'Floor' means the lower surface in the storey on which one normally walks in building.
- 1.2.39.** 'Floor Area Ratio (FAR)' means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.
- 1.2.40.** 'Farm House' means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- 1.2.41.** 'Floor Area' means the covered area of the building at any floor level.
- 1.2.42.** 'F.A.R. (Compensatory)' means additional F.A.R. permissible up to specified limit as compensation in lieu of transfer of private land free of cost, by the owner to the Development Authority, for such purposes as right of way / road widening or provision of public utilities.
- 1.2.43.** 'Foundation' means that part of the structure, which is in direct contact and transmitting loads to the ground.
- 1.2.44.** 'Green Building' A green building is one which uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, compared to a conventional building.
- 1.2.45.** 'Group Housing' means premises of size not less than 2000 sq. mtrs. Comprising of either residential flats or a cluster of flats and independent houses/villas, with basic amenities like parking, park, convenience shop, public utilities.
- 1.2.46.** 'Habitable Rooms' means room occupied or designed for occupancy by one or more

persons for study, living, sleeping, dining room but not including kitchen, bathroom, toilet, store room, corridor, basement, attic, water closet compartment, storage pantries and spaces that are not use frequently for residence during extended period.

- 1.2.47.** 'Hazardous Buildings' means a building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes or explosive, poisonous, irritant or corrosive gases and the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition.
- 1.2.48.** 'Hard Landscape' means the Civil work component of landscape architecture such as pavement, walkways, roads, retaining walls, sculptures, street activities, fountains and other built environment.
- 1.2.49.** 'Hedge' means number of shrubs or trees (often similar species) planted closely together in the line. A hedge may be pruned to shape or allowed to grow to assume its natural shape.
- 1.2.50.** "Industrial Development Area (IDA)" means area defined under the provisions of section – 2(d) of the Act dully notified by Government of Uttar Pradesh assuch.
- 1.2.51.** 'Jali' means a grill or screen made of metal, brick, ferro-cement, wood or any other material which is placed in front of a window, door or any opening or piece of machinery in order to protectit.
- 1.2.52.** 'Layout Plan' means a plan of the entire site showing location of plots / building blocks, roads, open spaces, entry / exits, parking, landscaping etc. indicating the activity for all landparcels.
- 1.2.53.** 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever except by means of vertical support within a room itself.
- 1.2.54.** 'Licensed Technical Person' means an architect/engineer/town planner recognized or licensed by the Authority for the specified categories of constructions.
- 1.2.55.** 'Loft' means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes.
- 1.2.56.** 'Mezzanine floor' means an intermediate floor, between two floors, above ground level, accessible only from the lower floor.
- 1.2.57.** 'Multi-Level Parking' means a separate block or a part of any building on a property to be used primarily for parking of vehicles through mechanized or conventional methods,
- 1.2.58.** 'Mumty or Stair cover' means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

- 1.2.59.** 'Mixed Land use' means mixing/planning of compatible uses, horizontally or vertically, on a property, such as commercial, offices, residential or institutional.
- 1.2.60.** 'Occupancy' means the main purpose for which a building or a part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it.
- 1.2.61.** 'Open Space' means a space forming an integral part of the plot left open to the sky.
- 1.2.62.** 'Owner' means a person, group of persons, a company, trust, registered body, State or Central Government and its departments, undertakings and like in whose name the property stands registered in the relevant records.
- 1.2.63.** 'Parking space' means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles.
- 1.2.64.** 'Permit' means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 1.2.65.** 'Planning and Development Directions' means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time, and would include, unless the context otherwise indicates, any executive instructions issued hereunder.
- 1.2.66.** 'Pergola' means a perforated slab constructed in such a manner that at least 50% of which is open to sky.
- 1.2.67.** 'Purchasable FAR' means the additional FAR, which an old allottee can purchase over and above the FAR that was specifically allowed to him at the time of allotment. The maximum purchasable FAR shall be allowed up to the maximum limit of applicable FAR in these regulations.
- 1.2.68.** 'Plinth' means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.
- 1.2.69.** 'Plot' means a piece of land enclosed by definite boundaries.
- 1.2.70.** 'Podium parking' means floor/floors above ground, of maximum 2.4mtrs.height each below the bottom of beam, if served by a ramp for movement of vehicles for entry and exit from parking area or alternatively mechanized parking as per standard plan by the registered company undertaking such construction and duly approved by the competent Authority. Ramp for podium shall not be allowed in the setbacks.
- 1.2.71.** "Project FAR" means the ratio of maximum covered area permitted for all developed plots with the total land area. Project FAR = Sum of the (Max. FAR for each plot X Area of the plot)/total area of the land.
- 1.2.72.** 'Refuge Area' means for all building exceeding 24 metres height, refuge area of 15 sq mtrs shall be provided as follows:
- (i) The refuge area shall be provided on the periphery of the plot or preferably on a cantilever projection and open to air on at least one side protected with suitable railings.
  - (ii) The floors above 24 metres and up to 39 metres- one refuge area on the floor

immediately above 24 meter.

- (iii) For floors above 39 metres - one refuge area on the floor immediately above 39 metres and so on after every 15 mtrs.
  - (iv) Residential flats in multistoried buildings with balconies need not be provided with refuge area, however flats without balcony shall provide refuge area as above.
- 1.2.73.** 'Road / Street / Right of Way' means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether athorough -fare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 1.2.74.** 'Road / Street Line' means the line defining the side limits of a street/road.
- 1.2.75.** 'Road / Street Width' means distance between boundaries of the road measured at right angles to the course of the road.
- 1.2.76.** 'Rain Water Harvesting' means utilizing rain water for recharging of ground water, sanitation, irrigation etc. by adopting various techniques approved by the Authority.
- 1.2.77.** 'Service floor' means a storey of maximum 2.40 mtrs. height below the beam between any two storeys to be used for running electrical cables, water or sewerage lines, service ducts or AC ducts and services and their maintenance only.
- 1.2.78.** 'Setback' means a specified line parallel to the plot boundaries.
- 1.2.79.** 'Soft Landscape' means the natural elements in a landscape design, such as plant materials and the soil itself.
- 1.2.80.** 'Storage' means a place where goods of nonhazardous nature are stored and including bank safe vault and cold storage.
- 1.2.81.** 'Sub-Division' / Subdivision means making smaller parcels of a plot, each forming an independent premise, with its own means of access, requisite set of setbacks and other characteristics.
- 1.2.82.** 'Table' means a table annexed to these regulations.
- 1.2.83.** 'To abut' with its geometrical variations and cognate expressions means abutting on road in such a manner that any portion of the building is on the road boundary.
- 1.2.84.** "Temporary Building"- means any structure or erection or part of structure or erection which is intended to be used only for temporary purpose for a definite period and which is made of temporary and quickly removable building material such as canvas cloths, straw, mat, hay, tarpaulin, asbestos sheets/plastic sheets, etc., without any permanent foundation, wall, beam, column, slab using bricks, stone, reinforcement concrete and such other materials of permanent nature.
- 1.2.85.** "Unsafe Building" building which structurally and constructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life or which in relation to existing use

constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.

**1.2.86.** 'Urbanisable Area' means the area earmarked for any of the following uses in the Development Plan.

- (i) Residential.
- (ii) Commercial.
- (iii) Industrial.
- (iv) Institutional.
- (v) Green area
- (vi) Transportation, and
- (vii) Any other Special uses as specified in the Development Plan duly approved by the Authority.

**1.2.87.** 'Use Premises' means one of the many subdivisions of a Use Zone designated for a specific main use or activity. Particular uses may be proposed/ permitted within the specified use zone of the development plan. This shall be defined at the time of preparation of either the development plan, (in case of important installations) or later in the layout plans for projects and schemes as the specific/main use for a demarcated premises/plot.

**1.2.88.** 'Use Zone' means an area set aside for any one of the specific dominant uses of the urban functions. There shall be four use-zone categories namely: Residential, Industrial, Facilities, Open Spaces/Green areas and networks. These use-zones are further divided into sub use-zones wherever necessary. The area other than the urbanisable area shall be named Agriculture use zone.

**Note:-**The words and expressions used but not defined in these regulations and defined in the Act, shall have the meanings assigned to them in the Act, if not defined in the Act or these regulations, shall have the meaning assigned to them in the Master Plan/ Development Plan, National Building Code, Indian Standard Institution Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

## Chapter-II

### 2. Development Code and Zoning Regulations

For the purpose of planned industrial development of development areas by organizing the most appropriate development of the land, in accordance with the development policies of the Authority, a systematic code has been evolved to decide the permissibility of an activity on a certain parcel of land (as per the designated Land use in development plan) by conversion / superimposition of broad use zones into use premises (identifiable in the layout of the scheme / project plan); the code provides differentiation between the use zones and use premises.

#### 2.1 Development Code for Development Plans and Project/Scheme Plans

**2.1.1** The preparation of development plans and detailed projects and schemes plans includes designation of use zones, subdivisions of use zones into sub-zones, defining premises uses to be permitted in the various use zone/sub zone, and the extent of supportive use-activities to be permitted in defined use premises.

Prior to the enforcement of this code, all the plans implemented so far, in the notified area that are deemed, as Layout Plans that shall be incorporated in the ensuing Development Plans of the corresponding areas with or without modifications; and shall be considered for assimilation as per qualifications mentioned below in 2.1.2. & 2.1.3

#### 2.1.2 Use Zones

(i) Residential -R

Residential zone shall be for the purpose of human habitation and dwellings only. - Gross residential density shall be as per the proposals of the corresponding Development Plan on the total residential area in the Plan. However, the density of different sectors may vary. There shall be the following Sub-zones:

R1- Plotted Development

R2- Group Housing

(ii) Industrial -M

Industrial zone shall be for the purpose of establishment of Industries of various types and of various scales of operations. The different industrial categories / sub-zone is mentioned below. The sub zone in which, a proposed industry that shall fall is listed in the classification of industries Appended at Appendix A

M0- Industrial General / Mixed/Existing

M1-Industries (Polluting)

M2- Industries (Non- Polluting)

M3- Service Industries

M4- Flatted Industries

M5-Household Industries

### Facility Zone -F

The Facilities Zone shall be for provisions of such amenities and infrastructure that may be necessary to support the human habitation or activity in the production centers, by way of support services to be provided in a conjugated concept for the common conveniences, commercial and other needs such as health, education, recreation, etc. and; for putting up / laying / installation of hubs for systems of transportation, water supply, electricity, disposal of waste, etc.

The sub zones have been designated based on the required scale of operation of such facilities in different locations of the development plan. These shall be as follows:

- F1- Facilities incidental to immediate residential/industrial pockets related to social, recreational, health and educational amenities, within a designated scale the sector level.
- F2- Facilities institutional in nature and related to public offices/infrastructure, and also those that serve the social, recreational, health, transportation and educational requirements on a larger scale of the entire development area.
- F3- Facilities that are complementary to the town level or required in regional context.

#### (iii) Open Spaces/Green Areas -P

Open Spaces and Green areas are provided to maintain the ecological balance and improve the environmental quality of the Industrial Development Areas. Besides these open spaces are also required for various outdoor activities, yards, parking, movement, and access ways in cases of untoward activities etc.

There shall be the following categories of open spaces and green areas.

- P1- Recreational greens to support residential or industrial development.
- P2- Institutional green, large parks, grounds, stadia
- P3- Nurseries and Horticulture (green belts), social forestry

#### (iv) Agriculture Use Zone(A)

Agriculture reserve areas are provided to cater to the farming, dairy, poultry and farm house needs of entrepreneurs and improve the environmental quality of industrial development area. Beside this agriculture use zone are also required for providing sector & city level facilities in industrial areas. Following activities are permitted in agriculture use zone:

- A1- Dairy/Poultry Farm, Horticulture, Sericulture, High-value Agri Farms, floriculture and pisciculture.
- A2- Farm House for Agro-based activities.

#### **(vi) Integrated Industrial Township (IIT)**

Integrated Industrial Township shall be planned as industry cluster with all supporting amenities- residential, education, research, commercial, recreational, offices, administrative & other uses.

Distribution of use within Integrated Industrial Township shall as approved by Authority.



**Note:**

- a. The Residential Use Zone R1 may be classified into sub zones on the basis of residential density i.e., R1 (High), R1 (Medium), R1 (Low) Similarly Industrial Use Zone i.e M1 may be classified into sub zone on the basis of size of Industrial units.
- b. The sub zones F1 and P1 shall be normally decided at the layout plan stage, the rest shall be normally designated at the time of preparation of the Development Plan.
- c. The location and boundaries of various pockets of use zones are to be defined in Development Plan by features like roads, railway tracks, the area of each pocket of different use zones shall be indicated in the Development Plan.
- d. The Use Zone may have one or more layout plan depending on extensiveness of area under specific Use Zone and vice-versa.
- e. The Use Zone other than residential and industrial shall have integrated plans governed by respective building control regulations. The Integrated plans shall differ from customary layout plans, as in former the total plots and subdivision is done for development purpose.

**2.1.3 Qualification Of Existing Developments in UseZones:**

Qualification of Existing Developments as per the lay out plans duly approved by competent authority (Local Urban development Authority, Awas Vibhag, UP, Nagar Evam Gramya Niyojan Vibhag UP) shall qualify to be incorporated in various Use Zones defined in this Regulations as below:

- a. Existing residential plotted area: All plots shall fall in the use sub zoneR1.
- b. Existing commercial and community facilities falling in residential and industrial sectors: All plots stated as such shall qualify in the use sub zone F1 or F2 depending on the requirements of area, population to be catered as spelt out in the land developmentcode.
- c. Existing Institutional areas/ sectors / facilities: All plots shall qualify in use sub zoneF3.
- d. Existing Group- Housing: All plots shall qualify in sub-use zoneR2.
- e. Existing Industrial development: All plots shall qualify in sub use zoneM0-M5.
- f. In cases, where layout plans have been prepared for specific industries which conform to the use zones prescribed in these regulations shall be deemed to fall in the same zones of the development plan at the time of preparation of development plan for that industrial development area.
- g. In case of Existing developments are not as per the lay out plans duly approved by competent Authority, developments which are in accordance with the Use Zones prescribed in this Regulations shall be incorporated in the Development Plans of Industrial Development Area.



**NOTE:**

- i) In old / developed Industrial areas where facilities do not exist or are inadequate as per the Land Development / Redevelopment Regulations for facilities listed under use zone F1, F2 & F3; they may be provided or allowed to the extent of the standards that are set out in the planning standards for the same. This shall be made by way of procedure as defined in clause 3.3.8 of the Regulation of Authority for Plan Preparation and Finalization.
- ii) Facilities which have been explicitly declared and given the status of Industries (such as Multiplex, Hotels, IT Park etc.) by the State Government but which do not appear as permissible uses in the Table-A of this chapter; may also be allowed in the Industrial use zone M0-M5 by way of as amendment of the plan as per clause 3.3.8 of the Uttar Pradesh State Industrial Development Area (Preparation and Finalization of Plans) Regulations 2004.

**2.1.4 Use Premises**

The specified use of premises shall be defined at the stage of preparation of the Project and Scheme plans / Development Plans/Layout plans.

e.g.

In Use Zone- Residential: R Defined at the Development plan stage.

A (Sub use)- Residential plotted R1 Defined at the Development plan stage

A Premises Use(say):Crèche. Defined in the layout plan stage.

Similarly,

In UseZone-Facilities:F Defined at the Development Planstage.

A Sub Use-Incidental toIndustry:F2 Defined at the Development Plan

stage A Use Premises -Elect Sub Station Defined at the layout Plan stages.

In these regulations about seventy-five (75) such use premises have been identified. Further addition to this list may be done subsequently, on occurrence of fresh use definitions in time. Each of these use premises shall be permitted to have, besides the main use or activity, other specific supportive uses / use activities to a limited extent, as defined in these regulations, (with or without conditions). Such activities are designated by the identification code of use premises / useactivity.

Note:

- 1) The identification of each use premises, its location and boundaries shall be taken to be as given in the layout plan and corresponding sale plans shall be issued.
- 2) Any Change in the location boundaries and predominant use of use premises due to any reason whatsoever shall be duly approved and incorporated in all plans.

**2.1.5 Zoning Regulation**

For the purpose of achieving compatibility between the different land uses that are proposed in the plan, a set of broad Zoning Regulations are proposed defining the proximity of such uses with each other, so that adverse externalities do not arise. As such the various uses have been grouped into classes (use zones) and sub classes (premises use) where they can or cannot be put together on a geographicaldomain.

### **2.1.6 Permissibility of Premises use in different UseZones:**

A set / group of defined Premises Use, for each of which the main use is defined, have been identified within a particular Use-Zone. However, the same premises use may be subsequently allowed / permitted in other use zones as an amendment of plan in accordance with the provision of Preparation & Finalization of Plan Regulation 2004 of Authority on the basis of meeting the technical requirements of premises use as prescribed in these regulations and compatibility for the premises use as per the following Table-A; subject to the condition that:

- 1) Only a limited number of occurrences, to a maximum number that the standard norms of provision allow shall beenpertained.
- 2) The proposal of incidence of a premises uses with in a use zone other than the one in which it is designated shall be examined vis. a vis. the qualifications of locational aspects that are mentioned in the Development Plan/Sector Plan / Layout Plan.

#### **Explanation:**

Thus,convenient shops shall be allowed in Zone F 1. The proposal of allowing convenient shops may be also entertained in zone R 2, to a limited extent; and, by large to any extent in zone F 2 and F 3 as a lower order use of the same group, and in zone M3 but limited to the extent within the limit of the population density prescribed for convenient shops and satisfy the locational constraints of Development Plan/Layout Plan may allocate. The extent of such allowances shall be based on the preset standards and norms set in the plan.

**TABLE -A**

- ❖ Main use category where such premises use is proposed.
  - √ Other use categories where the premises use may be incident subject to 'Pre-qualifications of the plan' and as per the provisions instandard.
- Blank: Not permitted

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces		Agriculture		IIT	
			R		F			M					P		A		IIT	
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
R1	Residential																	
1	R1	Residential Plots	❖															√
2	R1	Crèche & Day care Center	❖	√	√					√	√	√						√
4	R1	Vending Zone/pay booth/Kiosk	❖	√	√	√	√	√	√	√	√	√	√	√				√
R2	Residential																	
5	R2	Group Housing (Flatted & Cluster Type)		❖		√	√											√
F1	Facilities																	
6	F1	Convenient shopping Centre	√	√	❖	√	√			√	√	√	√					√
7	F1	Hawkers Area/ Grocery Market		√	❖	√	√			√			√				√	√
8	F1	Commercial/Professional Offices			❖	√	√				√	√						√
9	F1	Booking Office			❖	√	√			√	√							√
10	F1	Bank/Post office			❖	√	√			√	√	√						√
11	F1	Restaurant			❖	√	√			√	√	√						√

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces		Agriculture		IIT	
			R		F			M					P		A		II	
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
12	F1	Recreational Club		√	❖	√	√							√	√			√
13	F1	Primary School (Kindergarten/Play Group/Nursery School)	√	√	❖													√
14	F1	Police Out Post	√	√	❖				√	√	√	√		√				√
15	F1	Pump House		√	❖	√	√	√	√	√	√	√	√	√	√	√	√	√
16	F1	Electric Sub Station		√	❖	√	√	√	√	√	√	√	√	√	√	√	√	√
16A	F1	Mobile Tower***			❖	√	√	√	√	√	√	√	√	√	√	√	√	√
F2	<b>Facilities</b>																	
17 & 18	F2	Hostels / Guest House (Boarding Houses, Company Guest House, Inspection Bungalow, Lodging House, Dharamshala)				❖	√			√	√							√
*19	F2	Barat Ghar/Banquet Hall/Community Hall				❖	√											√
21	F2	Night shelter/Rain Basera				❖	√			√	√							√
22	F2	Orphanage				❖	√											√
23	F2	Sector Shopping Complex				❖	√				√	√						√
24	F2	Offices Institutional				❖	√				√	√						√
25	F2	Community Centre			❖	√				√							√	√

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces		Agriculture		IIT	
			R		F			M					P		A		IIT	
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
26	F2	Cultural Centre				❖	√							√			√	√
27	F2	Religious Centre			√	❖	√											√
29	F2	Clinical Laboratory/Dispensary				❖	√											√
30	F2	Nursing Home				❖	√			√								√
31	F2	Hospital				❖	√											√
32	F2	Primary School			√	❖	√											√
33	F2	Secondary School				❖	√											√
35	F2	Petrol Pump/EV Charging Station/CNG Station				❖	√			√								√
36	F2	Dharam kata/Weigh Bridge				❖	√	√	√	√	√	√				√		√
37	F2	Garage/Work shop				❖	√	√	√	√								√
72	F2	Public Utilities & Facilities/ Public Services	√	√	√	❖	√			√	√	√	√					√
73	F2	Multi-Level/Public/ Mechanical Parking	√	√		❖	√			√	√	√	√		√	√		√
F3	Facilities																	
34	F3	Degree College				√	❖											√
38	F3	Educational Instt./Technical Centre					❖			√	√	√						√

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces		Agriculture		IIT	
			R		F			M					P		A			
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
39	F3	Research & Development Centre					❖			√	√	√						√
41	F3	Museum/Planetarium					❖							√	√			√
42	F3	Cinema/Multiplex					❖		√	√								√
43	F3	Wholesale Trade				√	❖	√	√							√		√
44	F3	Godown/Warehousing/Chilling Plant /Cold Storage					❖	√	√	√	√	√						√
45	F3	Transport Nagar					❖			√								√
46	F3	Cargo/Booking Office (Cargo, Road, Rail & Air Transport)				√	❖			√	√	√				√		√
47	F3	Bus Depot/Terminal					❖											√
75	F3	Truck Terminal					❖											√
71	F3	Hotel				√	❖			√	√							√
74	F3	Multiplex-cum-Hotel				√	❖			√	√							√
40A	F3	Data Centre					❖			√	√	√						√
M	Industrial																	
48	M0	Industrial Plots -General						❖										√
49	M1	Industrial Plots -Polluting						√	❖									√
54	M1	Gas Godown						√	❖						√			√

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces		Agriculture		IIT		
			R		F			M					P		A		IIT		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2	IIT
50	M2	Industrial Plots-Non-Polluting							❖	√	√							√	
50A	M2	Warehousing and Logistics Unit/Park*					√	√	√	√	√							√	
51	M3	Industrial Plots - Service							√	❖	√							√	
40	M3	Information Technology Park					√		√	❖	√							√	
52	M4	Flatted Factory								√	❖							√	
53	M5	Household Industry			√	√	√				√	√	❖					√	
53A	M0	EMC/ESDM Parks and Units						❖	√	√	√	√						√	
53B	M1	E-Waste Handling Units						√	❖	√	√	√						√	
P1	Open / Recreational green																		
55	P1	Parks	√	√	√	√	√	√	√	√	√	√	√	❖	√	√	√	√	√
56	P1	Play Ground	√	√			√							❖	√				√
P2	Institutional Greens/Large Parks																		
57	P2	Sports Center / Complex					√								❖	√	√	√	√
58	P2	Swimming Pool		√		√	√								❖	√	√	√	√
61	P2	Drive in Cinema					√								❖				√
60	P2	Amusement Park					√								❖	√	√		√

P3		Nurseries, Horticulture (Green Belts) and Social Forestry																	
Use No	Use Zone	Premises Use	Residential			Facilities			Industrial					Open Spaces		Agriculture		IIT	
			R		F			M					P		A				
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1		A2
62	P3	Special/Theme Park					√			√	√			√	√	❖			√
63	P3	Plant Nursery													√	❖	√	√	√
64	P3	Orchard													√	❖	√	√	√
65	P3	Golf Course					√								√	❖			√
67	P3	Mela ground/Weekly Market													√	❖			√
68	P3	Burial/Cremation Grounds														❖			√
A	Agriculture																		
69	A1	Agri Industries - Dairy, Poultry Farm, Horticulture, Sericulture, High Value Agri Industry, Floriculture and Fisheries Industry															❖	√	√
70	A2	Facility for Agri Industries																❖	√

**Note (A):**

- (i) Use premises which have not been envisaged in the above table shall be considered for approval by the Authority with regards to the permissible use zone, Plot-size, Ground coverage, FAR, Setbacks and other building requirements.
- (ii) At the instance of repeated applications received on behalf of such premises uses, the norms framed by the Authority shall be incorporated as an amendment/ addition in these byelaws.
- (iii) Uses permissible in special area plans, or in mixed use zones as may be the case in existing developed areas, shall be as per the detailed project/scheme plan, or correspondingly as approved by the Authority.



- (iv) Use premises not covered in the above table shall be permissible in appropriate use zones after approval of the Authority.
- (v) Finer classifications of premises uses which are not covered in the table-A above shall be read in accordance with Appendix A, and B as per N.I.C. code and planning standards set out for facilities.
- (vi) **Warehousing and Logistics Unit/Park\* refers to such warehousing and logistics park/unit which qualify/fulfill Government of India requirements and conditions for “Infrastructure Status”. In specialized parks like Plastic, perfume etc., total area under such unit/Park shall not exceed 25% of net area under industrial plots and shall be located on minimum 24 m wide road(ROW).In other industrial areas total area under such unit/Park can exceed 25% of net area under industrial plots after approval from Authority however, they shall be located on minimum 24 m wide road(ROW).**
- (vii) Mobile Tower\*\*\* shall not be permissible in School, Nursing Homes and other public facilities except CFC, Commercial and Shopping Centers.

## 2.1.7 USES/ ACTIVITIES PERMITTED IN VARIOUS USE ZONES

### USE ACTIVITY:

The activity that may be proposed/permitted in a parcel of land as premises use which is different than the main use but limited to certain extent shall be called the Permitted use activity in variance.

Example: Premises use: School Secondary,

Permitted use activity: Bank extensions counter 5% of floor area.

Permitted Use Activity

**Table-B**

Premise No.	Residential	
	<b>R1</b>	
1	Residential Plots	Only residential Dwellings shall be permitted. Use activities such as Doctors Chamber, Professional Office Upto 5% of Far. Subject to the Condition that these shall Be permitted at a minimum distance of 100Mtrs.from each other
2	Crèche & Day Care Centre	Children's habitable rooms play/games rooms, kitchen & dining hall, matron's/warden's accommodation, laundry, informal education and prayer room etc. Support facilities up to 5% of FAR.
4	Vending Zone / Pay Booth / Kiosk	Milk booth, P.C.O., Confectionery kiosk, Cycle/Auto repair, Typing & Photocopy, Stationery Booth.
	<b>R2</b>	
5	Group Housing (Flatted & Cluster Type)	Residential—Group Housing/ (Flatted) Residential Flat/High Rise/Double Storied buildings Retail and Service shops and social facilities as per population norms
	<b>F1- LOCAL LEVEL FACILITIES &amp; PUBLIC CONVENIENCES</b>	
6	Convenient Shopping Centre	Retail and daily needs convenient shops
7	Hawkers Area / Grocery Market	Market place, Open air or under sheds-Bazaar area. Adequate area for garbage disposal and public convenience shall be strictly earmarked/provided for@1.0% marketarea. No permanent structure / Shelter shall be allowed.
8	Commercial / Professional Offices	Private offices for business, trading, professional services.Support facilities upto 25% of FAR. Upper floor may be used for residential purposes subject to the ceiling.
9	Booking Office	Railway, Road, and Air Transport Booking Office, Storage.
10	Bank / Post Office	Bank, Post office Support facilities upto 15% of FAR.
11	Restaurant	Restaurant and eating places. Support facilities upto 15% of FAR.

12	Recreational Club	Recreational club, Swimming pool, indoor and outdoor games facilities, Guest rooms, Dining hall Support facilities up to 25% of FAR.
13	Primary School (Kindergarten/play group/ Nursery School)	Nursery and Kinder Garten School, integrated with primary education upto class V <sup>th</sup> . Classrooms, play rooms, matron's/midwife's accommodation. Preferably located by the side of a park.
14	Police Out Post	Support facilities upto 5% of FAR
15	Pump House	Overhead Tank, Underground Tank, Pumping Stations. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
16	Elect. Substation	Electric Sub-station, Billing & Bill Deposit Office. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
16 A	Mobile tower	Mobile tower, watch & ward room( max 4 sq m), DG Set and other equipment's
<b>F2 SECTOR LEVEL FACILITIES</b>		
17 & 18	Hostels / Guest House (Boarding Houses, Company Guest House, Inspection Bungalow, Lodging House, Dharamshala)	For more than 20 inmates. <b>Hostels</b> - Hostel, Guest House, Boarding House & Lodging House, including warden's / caretaker's accommodation. Support facilities up to 15% of FAR for canteen / mess, convenient shop, grocery shop, stationary shop, games room / lounge etc.
		<b>Guest House</b> - Cottages / rooms for visitors providing boarding, lodging, party hall, conferencing etc. on commercial tariff. Support facilities Upto 15% of FAR
		<b>Dharamshala</b> (belonging to a trust or religious institution / organization). Support facilities for Dharamshala upto 5% of FAR.
19	Barat Ghar / Banquet Hall/Community Hall	Party / assembly halls for ceremonies, banqueting facilities, conferencing etc., rest rooms and other related activities. Support facilities upto 15% of FAR
21	Night Shelter / Rain Basera	Community rest rooms / dormitories, especially for economically weaker section and floating population, including public conveniences and canteen facilities. Support facilities upto 5% of FAR
22	Orphanage	Shelter / home for juvenile deliquescent / orphans, including vocational training workshops and other facilities, matrons' accommodation and watch and ward staff housing. Support facilities upto 15% of FAR.
23	Sector Shopping Complex	Retail Show room, Service shops, Shopping Complex, Restaurant, Clinic, Office Support facilities for public conveniences, security, etc. upto 5% of FAR.
24	Offices Institutional	Central govt., Local govt. and Public undertaking offices, Private offices Support facilities like canteen, restaurant, stationary shops, and watch and ward staff etc. upto 25% of FAR.

25	Community Centre	Community Center, Assembly Hall, Auditorium, Cinema, Club, Outdoor / Indoor Games facilities, areas for social and cultural activities. Retail and Service shops, Restaurant, Clinic, Bank & Post office etc. Support facilities for all building services upto 5% of FAR.
26	Cultural Centre	Cultural Center, Restaurant, Guest rooms, Auditorium, Library, Music, Dance and Drama Training Center, Museum, Exhibition Center and Art Gallery, Information Center, Yoga and Naturopathy Center, Meditation, Spiritual and Religious Discourse Center. Support facilities for ancillary use upto 25% of FAR.
27	Religious Centre	Religious Buildings, Ashram, Bathing Ghat, Gaushala, Charitable Dispensary, Library, Flower Shops, Sweet Shops and other Shops. Support facilities for stay/boarding lodging related to religious activities upto 15% of FAR.
29	Clinical Laboratory / Dispensary	Doctor's room, Patient's waiting, First aid, Clinical/Pathological Laboratory, Diagnosis.
30	Nursing Home	Nursing Home, in patient diagnostic and treatment center / small or medium sized hospital with an intake capacity of max. 50 beds. Support facilities of Pharmacy & Canteen including informal shops @ 2 units/convenient shops per 50 beds upto max. 10 %of FAR.
31	Hospital	General or specialized Hospital. Support facilities upto 15% of FAR.
32	Primary School	Primary School (class 1-8): strength-750 students with play field. Coaching center (strength 500-1000 students) without play field.
33	Secondary School	Secondary School (class 1-12): strength 1500 students with play field. Secondary school with hostel facility and play field. Support facilities like Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Watch & ward staff upto 5% of FAR.
35	Petrol Pump/EV Charging Station/CNG Station	Petrol Pump, Automobile Repair Shop, Service Workshop/EV Charging Station/CNG Station
36	Dharamkanta/ Weigh Bridge	
37	Garage / Workshop	Garage and Workshop, Licensed Service Station, Retail Shop (Spare Parts), Showroom for self-product and services upto 10% of FAR. Support facilities upto 10% of FAR.

72	Public Utilities & facilities/public services	Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, fire station, police post, police station, post office, post and telegraph office, telephone exchange, transmission tower, satellite. Tele-communication center observatory. Weather office, radio and television centers, waste disposal and treatment site and such other utilities and services.
73	Multi-Level/Public/Mechanical Parking	Parking, taxi stand, bus bays, kiosks, public convenience
<b>F3 - CITY/REGIONAL LEVEL FACILITIES</b>		
34	Degree College	Degree College: strength 1000-1500 students with play field. Campus for Degree College with residential hostel facility with play field. Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility, Staff Housing (upto 15% of FAR.)
38	Educational Institution/Technical Centre	Campus for Professional Educational Institutions, Engineering College, Polytechnic, Medical College, Management Instt. and Training centers etc. Hostel and support facilities upto 35% of FAR. Staff housing upto 15% of FAR.
39	Research & Development Centre	Research and Development Center, Staff housing upto 15% FAR Hostel and support facilities upto 35% of FAR.
41	Museum / Planetarium	Museum, Exhibition center and Art gallery and library, auditorium Support facilities upto 15% of FAR.
42	Cinema / Multiplex	Cinema/Multiplex as allowed in the cinematographic act / entertainment rules. Commercial & Support facilities upto 30% of permissible FAR.
43	Whole Sale Trade	Wholesale Shop, Godown& Storage, Commercial Office (restricted to 25% of the total floor area).
44	Go down/Warehousing /Cold Storage/ Chilling Plant	Storage, Godown, Warehousing and Cold Storage, Wholesale Outlet, Office Support facilities upto 15% of FAR.
45	Transport Nagar	Truck parking, Retail shop, Spare parts shop, Repair shop, offices, Service Station, Show room Restaurant, Hotel. Support facilities upto 15% of FAR.
46	Cargo / Booking Office	Cargo and Booking Office, Storage Yards / Godowns.
47	Bus Depot / Terminal	Bus Depot, Workshop, Shops, Offices, Restaurant, Support facilities upto 15% of FAR.
71	Hotel	<ul style="list-style-type: none"> <li>• Boarding, Lodging, Transit accommodation facilities. Retail and personal service shops, commercial offices upto 5%FAR</li> <li>• Restaurant, Convention Hall and other support</li> <li>• facilities upto 25% FAR.</li> </ul>

74	Multiplex cum hotel	Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.
75	Truck Terminal	Shall be permitted along main trunk road near industrial use zone with one unit per 10000 population (IWF). Truck terminal shall provide facilities for parking of trucks in at least 70% of the parking area. Other vehicle parking may be allowed in the balance.
<b>48</b>	<b>M0 INDUSTRIAL PLOTS-GENERAL</b>	
	Industries general industries/Mixed (polluting & Non-polluting - both type)	Industrial plots as defined in existing layout plans of already developed areas. Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Support facilities like ATM, gym, canteen etc. max. upto 4% of FAR for captive use only. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>49</b>	<b>M1: INDUSTRIAL PLOTS-POLLUTING</b>	
		Industrial plots as defined in existing layout plans of already developed areas. Industries /flatted factory permitted as per norms of the Authority and pollution control board, Support facilities like ATM, gym, canteen etc. max. upto 4% of FAR for captive use only. Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
54	Gas Godown	Gas Go down Support facilities upto 15% of FAR.
<b>50</b>	<b>M2: INDUSTRIAL PLOTS- NON-POLLUTING</b>	
		Industrial plots as defined in existing layout plans of already developed areas. Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Support facilities like ATM, gym, canteen etc. max. upto 4% of FAR for captive use only. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>50 A</b>	<b>M2: WAREHOUSING AND LOGISTICS UNIT/PARK*</b>	
		Storage, Godown, Warehousing and Logistics services Support facilities upto 15% of FAR or as decided by authority from time to time.

		Activities which shall be permissible under support facilities shall be as per details mentioned in respective scheme document or decided by the Authority from time to time.
<b>51</b>	<b>M3: INDUSTRIAL PLOTS-SERVICE</b>	Industrial plots as defined in existing layout plans of already developed areas. Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Support facilities like ATM, gym, canteen etc. max. upto 4% of FAR for captive use only. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>40</b>	<b>INFORMATION TECHNOLOGY PARK</b>	Centers for Information Technology, Computer Application, Support facilities 15% of FAR
<b>40A</b>	<b>Data Centre</b>	All provision of prevailing Uttar Pradesh Data Centre Policy-2021 & Amendments from time to time.
<b>52</b>	<b>M 4: FLATTED FACTORY</b>	Industrial plots as defined in existing layout plans of already developed areas. Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Support facilities like ATM, gym, canteen etc. max. upto 4% of FAR for captive use only. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>53</b>	<b>M 5: HOUSE HOLD INDUSTRY</b>	Industrial plots as defined in existing layout plans of already developed areas. Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>53A</b>	<b>M0 EMC/ESDM PARKS AND UNITS</b>	Industries shall be permitted as per norms of the Authority and pollution control board. In plots, having minimum 25 acres, welfare services like dormitories for workers, canteen, dispensary etc. will be allowed maximum upto 30% of max. permissible FAR of net industrial use.

53B	<b>M1: E-Waste Handling Units</b>	Industries shall be permitted as per norms of the Authority and pollution control board. Support facilities upto 15% of FAR
<b>P1 OPEN SPACES, RECREATIONAL GREENS</b>		
55	Park	Park, Kiosks, Parking (upto 10% area)
56	Play Ground	Play Ground, Parking (up to 10% area), indoor game Support facilities upto 15% of FAR.
<b>P2 INSTITUTIONAL GREENS/LARGE PARKS</b>		
57	Sports Center/Complex	Indoor/outdoor stadium or halls, heliport, aero sport, health club/spa, restaurant, kiosk, swimming pool, all types of sports facilities, support facilities upto 15% of FAR.
58	Swimming Pool	Swimming Pool Support facilities upto 15% of FAR.
60	Amusement Park	Amusement and Entertainment Park, 10% ground coverage and 20% FAR Commercial 5% ground coverage.
61	Drive In Cinema	Drive in Cinema, Office, Restaurant, Support facilities upto 15% of FAR.
<b>P3 NURSERIES, HORTICULTURE (GREEN BELTS) AND SOCIAL FORESTRY</b>		
62	Special / Theme Park	Specialized Parks/Theme Parks and Gardens, kiosks, restaurant, indoor-outdoor games facilities and rides, Ground coverage 15% maximum, FAR : equal to the ground coverage. Support facilities upto 20% of permissible FAR
63	Plant Nursery	Nursery All structures shall be temporary in nature.
64	Orchard	Orchard. All structures shall be temporary in nature.
65	Golf Course	Golf Course, Integrated Sports Center, Restaurant, Hotel, villas, club, swimming pool, shopping mall, Support facilities upto 20% of FAR.
67	Mela Ground/Weekly Market	Weekly Market, Informal Retail Trade (All structures will be either temporary or mobile, only for one day in a week). Fair Ground, Exhibition Center (Temporary in nature) Restaurant, and support facilities upto 15% of FAR.



68	Burial / Cremation Ground	Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials Support facilities upto 15% of FAR.
<b>A - AGRICULTURE</b>		
69	A1 - AGRI- INDUSTRIES	Dairy, Poultry Farm, Horticulture, Sericulture, High Value Agri Industries, Floriculture and Fisheries Industry
70	A2 - FACILITIES FOR AGRI INDUSTRIES	Farm House for Agro Based Industries

## Chapter-III

### 3. Planning Standards & other Requirements for Land Development & Redevelopment

Notwithstanding the standards and norms for planning, design and construction that have been set out in these regulations for the entire development area, there shall be a precedence of the regulations that are defined in the Development Plans over these general norms and standards.

#### 3.1 Planning Standards for Land Development

Planning Standards and norms to be followed in the preparation and amendments of development plans, layout plans for industrial development area, project and schemes, development of bulk areas, for various uses zones.

#### 3.2 Planning Units

##### Hierarchy of Settlement Structure

For planning of notified areas, a hierarchical system of planning is to be followed. The hierarchy of planning units in the development areas would be as following depending on the size of settlement:

Sr. No.	Planning Units	Population (Population Served)	Hierarchy of Facility/Open space use zones	Hierarchy of Center
1	Housing/Industrial Cluster	1000- 5000	F1 / P 1	Cluster Center
2	Housing /Industrial Center	5000- 20000	F 2 / P 2	Sector Center
3	Housing/Industrial Community	20001- 100000	F 3 / P 2	Community Center
4	Housing/Industrial District	100001- 500000	F 3 / P 3	District Center

##### Note:

The design population for the Residential Use zones shall be worked on the basis of resident population; for Industrial Uses it shall be based on the Industrial Work Force assignments; and for the Facilities Uses it shall be based on the Resident Population together with the Floating Population.

#### 3.3 Planning Standards for Various Use Zone:

##### 3.3.1 R1/R2(Residential Plotted Development / Group Housing)

##### A. Population Standards

##### a) Design Population / Gross Residential Density Standards(R1):

In the Residential plotted use zone (R1) the Gross residential density shall be generally 400 persons per hectare, in case the development plan stipulates different density i.e. (high density, high medium density, low medium density or low gross residential densities for the concerned use zone, the population density provision of development plan is to be followed for preparation of layout plans for such Projects and Schemes.

**b) Design Population Standards for dwelling units in Residential Plots (R1):**

For preparation of layout plans of Use zone R1, for working out design/layout of residential areas in accordance with prescribed population Standards, the norm of one dwelling unit of 5 persons is to be followed. For plot up to 50 sqm.- one dwelling unit, 50 to 150 sqm. two dwelling units, 150 to 300 sqm. three dwelling units, for more than 300 sqm. of plot area four dwelling units shall be allowed .

**c) Design Population / Gross Residential Density Standards(R2):**

In the Residential plotted use zone (R2) the Gross residential density shall be generally 1500 persons per hectare, in case the development plan stipulates different density i.e. (high density, high medium density, low medium density or low gross residential densities for the concerned use zone, the population density provision of development plan is to be followed for preparation of development plan/layout plans.

**d) Design Population Standards for dwelling units in Residential Plots (R2):**

For preparation layout plans of Use zone R1, for working out design/layout of residential areas in accordance with prescribed population Standards, the norm of one dwelling unit of 4.5 persons is to be followed.

**B. Planning Standards for premises use other than dwelling units permitted in residential plots.**

**a) Planning Standards for Crèche/Day care center:**

Design/ Population standard	1 for 500 populations
Permissibility	In Residential Plots of 200 sq.m and above
Distance (Crow fly) from other-Child Crèches in use zone	100 Mts.

**b) Planning Standards for Nursery School**

Pre-primary, nursery school	
Design/ Population standard	1 for 2500 populations
Location	To be located near park,
Play field area with a minimum of	0.10 Hectare

18 x 36 m to be ensured.	
Off Street Parking	0.02 hectare
Off Street Parking	.02 Hectare
Distance (Crow fly) from other-Nursery school in use zone	150s.

**c) Planning Standards for Kiosks and Vending Booths for convenience shopping:**

Shops (informal)	
Design/ Population standard	1 for 400 populations
Built areaper shop (min)	10 sq.m
Distance between each unit	200 m. -(radial)

**C. Planning Standards for Roads in Use Zone R1 /R2**

Planning of roads and drains in the development of residential land use shall be done in the following manner:

**a. Minimum Road Widths:**

- i. The minimum width of the road shall be 9.0 meter for 200 meters long road, 12.0 meters for 200-400 meters long road, 18.0 meters for 400-600 meters long road and 24.0 meter width for more than 600 meters long road.
- ii. Minimum width of loop-street shall be 9.0 meters and maximum length shall be 200meters.
- iii. 9.0-meter-wide road abutting park/open space may be kept 7.5 meter wide. Straight road which is 9.0 meter wide and closed at one side (Dead end street) shall be provided minimum of 7.5 meters radius as proper turning space and such road shall have maximum length of 100 meters, but no cul-de-sac shall be required if length of road is up to 25meters.
- iv. Width of other roads shall be as per the Development plan/Zonal plan.

**b. Inter-Section of Roads:**

- i. As far as possible roads shall intersect at right angles and centerline of all roads at the cross-junctions, shall be aligned straight.
- ii. Permission for proposed roads at less than 30-degree angle shall only be given when appropriate arrangement for movement of traffic is ensured and required weaving length is available.
- iii. Sufficient weaving angle shall be provided at the intersections of roads.
- iv. Rounding of corners at the intersection point of 18 meters wide roads (metal portion) shall have minimum radius of 4.5 meter and for roads having more width, shall be with a minimum radius of 6.0meter.
- v. The minimum distance between two "T" junctions of roads having less than 18-meter width shall be 2.5 times greater than the wider road.
- vi. Minimum distance from one junction to the other at the roads having width of 18 meter or more shall be as follows:
  - For 18 meters to 24 meter wide-- 150meters

- More than 24-meter-wide road-- 300meters
  - c. **Measurement Length of Road:** The length of the road shall be measured from the intersection point of the wider road.
  - d. **Block Length:** The maximum length of building block shall be 200 meters.
  - e. **Drainage System:** For drainage system, drains shall be an integral part of the road and there should be sufficient slope so as to allow automatic drainage of water.

**Note:**

In the layout plan residential schemes for economically weaker section, low-income group of public agencies road width and other above referred provisions shall be as per the provisions of development Plan. In case the development plan stipulates different Road width and road design criteria, the provisions of development plan would prevail for preparation of layout plans for such Projects and Schemes.

**D. Planning Standards for Open Spaces in Use Zone R1/R2**

- a. In area of 0.3 hectare as per open space 1000 persons shall be provided in the residential layout plan and it shall be proposed in the form of tot-lot, park and playgrounds.
- b. 3 to 4 local parks and playgrounds are to be provided for each housing cluster while planning the layout plan of residential use zone.

**Note:**

- v. The proposed open spaces mentioned above shall be designated as sub use zone P1 (Sub zone of Use zone open spaces and green areas-P) as these recreational greens are immediately incidental to and support residential use zone R1. Such open shall be decided and provided at layout plan stage.
- vi. The proposed open space mentioned above shall be in addition the proposed open space in the Development Plan.

**E. Planning Standards for landscaping in Use Zone R1 /R2**

The following standards for landscaping / plantation shall be followed for preparation of layout plans of Project / Schemes of Use Zone

- i. Roads having width between 9.0- and 12.0-meter, plantation on one side of the road,
- ii. Roads having width of more than 12.0-meter plantation on both sides of the road at the maximum interval of 10.0 meter shall be done.

On wider roads plantation shall be done on divider, footpath and on all areas proposed as open area except black top of the road.

Minimum of 10% area shall be under greenery and minimum plantation at the rate of 125 trees per hectare shall be provided in case playgrounds, open space and parks.

### 3.3.2 Planning Standards for Use Zone:M0-M5

#### F. Industrial Workforce/Population Standards

- a. Design Population / Net Plotted Industrial Workforce Density Standards: In the Industrial use zone (M) the net plotted industrial work force (i.w.f) density standards shall be based on intensity of development and differential density standards depending on plot size have been prescribed as follows:

#### Design Population / Industrial Workforce Standards for Industrial Plots:

Sr.No.	Plot size in sq.m	I.W.F per 1000 Sqm of Plotted Area
1	More than 30,000	10
2	20001-30,000	15
3	10000 - 20,000	20
4	5001 - 10,000	30
5	1001- 5,000	40
6	501- 1,000	50
7	251- 500	60
8	Below 250	80
9	Flatted development	100

#### Note :

- i. For working out facility standards additional provision for floating population @ 20% of Industrial Workforce density for layout planning of project and schemes of development area.
- ii. In case the development plan of concerned notified area stipulates different (i.e., M0, M1,M2, M3,M4 and M5 Industrial Use Zones )Industrial Workforce densities for the concerned use zone, the density provision of development plan are to be followed for preparation of layout plans for such Projects and Schemes.

#### G. Planning Standards for facilities incidental to Use Zones M0- M5(F1)

Facilities incidental to immediate industrial requirements related to social, recreational, health amenities, within a designated scale at industrial cluster level shall be provided in the layout plan of IDA within the Industrial Use Zone (M0-M5) as follows:

##### a) Commercial facilities

##### i. Shops ( formal)

Design (Industrial work force) population standard	1 for 100 (i.w.f) population
Shopping Area per 1000 persons	200 sq.m (floor-area)

**ii. Shops ( informal)**

Design population / standard	1 for 400 (i.w.f) population
Built area per shop	10 sq.m

**iii. Commercial Offices / Service Providers**

Design population / standard	1 for 200 (i.w.f) population
Office area per 1000 persons	100 sq.m (floor area)
Off-street Parking	
-2 E.C.S per shop	25 sq.m per shop
- 2 E.C.S per office	25 sq.m per office

**Note:**

- i. To accommodate above commercial requirement provision for 1 cluster shopping center per 2500(i.w.f) population with 500 sq.m plot area and equivalent off-street Parking area is to be made in layout plan. The cluster shopping Centre to be planned as integrated plan.
- ii. Informal shops shall be in cluster 2-3 shops and be part of integrated plan of community parking, Taxi stand/Rickshaw stand or landscape plan of industrial parks in layout plans.
- iii. The Vendor booths with built up area of 6.0 sq.m may be provided as part of Street Furniture on 24mt. and wider roads and shall be provided at distance (radius) not less than 1km.

**b) Socio- Cultural facilities**

**i. Child Crèches**

Design/ Population standard	1 for 500 (i.w.f) population
Permissibility	In Industrial Plots below 451Sq. m.
Distance from other- Child Crèche in use zone.	500 Mts. Crow fly distance

**ii. Community Hall**

Design/ Population standard	1 for 5000 (i.w.f) population
Premises Area	600 sq.m
Off street parking	200 sq.m

**iii. Infrastructure-Services:**

Water Supply	
Sewage Disposal	Discharge calculated @ 80 % of water supply
Solid Waste/Garbage	
Electricity	

**c) Distribution-Services**

**i. Petrol Pumps/EV Charging Stations/CNG Stations**

- One petrol pump for 40 ha. Gross industrial area
- Two petrol pumps in each freight complex.
- EV Charging Stations/CNG Stations as per standards of competent authority and amended from time to time.

**ii. Dharamkanta / Weighbridge**

Design Population/Standard	1 for 5000 population
Plot Area	max. 1000 sqm and Min- 500 sqm

**d) Transportation-Services**

**i. Community Parking Requirement**

The plan provision of community parking for commercial facilities @ 1.67 ECS/100 SQ.M. is to be made in layout plans.

**ii. Taxi stands/Bus stops / Rickshaw stands.**

- These should be located at least 500 mts away from road intersections.
- The maximum distance of such facilities should not exceed 1000 m from farthest point in the industrial area.
- In the layout plan provision for 600 sq.m area per 2500 (i.w.f) population for integrated complex of Integrated Bus Post with taxi stand, Rickshaw stand, 2-3 informal shops and public conveniences be made.

**Note:**

- i. The proposed facilities mentioned in regulation shall be designated as sub use zone F1 (Sub zone of Use zone Facilities-F) as these facilities are immediately incidental to and support industrial use zones M0-M5. The facilities shall be provided at layout plan stage.
- ii. All facilities of the level of industrial cluster i.e., sub use zone F1 shall be provided in the layout plan.
- iii. The provisions of off-street parking shall be in addition to road widths provisions.

**H. Planning Standards for Roads in Use Zone M0-M5**

Where existing or proposed roads by other agencies are to be used for access, such as Master Plan roads, Highways; or land under High Tension lines is proposed to be utilized, clearance from the concerned agency is to be sought.

Planning of roads and drains in the development of industrial use zone shall be done in the following manner:

**a) Road widths**

- i. Road having a maximum length of 200 meters in Use Zone M0 shall not have less than 12.0 meter of width. Road having length between 200 meter and 400 meters shall have a width of 18.0-meter, road having length between 400 meter and 1000 meter shall have a width of 24.0 meter and road having more than 1000 meter of length shall have a width of 30 meter. For service roads the minimum width shall be 12 m. length upto 400 m.( distance between intersections) ; and 18 m. above 400m.Length.
- ii. Loop-street: Minimum width shall be 18 meters and maximum length shall be 500 meters. The length of the loop road shall be calculated



entirely from end to end. The minimum land area enclosed by such a loop street shall be 2000 Sq. M. No other road shall emanate from a loop street.

- iii. Dead-end street: 18-meter-wide dead-end street shall be provided minimum of 12 meters radius cull de sac for proper turning and such road shall be of maximum length of 200 meters if width of such a road is 12 mts. It shall be provided with 9 meters radius proper turning space and the maximum length permitted shall be 60meters.
- iv. Width of other roads shall be as per the Development plan.

**b) Inter-Section of Roads:**

- i. As far as possible roads shall intersect at right angles and center line of all roads at the cross- junctions, shall be aligned straight.
- ii. Permission for proposed roads at less than 30-degree angle shall only be given when appropriate arrangement for movement of traffic is ensured and required weaving length is available.
- iii. Sufficient weaving angle shall be provided at the intersections of roads.
- iv. Rounding of corners at the intersection point of 18 meters wide roads (metal portion) shall have minimum radius of 4.5 meter and for roads having more width, shall be with a minimum radius of 6.0meter.
- v. No road of a higher order or larger width can originate from a road of lower order or smaller width.

**c) Minimum distance between Road Junctions**

Minimum distance from one cross / T junctions to the other at the roads with different width shall be as follows:

- i. For 12-meter Road to 12 meter wide Road – 50meters
- ii. For 12-meter Road to 18 meter wide Road — 80meters
- iii. For 12 and 18 meter Road to 24 meter wide — 150meters
- iv. More than 24-meter-wide road—300meters
- v. For all service roads the distance between the points of contact with the major roads shall be minimum 150m.

**d) Measurement Length of Road:**

The length of the road shall be measured from the intersection point of the wider road.

**e) Drainage System:**

For drainage system, drains shall be an integral part of the road and there should be sufficient slope to allow automatic drainage of water.

**I. Planning Standards for Open Spaces in Use Zone M0-M5**

In area of 0.3 hectare as per open space 1000 persons shall be provided in the Industrial layout plan and it shall be proposed in the form of parks. 4 local parks are to be provided for each Industrial cluster, while planning the layout plan of Industrial use zone (M0-M5).

- i. The proposed open spaces mentioned above shall be designated as sub use zone P1 (Sub zone of Use zone open spaces and green areas P) as these recreational greens are immediately incidental to, and support industrial use zone M. Such open shall be decided and provided at layout plan stage.
- ii. The proposed open space mentioned herein shall be in addition the proposed open space in the Development Plan.

#### **J. Planning Standards for Landscaping**

The following standards for landscaping /plantation shall be followed for preparing layout plans of Project / Schemes of Industrial Use Zone M.

- i. Roads having width of more than 12.0-meter plantation on both sides of the road at the maximum interval of 10.0 meter shall be done. On wider roads plantation shall be done on divider, footpath and on all areas proposed as open area except black top of the road.
- ii. Minimum of 10% area shall be under greenery and minimum plantation at the rate of 125 trees per hectare shall be provided in case playgrounds, open space and parks.
- iii. Integrated landscaping plan for parks and open spaces, with maximum ground built up area coverage of 5%, non-permeable hard surface coverage of 30% of total open space area for allowing incidental use.

#### **3.3.3 Planning Standards for Use Zone F1**

Facilities incidental to immediate residential/industrial requirements related to social, recreational, health and educational amenities, within a designated scale at cluster level serving a population of 5000 at each cluster. These shall be provided in the development plan/layout plan of industrial development area/Project and Schemes but not at the stage of amendment in development plan/layout plan of industrial development area/Project and Schemes. Planning Standards of these facilities are as follows.

##### **A. Educational facilities**

##### **i. Pre-primary / Nursery school**

Design/ Population standard	1 for 2500 population.
Area of School	For 150-200 students - 0.10 Hectare.
Location	To be located near park,
Area per School;- School building area	0.10 Hectare
Play field area with a minimum of 18 x 36 m to be ensured.	0.10 Hectare
Off Street Parking	0.02 hectare
Distance from other nursery school in use zone.	150 Mts. Crow fly distance.

**ii. Primary School( class I to V)**

Design/ Population standard	1 for 4000 population
Strength of School	500 students
Area per School;- School building area	0.20 Hectare
Play field area with a minimum of 18 x 36 m to be ensured.	0.20 Hectare
Off Street Parking	0.10 Hectare
Location	On 12 m or 18m wide road.
Distance from other primary school in use zone	200 m. crow fly distance

**B. Commercial facilities**

**i. Convenient Shopping Plots**

Design/ Population standard	1 for 1000 population.
Area of plot	50 sq.m.

**ii. Shops (formal) integrated plan**

Design/ Population standard	1 for 100 population
Shopping Area per 1000 persons	200 sq.m.(floor-area)

**iii. Shops(informal)**

Design/ Population standard	1 for 400 population
Built Area per shop	10 sq.m.

**iv. Grocery Market**

1 for 15000 population; 3-4 clusters

**v. Commercial Offices / Professional Offices / Booking Offices**

Design population / standard	1 for 200 population
Office area per 1000 persons	100 sq.m (floor area)
Off-street Parking for shopsandoffices: Floorarea.	2.5 E.C.U per 100 sq.m.

**Note:**

- i. To accommodate above commercial requirement provision for 1 cluster shopping center per 2500 population with 500 sq.m plot area and equivalent off-street Parking area is to be made in layout plan. The cluster shopping center to be planned as integrated plan.
- ii. Informal shops shall be in cluster 2-3 shops and be part of integrated plan of community parking, Taxi stand/Rickshaw stand or landscape plan of neighborhood parks.
- iii. The Vendor booths with built up area of 6.0 sq.m may be provided as part of Street Furniture on 18mt. and wider Roads and shall be provided at distance (radius) not less than 200mts.

**C. Socio- Cultural facilities**

**i. Community Centre /Recreational Club / Restaurant / Bank-Post office/ Dispensary**

Design population / Standard	1 for 5000 population
Premises Area	600 sq.m
Off street parking	200 sq.m

ii.

Design population / standard	1 for 10000 population; 2 clusters
Area	0.08-0.12 a.

### Dispensary

#### D. Distribution-Services

##### i. Milk Booth

Design population / standard	1 for 5000 population
Built up Area	15 sq.m

**Note:**

The milk booth shall be located/sited as part of integrated plan of cluster community center.

#### E. Police Picket-Post

Design population / standard	1 for 5000 population
Built up Area	15 sq.m

#### F. Infrastructure-Services:

- i. Water Supply: 135 lpcd (liters per capita per day)
- ii. Sewage Disposal: Discharge calculated @ 80 % of water supply.
- iii. Solid Waste/Garbage: ½ kg per capita, bins located 150 m. from the farthest household.
- iv. Electricity: Demand load @ 4kw. Per household. 11 kV substation for 10000 population.

#### G. Transportation-Services:

##### i. Community Parking requirement for residential use premises

Equivalent Car Space (ECS) Standards for different vehicles for Community Parking	
Car / Taxi	1.00
Auto Rickshaw	0.50
Rickshaw	0.50
Community Parking Standards space standard per car	12.5 sq.m
Community Parking Standards for	
Plots below 100 sq.m	No community parking
Plots above 100 sq.m & below 300 sq.m	One E.C.U per plot
Community Parking Requirement: The plan provision of community parking for groups of 25 eligible plots @ 12.5 sq.m per plot is to be made in layout plans	

**Note**

The provisions community parking shall be in addition to road widths provision.

**ii. Taxi stands/Bus stops / Rickshaw stands.**

- These should be located at least 100 mt. distances away from road intersections.
- The maximum distance of such facilities should not exceed 300 m from farthest point in the residential area.

**Note:**

In the layout plan provision for 600 sq.m area per 2500 population for integrated complex of Integrated Bus Post with taxi stand, Rickshaw stand, 2-3 informal shops and public conveniences be made.

- The proposed facilities mentioned in regulation shall be designated as sub use zone F1(Sub zone of Use zone Facilities-F) as these facilities are immediately incidental to and support residential use zone R1. The facilities shall be provided at layout plan stage.
- All facilities of the level of housing cluster i.e., sub use zone F1 shall be provided in the layout plan.
- The provisions of off-street parking shall be in addition to road widths provisions.

**3.3.4 Planning Standards for facilities in Use Zone F2**

Facilities incidental to residential requirements related to social, recreational, health and educational amenities, within a designated scale at sector level serving 5000 – 20000 population shall be provided in the layout plan of Project and Schemes and / or as per the provisions of the Development Plan. These shall be provided in the development plan/layout plan of industrial development area/Project and Schemes but not at the stage of amendment in development plan/layout plan of industrial development area/Project and Schemes. Planning Standards of these facilities are as follows.

**A. Educational facilities**

**i. Junior Secondary School (class I toVIII)**

Design/ Population standard	1 for 7500 populations.
Strength of school	750 students
Area of School (Max)	1.50 Hectare.
Play Field	0.50 ha.

**ii. Senior secondary school (upto class12<sup>th</sup>):**

Design/ Population standard	1 for 7500-10,000 populations.
Strength of school	1000 – 1500 students
Plot Area of School (Min)	2.50 Hectare.

Plot Area of School WITH hostel facility (Min)	3.50 Hectare
Playfield (Max)	1.60 Ha.
School Building area (Min)	0.60- 0.70 Ha.
Off Street Parking	0.30 Hectare

**iii. Hostel / Guest House(Boarding Houses/Company Guest House/Inspection Bungalow/Lodging House), Orphanage:**

Design/ Population standard	1 for 15,000 population
Maximum Strength of inmates	100
Plot Area of premises (Min)	1000 sq.m.

**B. Commercial facilities - Sector shopping / Shopping Complex**

1 Sector Center to serve a population of 5000 – 20000.

**i. Shops ( formal)**

Design population standard	1 for 200 population (i.w.f for industrial clusters)
Shopping Area per 1000 people	300 sq.m. floor-area. (i.w.f for industrial clusters)

**ii. Shops ( informal)**

Design population standard	1 for 400 population (i.w.f for industrial clusters)
Built area per shop	10 sq.m.

**iii. Commercial Offices / Offices Institutional-Govt.-Semi-Govt.**

Design/ Population standard	1 for 200 population
Office area per 1000 persons	100 sq.m (floor area)
Off-street Parking for all commercial facilities	
-2 E.C.U per shop	25 sq.m per shop
- 2 E.C.U per office	25 sq.m per office

**Note:**

- i. To accommodate above commercial requirement provision for 1 cluster shopping center per 2500 population with 500 sq.m plot area and equivalent off-street Parking area is to be made in layout plan. The cluster shopping center to be planned as integrated plan.
- ii. Informal shops shall be in cluster 2-3 shops and be part of integrated plan of community parking, Taxi stand/Rickshaw stand or landscape plan of neighborhood parks.
- iii. The Vendor booths with built up area of 6.0 sq.m may be provided as part of Street Furniture on 18mt. and wider Roads and shall be provided at distance (radius) not less than 200mts.

### C. Socio- Cultural facilities

Community room / Dharmshala	1 for 5000 population (660-sq.m. area)
Community-Banquet Hall/ Barat Ghar/Guest House/ Library/Culture center/Religious center/	1for15000 population (4000 sq.m. area)
Clinical Lab. / Nursing Home / Dispensary Child welfare and Maternity center	1 for 15000 population 25-50 beds
Plot Area	max 1000 sq.m

### D. Distribution-Services

#### i. Petrol Pumps/EV Charging Station/CNG Station

<b>Petrol Pumps</b>	
Design Population/Standard -Residential/	1 for 150 ha. Of gross res. Area.
Design Population/Standard- Industrial	1 for 40.0 ha. Of gross ind. Area
<b>EV Charging Station/CNG Station</b>	
As per standards of competent authority and amended from time to time.	

#### ii. Dharamkanta / Weighbridge

Design Population/Standard	1 for 5000 population
Plot Area	max. 1000 sq.m.
Built up Area	25 %

### E. Fire Station

**1 Fire station to be provided within 3 Km. Distance or 2 lakhs (i.w.f) population.**

#### F.Police Station

Design population / standard	1 for 40,000 population
Built area per post inclusive of res. Accommodation	0.16a.

#### G. Infrastructure-Services:

- i. Water Supply
- ii. Sewage Disposal
- iii. Solid Waste/Garbage
- iv. Electricity: Demand load

## H. Transportation-Services

### i. Community Parking Requirement for Residential Plotted Use Premises

Equivalent Car Space (ECS) Standards for different vehicles for Community Parking	
Car / Taxi	1.00
Auto Rickshaw	0.50
Rickshaw	0.50
Community Parking Standards space standard per car	12.5 sq.m
Community Parking Standards for	
Plots below 100 sq.m	No community parking
Plots above 100 sq.m & below 300 sq.m	One E.C.U per plot
Community Parking Requirement: The plan provision of community parking for groups of 25 eligible plots @ 12.5 sq.m per plot is to be made in layout plans	

#### Note

The provisions community parking shall be in addition to road widths provision.

### iii. Taxi stands/Bus stops / Rickshaw stands

- These should be located at least 100 mts away from road intersections.
- The maximum distance of such facilities should not exceed 300 m from farthest point in the residential area.
- In the layout plan provision for 600 sq.m area per 2500 population for integrated complex of Integrated Bus Post with taxi stand, Rickshaw stand , 2-3 informal shops and public conveniences be made.

#### Note:

- The proposed facilities mentioned in regulation shall be designated as sub use zone F1 (Sub zone of Use zone Facilities-F) as these facilities are immediately incidental to and support residential use zone R1. The facilities shall be provided at layout plan stage.
- All facilities of the level of housing cluster i.e. sub use zone F1 shall be provided in the layout plan.
- The provisions of off-street parking shall be in addition to road widths provisions.



### 3.3.5 Planning Standards for Facilities Use ZoneF-3

Facilities incidental to requirements related to social, recreational, health and educational amenities, within a designated scale at community / district level or serving regional demands for a population above 20000 to 1 lakh; Or upto 5 lakh for regional considerations shall be provided in the layout plan of Project and Schemes as per the provisions of the Development Plan. These shall be provided in the development plan/layout plan of industrial development area/Project and Schemes but not at the stage of amendment in development plan/layout plan of industrial development area/Project and Schemes. Planning Standards of these facilities are as follows.

#### A. Educational facilities

##### i. Higher Education –General: DegreeCollege

Design/ Population standard	1 for 1.25 Lakh population
Strength of School	1000 - 1500 students
Area per College;	4.0 Hectare
College building area	- 1.80 Hectare
-Play field area	1.80 Hectare
Residential including hostels	0.40 Ha.
Off Street Parking	0.10 Hectare
Location	On 12 m or 18m wide road.

##### ii. Technical Education–General:

1 such center provided for every 5 lakh population to include one industrial <b>training institute</b> , and one polytechnic.	500 students 400 students
<b>Area per center</b>	<b>4.0 ha.</b>
Area per I.T.I	1.6 ha.
Area for polytechnic	2.4 ha.

##### iii. Professional Education – (as per AICTE / MEDICAL council norms) OR:

New Engineering College 1 number to be provided in urban	2 lakh population 1500-1700 students
extension, strength of the college	
Area per college	10 - 20.00 ha.
New Medical College	2 lakh population
1 Numbers in each urban extension, Area of each site, including space for Specialized general hospital.	10 - 20.00 ha.
<b>RESEARCH &amp; DEVELOPMENT CENTER</b> Large Campus max. Land Area	8.0 Ha.

**B. Commercial facilities / Wholesale Trade /Godowns**

Area per 1000 population	300 sq.m.
1 shop per 200 persons	

**C. Socio- Cultural facilities**

**i. General Hospital\***

One Hospital Per upto 90000 population,	capacity -upto 200 beds
One Hospital Per 2.5 lakh population,	capacity -500 beds
One Hospital Per 1 lakh population.	capacity -300 beds
Area for hospital (500 beds)	4.0 ha.
Area for hospital (300 beds)	2.0 ha.
Area for residential accommodation (additional)	2.0 ha.

**ii. Cinema**

Design population / Standard	1 for 75000-1 lakh population.
Premises Area	2500 sq.m
Norms of cinematographic act and entertainment dept. to be followed.	

**iii. Multiplex**

Permissibility of Multiplex shall be as per Clause 3.3.8(ii) of Preparation & Finalization of Plan, Regulations, 2004.

**iv. Museum / Planetarium / Auditorium/Science center/ Art-Craft center**

Design population / Standard	1 for 0.75-1.0 lakh population.
Area	1000-2000 sq.m

**3.3.5 (A) Planning Standards for Use Zone: Integrated Industrial Township (IIT)**

**A. Population Standards**

For designing of layouts and Development Plan of Integrated Industrial Township population standards for Residential use zone (R1&R2) and Industrial Use Zone (M0-M5) within township shall be as per provisions mentioned in clause 3.3.1 and 3.3.2 respectively of these regulations.

**B. Planning Standards for facilities incidental to Use Zones: IT**

For designing of layouts and Development Plan of Integrated Industrial Township planning standards for facilities in Residential use zone (R1&R2) and Industrial Use Zone (M0-M5) within township shall be as per provisions mentioned below:

Sr No	Description	Service Population Per Unit	Min. Unit Area (In sq m)	Max. Ground Coverage, Max FAR, Permissible Activity and All provisions other than Min Plot Area shall be as per Use Premises No.
a)	Educational			
1	Creche and Day Care Centre	10000	1000	2
2	Nursery School	10000	1000	13
3	Primary School	15000	2000	32

4	Sr. Secondary School	20000	8000	33
5	Degree College/PG College	80000	10000	34
b)	Institutional			
1	Industrial Training/ Vocational Colleges	100000	10000	38
2	Polytechnic	100000	24000	38
3	Office Complex/BPO/KPO	40000	4000	8
4	Working Women/Men Hostel Boarding House	40000	2000	17
5	Engineering College/Medical College/Dental College/ Nursing College/Pharmacy & Management Institutes/other similar Institutes	As per requirement	Min. area as per statutory norms.	38
c)	Recreational			
1	Club/Restaurant	25000	1000	*
2	Community Centre	25000	4000	*
3	Planetarium	As per requirement	4000	41
4	Multi-Purpose Hall	40000	4000	
d)	Health			
1	Nursing Home/Maternity Home	10000	1000	30
2	Hospital (Min. 100 Bedded)	100000	20000/Min. area as per statutory norms.	31
e)	Utilities			
1	Petrol/CNG/EV charging station or combination of either	One each on 500 acre	2000	35
2	Auto workshop cum service station	One each on 500 acre	2000	37
3	Weighbridge	One each on 500 acre	500	36
4	Religious building	20000	1000	27

5	Truck Parking	200 acres Industrial Area	5000	75
6	Police Station	50000 or Home Ministry G.O.	4000 or Home Ministry G.O.	*
7	Police Chowki	15000 or Home Ministry G.O.	15000 or Home Ministry G.O.	*
8	Fire Station	One Fire Station per township	Area & other parameters as per GO	*
9	Electric Sub Station		Area & other parameters as per GO	*
d)	SHOPPING			
1	Convenient Shopping	5000	1500	6
2	Sector Shopping	15000	4000	23
3	Kiosk/Weekly Market	35000	4000	*
e)	COMMERCIAL CENTRE			
1	Community Level Business District	75000	50000	*
2	Cinema/Multiplex	75000	4000	42
3	Hotel	35000	2000	71

**Notes:**

1. Community Level Business District will be commercial area at township level with mix of shopping and offices min 70% of Maximum Permissible FAR and area under support facilities like Hotels, Multiplex, Service apartments, Fuel Station etc. shall be upto 30% Maximum permissible FAR. Activities permissible under support facilities will be detailed out prior to invitation of Bid.
- 2.\* Maximum Ground Coverage and FAR shall be as decided by Authority from time to time.

**C. Planning Standards for Roads**

For designing of layouts and Development Plan of Integrated Industrial Township planning standards for roads in Residential use zone (R1&R2) and Industrial Use Zone (M0-M5) within township shall be as per provisions mentioned in clause 3.3.1 and 3.3.2 respectively of these regulations.

**D. Planning Standards for Open Spaces**

For designing of layouts and Development Plan of Integrated Industrial Township planning standards for open spaces in Residential use zone (R1&R2) and Industrial Use Zone (M0-M5) within township shall be as per provisions mentioned in clause 3.3.1 and 3.3.2 respectively of these regulations.

**E. Planning Standards for Landscaping**

For designing of layouts and Development Plan of Integrated Industrial Township planning

standards for landscaping in Residential use zone (R1&R2) and Industrial Use Zone (M0-M5) within township shall be as per provisions mentioned in clause 3.3.1 and 3.3.2 respectively of these regulations.

### 3.3.6 General Conditions of Subdivision

1. No Proposal for Sub division of Premises shall be entertained for premises leased/ sold for any other use than Industrial Land Use (M0-M5) and Facility Use Zone (F1-F3).
2. For Plots/ land areas above 1.0 Hectare or population more than 1000 persons, the rules as made out in the Technical Requirement of the development permit towards preparation of Lay Out Plans as provided in Clause 3.3.8 of Preparation and Finalization of Plan Regulation, 2004 shall be followed. However, if the Subdivision entails creation of large Plots where no internal development works are needed to be carried out, Subdivision Proposal may be granted sanction without being processed as preparation of Lay out Plans.
3. Proposal for Subdivision of the original plot (Plot constituted in the un-amended Lay Out Plan/ Development Plan of Industrial Development Area) can be entertained only once. However, Sub-Divided plots once leased cannot be considered subsequently for subdivision. For Facility Use Zone(F1-F3) in such cases, where no infrastructure provision is entailed in the Sub-Division Proposal, the case may still be considered.
4. For Facility Use Zone(F1-F3) Sub division Charge @5% of the current lease premium applicable on the plot based on prevailing land use and shall be payable at the time of submission of application for sub division.
5. For Industrial Land Use (M0-M5) Sub-Division Fees shall be calculated as per Clause no.3.3.6.1 (20)(A)

#### 3.3.6.1 Subdivision of Plots in Industrial Use Zone(M0-M5)

- A. Sub-division of plots in industrial use zone (M0-M5) in the Industrial Development Area after execution of lease Sub-division will be allowed on industrial plots with a minimum gross area of 4000 sq.m. and above (Only in case of subdivision between family members this condition is not mandatory). Subject to the discretion of Authority Board, minimum area can be increased to a higher value. Such industrial plots shall have to fulfill of the following conditions before or at the time of application for subdivision:
  1. a) Plot is non-vacant\* and.
    - b) (i) Industrial unit on the plot has been operational for at least 4 Years, or
    - (ii) Units which have been transferred, transferee will have to be make unit operational for at least 4 years after transfer\*\*, or
    - c) For units, which became sick after being established and are purchased in auction from Banks/Financial Institutions/Other Competent Authority:-
      - i. Clause 1(a) and 1(b) shall not be applicable.
      - ii. Clause 2 shall be exempted.
      - iii. Clause 4 shall be exempted.

**Exemption will be given from clause (a) & (b) in case of subdivision of plot amongst family members# who are the sole owners, however such subdivided vacant plots will not be allowed for transfer.**

**Exemption will be given from clause (b) in case of subdivision of plot amongst Partners##** who have been partners for at least last 5 years at the time of application of subdivision.

**Definition:**

- # **Family member/s:** As per explanation in UPSIDA Operating Manual 2011.
- # **Partner/s:** As defined in Indian Partnership Act, 1932.
- \* **Non-Vacant:** Plots will be considered non vacant if the following conditions are fulfilled by allottee (i) Constructions have been raised which cover minimum 5% of the plot area (ii) Unit has started production on the plot.
- \*\* **Transfer:** - As defined in UPSIDA Operating Manual 2011.

2. Minimum road width (ROW) in front of original plot shall be 18.0 m. and above (with relaxation of subdivision amongst family members).
3. Minimum size of sub-divided plot shall be above 450 sq. m.
4. Maximum area proposed for sub-division shall not in any case be more than 75% area of originally allotted plot. All the required amenities including roads, parks/greens, and facilities/utilities, shall be planned within area proposed for subdivision.
5. Sub-division proposal shall be approved by CEO on recommendation of committee formed for this purpose if net sub-divided area upto 25 acres and if net sub-divided area more than 25 acres, it shall be approved by Authority Board.
6. In general, plots once sub-divided cannot be sub-divided further.

However, for original allottees, sub-division of sub-divided plot may be allowed if:

6.1 All the following conditions are fulfilled:

- a) The area of balance non-vacant plot to be sub-divided is more than or equal to 40,000 sqm; and
- b) On which unit has been operational for at least 4 years after sub-division; and
- c) 10 years or more has elapsed from date of approval of earlier subdivision or payment of complete sub-division fees whichever is later.

6.2 All/any of the above three conditions mentioned in para 6.1 above, may be relaxed with the approval of UPSIDA Board, wherein original allottee through its subsidiary legal entity (wherein at-least 51% of shareholding is held by original allottee for lock-in period of four years from the date of operation of unit) proposes for projects which are falling under 'mega or more investments' as defined under various policies of Govt. of Uttar Pradesh. The decision as to whether a project falls in this category will be taken by Industrial Development Department of Govt. of Uttar Pradesh. If the allottee violates this condition or any other condition so imposed by the Board, the approval of subdivision so granted shall be deemed to be cancelled.

7. Remaining plot area shall be treated as single entity in future for all practical purposes. In future if the allottee wishes to transfer the leftover plot then the same will be allowed to be transferred as single unit only or else it can be subdivided as per clause no. 6.

8. **Development works:** Internal development works will be executed by allottee as per approved layout plan, specifications and norms approved by the competent Authority. Minimum 20% of total saleable area of each phase of development/subdivision plan will be mortgaged with UPSIDA. The allottee will submit the mortgage plan along with subdivision plan. Mortgaged Plots will be

released after issue of completion certificate of internal development of respective phase. The completion certificate against the internal development works shall be issued by the Chief Executive Officer or any other officer authorized by him after due inspection of specification of development work. The Completion Certificate may be issued in part/phase-wise development with the condition that every phase/part (proposed for issuance of completion certificate) must be self-sustainable in terms of all required amenities and infrastructure like park, green, roads, drains, power supply etc.

9. In cases where augmentation of external development work is required for approval of sub-division plan and if such augmentation is technically viable, in such cases the Chief Executive Officer may recommend to the Authority Board for approval of sub-division plan with recovery of charges from allottee.
10. Construction of common area/facility shall be by the original allottee as per prevailing rules and regulations of the Authority. The original allottee will be allowed to sell/transfer the common area/facilities, i.e., shops, commercial offices/service providers, child creche, Dharamkanta which are to be required provided as per UPSIDA Building Regulations, 2018 and has been approved in subdivision plan. However, public utilities like Pumping Station, Electric Substation, STP, CETP etc. cannot be sold/transferred. Facilities herewith are to be developed and maintained as per UPSIDA prevailing policy.
11. **Maintenance work:** Maintenance work of internal development and any common area/building/facility, will have to be done by the original allottee till execution of surrender deed for common areas or transfer of common area/facility. Thereafter, maintenance work of internal development of any common area/building/facility handed over to UPSIDA will be done by UPSIDA/designated authority. UPSIDA will charge its maintenance charges from transferees of the sub-divided plots and from the original allottee against the un-transferred subdivided plots. The development infrastructure created by the allottee to be verified by an authorized Third Party empanelled by UPSIDA, the cost of which must be borne by the original allottee. UPSIDA shall empanel third parties to audit the infrastructure works of the allottee in advance.

12. **Timeline for completion:**

Sr. No.	Total Net Area of Allotted Industrial	Max time permissible for completion of development work for sub-division from date of approval of subdivision application.
1	From 4000 sq.m upto 15 acres	18 months
2.	Above 15 acres upto 30 acres	24 months
3.	Above 30 acres upto 50 acres	30 months
4.	Above 50 acres	36 months

13. Time allowed for making unit functional on sub divided plot to be as per prevailing policy of the UPSIDA.



14. Applicant shall submit phase wise self-sufficient development plan in case he is not taking up the whole project in one single go. And accordingly phase wise completion of development work required for sub-division of plots within above mentioned time limit will be issued.
15. **Transfer:** In case of phase-wise subdivision, transfer of subdivided plots in each phase shall be allowed only after the issue of completion certificate of concerned phase, has been obtained from the Authority by the original allottee. A single legal entity may buy adjacent plot/s subject to the payment of amalgamation fees, amalgamation fees shall be 3% of the prevailing premium rates or circle rate whichever is higher. Further transfer of such sub-divided shall not be allowed unless unit has been functional for at least 2 years. Subsequent transfer of subdivided plot shall be as per prevailing policy of Authority. Transfer levy/fees for subdivided plots shall be 15% in NCR and 10% in other than NCR areas of prevailing premium rates or circle rates whichever is higher. However, transfer levy/fees will be exempted for family members.
16. **Marketing:** Marketing of subdivided plots will be allowed after approval of subdivision plan and submission of mortgaged plots with requisite documents.
17. If the original allottee / industry fails to transfer the sub-divided plots within 2 years for plots upto 30 acres and 3 years for the plots above 30 acres from date of issue of completion certificate of concerned phase. then he/she will be required to pay time extension charges as per prevailing policy of the authority.
18. **Lease Rent:** If allottee has deposited one time lease rent against the original plot then no amount will be refunded or adjusted with respect to area to be surrendered or transferred. However, no lease rent shall be charged from the subdivided plots if one time lease rent is paid by the original allottee.
19. **Provision for sub-division of land for Infrastructure projects Central/State Govt. agencies or undertaking or any other project of National importance:** For sub-division to be undertaken for Central/State Government or any agency/undertaking of Central/State Government for infrastructure projects or any other project of National importance, then relaxation of provisions contained in this policy shall be approved by CEO and put up in next board for information.
20. **Sub-Division Fees**
  - a. Subdivision fees upto 50% of plot area shall be calculated based on following formula:
 
$$\text{Net sub divided area (In sq. m)} = X$$

$$(\text{Net subdivided area} = \text{Total plot area} - \text{Plot area retained by original allottee})$$

$$\text{Current prevailing premium or circle rate of the Sub-divided plot which the subdivision fee shall be deposited by the original allottee whichever is higher (In Rupees per sq. m)} = Y$$

$$\text{Subdivision Factor} = Z$$

$$*\text{Sub-Division fees} = Z*(X*Y)$$



<b>Time Period Elapsed Since (Z)</b>	<b>Allotment</b>
Above 30 Years	7.5%
20-30 Years	10%
10-20 Years	15%
5-10 Years	20%

The sub-division fee shall be deposited by the original allottee 50% payable at the time of approval of subdivision plan and 50% before issuance of completion certificate.

#Family members shall deposit 50% of applicable subdivision charges.

**B.** Sub-Division of plots / premises shall not qualify the sub-divided plot to be put to any other main use category specified in this Regulation than the main use category of original plot.

**C. Open Spaces in Subdivided Plots**

Where the area to be subdivided does not require any internal development works to be carried out there shall be no additional requirement of open areas.

For proposals of subdivisions that require internal development in the Plot, proposal of sub-division shall include an additional requirement of 5% open area in the form of plots under P1 Category or requirement as per provisions of clause 3.3.1 (D) & 3.3.2(D) of this Regulations of Authority as the case may be. This shall be provided over and above the provisions of open space of the development plan of the Area. The open spaces provided should have at least access on one complete side-length by means of a road.

**D. Roads in Subdivided Plots**

Road and access streets in the proposal (subdivision plan) shall be the same as per the provisions of the clause 3.3.2(C) of this Regulation for roads in Use Zone M0-M5

Access to each sub divided plot from road belonging to Authority. However, in case where it is necessary to utilize roads from agency other than Authority, the prior permission from concerned agency shall be obtained by occupier before submission of proposal. User charges payable in this regard to agency other than Authority, if any, shall be the obligation of occupier.

If the subdivision derives any advantage including means of access from a road/properties/feeder line/drainage system belonging to any agency other than Authority/public body/national or state highway, then permission from that agency shall be required. User charges payable in this regard to agency other than Authority, if any, shall be the obligation of occupier.

**E. Configuration of the Subdivided Plots:**

*Length/Breadth Ratio of Plots*

The configuration of the subdivided plot shall not be beyond a length and breadth ratio of 4:1 for plots bigger than 5000 Sq. M. and 3:1 for smaller plots. The sub-division for plots larger than 1.0 Ha. shall also have the same configuration. For deviations against odd sized/irregular sized plots, the Chief Executive Officer may relax conditions of length/ breadth ratio of sub-divided plots.

**F. Set-back Provision for Subdivided Plots**

- i. The minimum side set back of a corner plot shall be equal to the front set-back or set back of the respective adjoining plots of roads. If no plot frontage is on the side road, then the side set-back shall be equal to the front set-back of the corner plot.
- ii. In case the numbers of plots are odd, in a block the width of the corner plot shall be more accordingly. Taking into consideration the requirement of side set-back on both sides.
- iii. In case sub-division of any plots is proposed within an area earlier being developed in a planned manner, then status quo of existing set-back along the main road shall be maintained.
- iv. The set-back provisions of these regulations shall apply to the new sub-divided plots.
- v. In sub-division layout plans the plots falling in a particular block shall be similar in area/size, and length-breadth ratio. Where irregular plot configuration is inevitable in a part of the block, the Chief Executive Officer may relax the condition of homogeneity.
- vi. For a particular block of plots, conformity in the front set back and alignment of the building line shall be maintained.
- vii. The maximum length of a block comprising of plots less than 1000 sq. m. shall be 200 m.

**3.3.6.2 Sub-division of plots in Facility Use Zone(F)**

**A. Permissibility**

- i. Sub-division of plots in facility use zone (F) in the Industrial Development Area which are lying vacant for a period of three years or more after execution of lease deed with plot area not less than 2500 sq. m. may be considered for approval by CEO.
- ii. Sub-division of plots in facility use zone (F) in the Industrial Development Area which are lying vacant for a period of three years or more after execution of lease deed with plot area less than 2500 sq. m. may be considered for approval by Authority.
- iii. Sub-Division of plots / premises shall not qualify the sub-divided plot to be put to any other use than the sub-zone of original plot as specified in Clause 2.1.2 (iii) of this Regulation of the Authority.
- iv. Additional Sub division charges equal to the 0.5 times of the current lease premium based on prevailing land use of the plot shall be charged on submission of application/proposal for sub division. This shall be charged in addition to the Sub Division Charges as prescribed in Clause 3.3.6.2 (iv) of this Regulation.
- v. Technical Requirement for Building permit for sub-divided plots shall be governed by provision of chapter-3 of this regulation. However permissible maximum F.A.R.,

maximum ground coverage and other parameters of sub-divided plots shall not exceed such parameters permitted for the original plot.

- vi. In case the premises use sub-category of the sub-divided plot as per the provision of this Regulation is changed from that of original plot and impact fee is chargeable, the same shall be payable by allottee in accordance with the impact fee determined by the Authority and provisions of change of land use of premises by way of Amendment of Plan shall apply.

**B. Open Spaces in subdivided Plots**

- i. Where the area to be subdivided does not require any internal development works to be carried out there shall be no additional requirement of open areas.
- ii. For proposals of subdivisions that shall require internal development for approach etc. proposal of sub-division shall include an additional requirement of 10% open area in the form of plots under P1 Category or requirement as per provisions of clause 3.3.1 (D) & 3.3.2(D) of this regulations of Authority as the case may be. This shall be provided over and above the provisions of the development plan of the Area.
- iii. The open spaces provided should have at least access on one complete side- length by means of a road.

**3.3.7 Planning Standards for Amalgamation of Plots in Industrial Use Zone M0-M5**

**A. Permissibility**

- i. When two or more leased premises are proposed to be developed in such a way that put together, they become operational as a single premise/ property on which the proposal of building construction shall not have the territorial barriers/limits of the erstwhile individual premises. Amalgamation of such premise/property shall be permitted as per the terms and conditions provided in this regulation for the purpose of allowing Ground Coverage and FAR as per the provisions of this Regulations for the resultant premise/property.
- ii. CEO can effectuate proposals for amalgamation of premises/property within the provisions of this Regulation and take necessary steps for Amendment of Plan resulting from such amalgamation as per the provisions of Clause 3.3.8 of Preparation And Finalization of Plan Regulation, 2004.
- iii. Provision of amalgamation of plots is an Enabling Provision and shall not be available to applicant as a matter of right. Authority or CEO at its discretion may permit the amalgamation of plots based on consideration of factors such as transportation density, approach road, availability of infrastructure facilities, regularity of shape, parking requirement etc. of resultant plot.

**B. Conditions of Amalgamation**

- i. It will not be mandatory to have Lease Deed executed prior to amalgamation.
- ii. All industrial plots that are proposed for amalgamation have to be contiguous with each other (laterally in a row or back-to-back in column) without any property which is not owned by /leased to the applicants, network service line or space for public use falling in-between. Such Plots that are created as a result of subdivision can be amalgamated only in the framework of the boundaries of the original premises.

- iii. On approval of the proposal for amalgamation of plots, amalgamated plot may be considered as a Single Plot for the purpose of Ground Coverage, FAR and Set Back as per this regulation. However, other terms and conditions of Lease Deed will remain same as that of the original terms and conditions of the Lease Deed.
- iv. Amalgamation of plots in industrial use zone (M0-M5) in the Industrial Development Area after execution of lease deed with plot area less than or equal to 5000 sqm shall be considered for approval by CEO.
- v. Amalgamation of plots in industrial use zone (M0-M5) in the Industrial Development Area after execution of lease deed with plot area more than 5000 sqm shall be considered for approval by Authority.
- vi. Amalgamation of premises shall not qualify the resultant premises to be put to any other use than specified for the erstwhile un-amalgamated plots. Proposal for change of land use by way of amendment of plan of amalgamated plots shall be considered on the basis of erstwhile un- amalgamated plots and process of amalgamation of plots shall not be taken into consideration.
- vii. The revision of setbacks shall be considered for the reconstituted plots as per the provisions of this regulation for the amalgamated plots. Setbacks and alignment for amalgamated plots shall not be lower than required to maintain Building Line of adjoining Plots even if the provisions of this regulation permit the same.
- viii. Amalgamation Charges calculated as below shall be payable by Allottee:
  - a) Lease Premium of the Enhanced Area at the prevailing rates calculated by deducting sum of total permissible covered area of erstwhile plots from total permissible covered area made available as a result of process of amalgamation shall be payable. No amount shall be payable in case of negative values resulting from this calculation.
  - b) Impact charges @ of 5% of current Lease premium of amalgamated plot at the prevailing sector rates shall be payable.
  - c) Total amalgamation charges as sum of (a) & (b) above shall be payable by allottee at the time of submission of application.

**Notes:**

- i. Completely new setbacks may be proposed in the front, sides and rear part of the amalgamated plot as per this Regulations for various categories of plots.

**Population/ Workers and Employee density**

- i. The Gross standard for IWF shall be upset as a result of amalgamation of premises as compared to abutting/adjointing areas in the same zone/sector. Accordingly additional provisions of facilities and open spaces shall have to be provided.

**3.3.8 Planning Standards for Use Zone:P1**

**3.3.9 Planning Standards for Use Zone:P2**

(Open/Green Areas at Sector/ Community Level)

**3.3.10 Planning Standards for Use Zone: P3 (OPEN / GREEN AREAS AT TOWNLEVEL)**

**Note:**

**PLANNING STANDARDS FOR FACILITIES USE ZONE F3 / P2 / P3**

Related to District or Regional Contexts. Provision of facilities such as Sports Complex, Amusement Parks, Zoo, Drive in Cinema, Theme Parks, etc. shall be made as per the policies resolved during the preparation of the Development Plans as per the merits and potentials of that area and the norms adopted therein shall be followed.

**3.3.11 Rain Water Harvesting**

**3.3.11.1 The RWH system**

The harvesting of rainwater simply involves the collection of water from surfaces on which rain falls, and subsequently storing this water for use. The rainwater collected can be stored for direct use or can be recharged into the underground aquifers. In scientific terms water harvesting (broadly) refers to collection and storage of rainwater from the rooftops. This also restricts evaporation and seepage into building foundations. All buildings having a plot size of 100 sq.m. or more, while submitting the building plans for sanction, shall mandatorily include the complete proposal of rainwater harvesting.

A rainwater harvesting system consists of:

- i. Roof catchment
- ii. Gutters
- iii. Down pipes
- iv. Rain water/ Storm water drains
- v. Filter Chamber
- vi. Storage Tanks/ Pits/ Sumps.
- vii. Ground Water recharge structures like pit, trench, tube well or combination of above structure.

Rainwater Harvesting is a way to capture the rain runoff, store that water above ground or charge the underground aquifers and use it later. This happens naturally in open rural areas. But in congested, over-paved metropolitan cities, there is a need to devise methods to capture the rain water. The rainwater that is incident on the surface/ roof top is guided to bore wells or pits or new/old/ abandoned wells through small diameter pipes to recharge the underground water which can be used later whenever required. Rainwater to be harvested to the extent of 55,000 liters per 100sq. meters area per year from rooftops.

**3.3.11.2 Rainwater harvesting techniques:**

There are two main techniques of rain water harvestings.

- a. Storage of rainwater on surface for future use.
- b. Recharge to ground water.

**3.3.11.3 Harvesting provisions in various Building categories:**

All buildings in are contribute to the rainwater runoff during the monsoon and hence such runoff can be harvested for water reuse/recharge.

The indicative provisions of rainwater harvesting in various building types are:

**Table 3.3.11.3-1 Provisions for Rainwater harvesting by building types.**

Category / Use	Area of Plot (sq.m.)	Provisions to be made	Other conditions
<b>Residential Plotted Houses</b>			
New Proposals	100 and above	Construction of Rain Water Harvesting Structure.	Shall have emphasis on both storage and reuse.
<b>Group Housing</b>			
New Proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Concrete paving to be avoided and permeable materials are to be used for all open parking spaces.	Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well
<b>Public and semipublic buildings</b>			
All Proposals	All plot sizes	i. Shall have Rain Water Harvesting Structure and storage. ii. Shall have Recharge pits	Shall have emphasis on both storage and reuse.
<b>Commercial / Mixed use</b>			
All Proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Soft landscape provisions and open spaces with Percolation pits. iii. Common treatment plant to be made part of the integrated development, funded by sale of commercial space.	Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well  Shall have emphasis on both storage and reuse.
<b>Industrial</b>			
All proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Soft landscape provisions and open spaces with Percolation pits. iii. Use of abandoned bore wells for recharging of groundwater. iv. Common treatment plant to be made part of the integrated development funded by sale of commercial space.	Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well. Provision should be made not to inject contaminated water into recharge structures in industrial areas and care is to be taken to keep such structures away from sewer lines, septic tanks, soak pits, Landfill and other sources of contamination.
Other proposals	All plot sizes	Similar as above	Similar as above

#### **3.3.11.4 Rain Water Harvesting Provisions for Open spaces**

The open spaces/recreational land use which generally constitute regional parks, district parks, playground and stadium, sports complex, monument zones, public parking, Plaza and other public open space. All such public open spaces *above the size of 500 sq.m.* shall have arrangements for complete utilization and capture of storm water with scientific rain water harvesting arrangements.

Following ideas may also be included:

- i. Well cum Channel cum Percolation pits.
- ii. Use of abandoned bore wells for recharging of groundwater
- iii. Artificial or natural Storage of storm water runoff from large sites.

### 3.3.11.5 Ground Water Recharge

Recharging of ground water should be made mandatory not only for residential buildings but for all types of buildings, including Group Housing Societies having a plot area more than 500 sq.m. and above. The Ground Water Recharge should also be mandatory for open spaces like parks, parking, plazas, and playgrounds. The harvesting and recharge structures in open spaces could be constructed by the Authority with the involvement of community-based organizations like Resident Welfare Associations.

### 3.3.11.6 Enforcement and Monitoring

- a. The Authority shall constitute a **Rainwater Harvesting Cell** which will be responsible for enforcement and monitoring of the provisions of Rainwater Harvesting. The cell shall employ qualified persons who are well versed with the interpretation of Building Bye Laws and responsible for enforcement as well as monitoring the functioning of the Rainwater Harvesting System.
- b. The Authority shall include *inspection of Rainwater Harvesting Structures* before issuing Completion / Occupancy Certificates or NOCs for service connections to the property.
- c. Set an example in the area by ensuring that Rainwater is harvested in the properties / assets owned by them including public buildings, markets, community centers, parking spaces, roads and parksetc.
- d. The Authority shall also establish a mechanism to monitor 100% of RWH provisions in all the buildings above 1000 sq.m. with annual physical verification, while buildings less than 1000 sq.m. can be monitored on the basis of 10% random survey by competent authority.
- e. With regard to open public spaces viz., Parks, playgrounds etc. the implementation of provision rainwater harvesting may be done with the help of Residents Welfare Associations, Community Building Organization and Non-Governmental Organizations.
- f. The Authority shall ensure earmarking budgetary provision for the creation and maintenance of rainwater harvesting structures in public spaces owned and maintained by them, like parking spaces, parks, plazas,etc.
- g. The practice of incentives and penalties to promote rain water harvesting shall be formulated by the Authority based on best practices. Authority shall design its own incentive and penalty systems, considering the water level and scarcity.

3.3.11.7 For development of any Industrial area or an Integrated Settlement it shall be obligatory on the part of the developer to follow the guidelines and directions set out by the Central Ground Water Board (ministry of Water Resources, Govt. of India).



### 3.3.12. Planning Standards for Flatted Factory conversion of Industrial Plots in Industrial Use Zone M0-M4

1. Conversion of non-polluting industrial units to flatted factory shall be permissible in all industrial land use sub-zones other than mixed (M0) /polluting (M1) / household unit (M5) sub-zones. In case of mixed /polluting industrial use sub-zones conversion of only non-polluting units will be allowed if minimum distance between proposed building of flatted factory and abutting property's statutory setback line is 25 mand NOC from Fire Department & UP Pollution Control Board has been obtained for such conversion.
2. In converted flatted factory building, units for readymade garments, handicraft, or any other manufacturing unit as permitted by Authority shall be allowed. In flatted factory complex, each building block shall be planned for single type and its allied manufacturing units only.
3. Maximum permissible FAR and ground coverage and all other norms of building regulations (as amended from time to time) for flatted factory shall be as per the prevailing building bye laws of the authority and difference between maximum permissible FAR at time of allotment and current provision shall be allowed on purchasable basis. This Purchasable FAR will be allowed only if conditions stipulated in building regulations for purchasable FAR are fulfilled.
4. Flatted Factory proposal shall be approved by CEO on recommendation of committee formed for this purpose if original plots area upto 25 acres while original plot area is more than 25 acres, it shall be approved by Authority Board.
5. Flatted Factory will be allowed on industrial plots with minimum gross area of 5 acres and which fulfill all the following conditions:
  - a. Units should have been functional and under production for at least 5 years before date of application for conversion to Flatted Factory and having min. constructed area as per the prevailing rules and regulation of building bye laws of the authority. Minimum Net worth & Turnover of such original Allottee shall be as per below mentioned table:

<b>Sr. No.</b>	<b>Gross Plot Area</b>	<b>Min. Net worth in each last three financial Year (In Rs)</b>	<b>Min. Turnover in each last three financial Year (In Rs)</b>
1	Upto 3.0 ha	5 Crores	50 Crores
2	More than 3.0 ha and less than 5.0ha.	10 Crores	100 Crores
3	More than 5.0 and less than 10.0 ha.	20 Crores	200 Crores
4	More than 10.0ha.	30 Crores	300 Crores

Or

All units can submit to the concerned authority a joint venture proposal with any interested company which meets minimum Net worth & Turnover criteria as specified in above clause. Detailed guidelines regarding formulation of approval criteria such joint venture shall be decided by the Authority.

- b. Minimum ROW in front of original plot shall be 24 meters and above.
- c. Adequate physical infrastructure like water supply, electricity, drainage, sewerage etc. is as per specified norms of the Authority must be available.



6. The building proposed for flatted factory shall be a new construction or conversion of already constructed building maybe allowed for flatted factory provided it can be identified as a part of separate plot subject to structural audit certificate for safety by IIT/NIT as well as UP State Industrial Development Area - Land Development & Building Regulations, 2018
7. Minimum plot area proposed for conversion of Flatted Factory should not be less than 4000 sq. m.
8. Maximum area proposed for conversion to flatted factory shall not be more than 75% of the total plot area and shall be treated as single entity. The original allottee shall retain a minimum of 25% of the gross plot area or the area required as per existing construction whichever is higher.
9. Permission for conversion of flatted factory shall be allowed only once.
10. Balanced plot area shall be treated as single entity in future for all practical purposes. In future if the allottee wishes to transfer the leftover plot then the same will be allowed to be transferred as single unit only.
11. Allottee shall have to get supplementary deed (without change in the ownership) executed for clearly demarcating the flatted factory premise area and balance plot area after conversion. Allottee will accordingly get the revised building plan approved for both the premises.
12. Allottee shall make his unit functional on the balanced plot area adhering all mandatory provisions of building regulations and any other provision as decided by Authority from time to time. In future if the allottee wishes to transfer the balanced plot then the same will be allowed to be transferred as single entity to non-polluting unit only.
13. **Development works:** Building construction of flatted factory will be strictly according to the approved building plan and internal development works will be executed by allottee as per approved layout plan, specifications and norms approved by the competent Authority. Completion certificate against the development and construction work shall be issued by the Chief Executive Officer or any other officer authorized by him after due inspection of specification of Building and development work. The completion certificate may we issue in part/phase-wise development with the condition that every phase/part (proposed for completion) must be self-sustained in itself.  
In cases where augmentation of external development work is required for approval of conversion and if such augmentation is technically viable, in such cases the Chief Executive Officer may recommend to the Authority Board for approval of conversion to flatted factory with recovery of charges from allottee.
14. **Maintenance** of internal development, common facility and building excluding sub-leased area, after issue of completion certificate by the Chief Executive Officer or any other officer authorized by him, will be done by the original allottee of the Flatted Factory or by the association of sub-lessee or by any Special Purpose Vehicle (SPV) as decided by the Authority. Before issue of completion certificate original allottee shall submit bank guarantee equivalent to gross maintenance charges payable for two years. This bank guarantee shall be returned once the complex has been satisfactorily maintained for five years and a corpus equivalent to gross maintenance charges payable for two years has been formed.  
Maintenance for at least first three years after completion of the project shall be the responsibility of the original allottee or until any alternative arrangement has not been done by the Allottee which has been also approved by the Authority. The Allottee/SPV/Association will charge its maintenance charges from transferees of the flatted unit and

from the original allottee against the un-transferred units of the building.

15. **Flatted Factory Development Conversion Fees** shall be calculated on the basis of following formula:

Area Proposed for Conversion to Flatted Factory(In sq. m) = X

Current premium or circle rate of the flatted factory plot whichever is higher (In Rupees per sq.m)= Y

Permissible FAR for Flatted Factory at the time of approval as per UPSIDA Building Regulations = A

Permissible FAR on the original plot = B

Conversion Factor = Z

<b>Time Period Elapsed Since Allotment</b>	<b>(Z)</b>
Above 30 Years	7.5%
20-30 Years	10%
10-20 Years	15%
5-10 Years	20%

$$\text{Conversion fees} = \{(A-B/B)*0.3*(X*Y) + Z*(X*Y)\}$$

The fee shall be deposited by the original allottee 50% payable at the time of principal approval and 50% before issuance of final approval for conversion of flatted factory.

Incase UPSIDA proposes to have telescopic land premiums, then it may follow above mentioned formula or else they may get alternative proposal for conversion fees approved from the Board.

16. **Timeline for completion:**

Time allowed for completion of the flatted factory will be as per below mentioned table subject to the condition that if maximum time permissible is earlier as per prevailing policy of the Authority, the same shall prevail.

<b>Sr No</b>	<b>Total Gross Area of Allotted Industrial</b>	<b>Max time permissible for completion of flatted factory from date of approval of application.</b>
1	Upto 5 acres	36 months
2.	From 5 acres upto 15 acres	48 months
3.	Above 15 acres upto 30 acres	60 months
4	Above 30 acres	84 months

In case of plots above 15 acres, at the time of approval of building plan the applicant shall submit phasing plan for the completion of flatted factory, however, first phase shall be completed within 3 years or time period as decided by the Authority from date of approval of Building Plan of flatted factory.

In case allottee fails to complete construction within above stipulated time period, time extension charges will be payable as per prevailing policy by the Authority.

17. **Common Facilities:** Common facilities for captive use shall be allowed upto 15% of maximum of approved FAR as per prevailing provision of Building Regulations and directions. These facilities shall be constructed on pro-rata basis in each phase. Activities

permissible under common facilities will be listed by concerned Authority as per their permissibility.

18. **Sub-lease:** The original allottee, working as a developer to the flatted factory premise, shall be allowed to market and/or book and/or enter into agreement with the prospective buyers of flatted factory built up area only after getting the conversion approved by the authority along with the sanction of building plan for flatted factory premise. Sub-lease in each phase shall be allowed only after completion certificate is obtained from the Authority for concerned phase by the original allottee.

In case where original allottee has not paid complete dues against premium, applicable interest, penalty, and any other applicable charges/dues intimated by the Authority, the allottee shall be bound to deposit complete sub-lease unit cost as per allotment rate and any other charges prior to grant of approval/execution of sub-lease of flatted factory units. The approval of flatted factory building plan from the Authority by the allottee along shall be required.

Sub-lessee shall make unit functional as per prevailing building regulations and policy of concerned authority. In case of failure to do so will pay time extension charges as per prevailing policy of the Authority.

If the original allottee / industry fail to sub lease units reserved for other individual company/industry within 2 years from date of issue of completion certificate, then he/she will be required to pay time extension charges as per prevailing policy of the Authority.

19. **Transfer:**

In case of phase wise development of flatted factory premise, transfer of built-up area in each phase shall be allowed only after the issue of completion certificate of concerned phase, has been obtained from the authority by the original allottee. Transfer levy shall be calculated on the area permitted for flatted factory. Transfer of sub-leased area (units) shall be allowed after payment of prescribed transfer fees. Transfer fees shall be calculated at the rate of 10% of prevailing premium rate on the flatted factory plot area. Such calculated transfer fees shall be proportionately charged per sq.m on the carpet area of the flatted factory built up space. Further transfer of such flatted factory units shall not be allowed unless unit has been functional for at least 2 years. Thereafter transfer fee shall be levied as per prevailing policy of the Authority.

**For Example:**

If a permission is sought for building a flatted factory on the premise of 5000 sq.m and the prevailing premium rate is Rs. 15,000/sq.m while the built-up area of the flatted factory premise is 9000 sq.m out of which carpet area proposed to be subleased/sublet is 7500 sq.m, then transfer fees shall be :

Total Area of Flatted Factory = 5000 sq.m

Total Built up area = 9000 sq.m

Total Carpet Area = 7500 sq.m

Total Transfer Fees due =  $5000 \times 15000 \times 10\% = \text{Rs}7,50,000$

Transfer Fees/sq.m on Carpet area =  $750000/7500 = \text{Rs}.100/\text{sq.m}$

Therefore, for every sublease area in sq.m, a transfer levy shall be charged Rs.100/sq.m

20. **Lease Rent:** The original allottee must pay off the one-time lease rent of the plot area so proposed for conversion of flatted factory on or before the approval of conversion. In case if

permission is sought for existing/proposed to build spaces for conversion to flatted factory, the lease rent of the whole premise shall be paid upfront as one time lease rent. The due amount for one time lease rent shall be calculated as per prevailing policy of the authority and/or as decided by the authority from time to time in this respect. If allottee has deposited one time lease rent against the original plot, then amount shall not be refunded or adjusted.

21. All other provisions shall be as per these building regulations.
22. Relaxation of provisions contained in this policy shall be allowed by CEO (upto 25 acres) and by Board (above 25 acres) for conversion undertaken by Central/State Govt or any agency/undertaking of Central/State Govt.

## Chapter-IV

### 4. Procedural Requirements for Development Permission

Application format, Conditions of sanction, Documents required for availing permission for Development of Land/Sectors for Industrial or supportive use, Redevelopment of land, Premises Sub divisions and /or amalgamations shall be undertaken as per the procedure laid out in this chapter.

#### 4.1 Procedural Requirements for Development permit for:

Sector / Layout Plans and Planned development of Bulk Area Allotments:

##### 4.1.1 Application for Development Permit

- a) Two copies of Application Form on prescribed Performa (Annexure-1) and four sets of plans along with the receipt of prescribed fee paid shall be submitted for securing permission for development.
- b) Proposed plan shall include key plan, location as per development plan, site plan, layout plan and services plan. One set of the plans shall be kept in the Authority for record after the permission is granted.
- c) All plans shall be prepared and duly signed by licensed/empaneled persons and shall indicate the name, address, qualification and license / registration number. Further the land/building owner shall also sign the plans.

##### 4.1.2 Information and Documents

Application shall be submitted along with the following information and documents:

- a) Copy of the site plan issued along with lease/license deed, allotment letter and possession letter.
- b) Supporting document showing applicants' clear title / ownership of land.
- c) Key Plan—the plan indication shall show the location of land proposed to be developed / redeveloped and subdivided along with the North point and scale used. The Key Plan has to indicate/show existing peripheral network services available or nearest distance where such services are available.

##### 4.1.3 Boundaries of the Site

- i. Sazra No. or other local provisions along with details of neighboring land shall be given.
- ii. In case the contiguous land owned by the applicant, whose subdivision had been approved earlier, the details of public amenities provided in it and all streets within it opening out in the site for which the 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 Development Plan / Sector Plan.
- e) North point and scale used.

#### **4.1.4 Layout Plan.**

This shall be drawn on a scale of not less than 1:500 for an area of 10 hectares and not less than 1:1000 for areas more than 10 hectares, and it shall contain the following information: -

- a) North point and scale used,
- b) The location of all proposed and existing roads with their width,
- c) Building plan-showing dimension within plots/premises along with setback. In case of Group Housing/Clustered development distance between blocks and corresponding height of blocks.
- d) The location of drains, sewers, public facilities and electrical lines, etc.
- e) Analysis indicating size, area and use of all the plots and different premises uses proposed in the layout plan.
- f) A statement indicating the total area of the site, area utilized under roads, open spaces, schools, shopping and other public uses, proposed in the layout plan along with their percentage with references to the total area of the site.
- g) Details of means of access to the proposed sub-division from existing street along with map.
- h) Landscape plan (with plantation)

#### **4.1.5 Specifications**

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

- a) 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.
- b) Existing external infrastructures facilities near the site such as sewerage disposal site, drainage (Nallah etc.) main road, electric supply system, source of water supply, etc.
- c) Land use plan /provisions.
- d) In case of industrial units, type and quantities of effluents.

#### **4.1.6 Development Permit Fee**

Applicant shall deposit development permit fees Rs.1/per sq.m. of the plot area upto 4.0 ha and thereafter Rs.0.50 per sq.m for balance area. In case of revision in the development plan permit fees shall be charged @ Rs.0.50 per sq.m for portion of plot area of which layout is submitted for sanction or completion or occupancy.

#### **4.1.7 Agreement for Development Permit**

Before granting the development permit, an agreement with the applicant shall be executed in accordance with the prescribed conditions.

#### **4.1.8 Duration of Development Permit**

- a) Development permit once granted shall be valid for a period of two years during which development works shall be completed and completion/occupancy certificate shall be obtained from the authority on prescribed Performa in accordance with the procedure laid out.
- b) The authority may revalidate after charging the prescribed fee the permit for one year at a time subject to a maximum of three times, on request made by the applicant.

#### **4.1.9 Information of Commencement of Development Work**

As per the permit, information of commencement of development work shall be given in the prescribed format (Annexure-No.2).

#### **4.1.10 Deviation during Development Work**

During the course of development work, if any deviation from the sanctioned plan is intended to be made, the permission of the Authority shall be obtained before the proposed deviation is executed.

#### **4.1.11 Completion/Occupancy Certificate**

The information regarding completion/occupancy of development works shall be submitted by the licensed person on prescribed format (Annexure No.3) and the corporation/authority shall issue the completion/occupancy certificate.

### **4.2 Requirements for Subdivision of Plots/Premises Procedural:**

Subdivision entails carving out smaller parcels of an erstwhile premise for reasons of salability, efficiency of use, or suitability of the existing demand etc. without changing the land use and making each smaller lot independently serviceable.

**i.2.1** Application for permit: Same as for layout plans

**i.2.2** Information and Documents: Same as for layout plans

#### 4.2.1 Site plan

The site plan based on actual field surveys and reconciled with the revenue map / Existing Layout Plan of adjoining areas if any, showing the premise that is proposed to be sub-divided shall be drawn to a scale as follows:

<b>Plot / Area to be Subdivided</b>	<b>Scale</b>
Upto 0.1 Ha.	1:200
0.1 Ha – 1.0 Ha.	1:500
More than 1.0 Ha	1:1000

#### 4.2.2 Boundaries of the site:

Same as for development plans

#### 4.2.3 Sub Division Plan

The proposals may be submitted in drawings to the scale mentioned above. However, if the Proposals for sub division of land which entails any of the following.

- i. Provision of internal roads.
- ii. Provision of park/openspaces.

Necessary provisions of above as per the technical standards provided in this regulation for the respective main use zone shall be incorporated in the sub-division plan.



## Chapter-V

### 5. Procedural Requirements for Building Permission

Application format, Conditions of sanction, Documents required for availing permission for Building constructions shall be undertaken as per the procedure laid out in this chapter.

#### 5.1 Building Permit

No person shall erect any building or a boundary wall or fencing without obtaining a prior building permit thereof, from the Chief Executive Officer or an Officer authorized by the Chief Executive Officer for this purpose.

#### 5.2 Application for Building Permit

- i) Every person who intends to erect a building within the Area shall give application in the form given at Annexure-4
- ii) The application for building permit for residential buildings shall be accompanied by information and documents as mentioned in the checklist annexed as Annexure-4A other than residential building in Annexure 4(B).
- iii) Such application shall not be considered until the applicant has paid the fees mentioned in this Regulation 5.4.5
- iv) In case of objections, the fees so paid shall not be refunded to the applicant, but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order. In case, the objections are not rectified within period of one year from the date of receipt of the objection order, the application would be considered as rejected and building permit fee shall be refunded without interest after deducting processing fee.

#### 5.3 Exemptions from Permit

- A. No building permit shall be required for following works provided the general construction norms, stability of structure and fire-fighting norms are adhered to:
  - i) Providing or closing windows, doors or ventilators if they are not opening into others property.
  - ii) Providing doors for internal communication.
  - iii) Internal partitions without violating of the minimum norms.
  - iv) Gardening.
  - v) Whitewashing.
  - vi) Coloring.
  - vii) Refixing of tiles and ceiling.
  - viii) Reconstruction of Floor.
  - ix) Plastering or partial repairs of plaster.
  - x) Construction of 0-75 mt. wide sunshadeown land.

- xi) Inspection or renovation of sewer lines drains, pipes, cable or other equipment's and any construction work related to provision of services by Central / State or Local bodies.
  - xii) Construction of parapet on roof / terrace, balcony /verandah.
  - xiii) Construction of portico / porch as per the provision of building Regulations.
  - xiv) Construction of septic tank / soak pit.
  - xv) Installation of Handpump.
  - xvi) Temporary construction of water tank for construction purposes.
  - xvii) Renovation/reconstruction after natural calamities to the extent of previous construction.
- B. Exempting area declared as "Mela Area" under the U.P. Mela Act, 1938, no permission shall be required for reconstruction / reconstruction or renovation of residential building on the plots not exceeding 100 sq. mts. in the old / built up area with the restriction that set-back is provided as per the Development Plan/Sector Plan and bye-laws and construction shall not be more than three storeys.
  - C. Reconstruction of residential building up to 300 sq.m. Proposed Plans for reconstruction and renovation shall be deemed to be sanctioned on submission provided it is prepared by a licensed technical person and certified by him that the proposed construction, reconstruction is in accordance with the development plan of the area and this regulation.
  - D. Permission to construct residential buildings on plots up to 300 sq.mt. shall not be required in newly developed/developing areas, the residential building on plot up to 300 sq.mt. will be considered deemed approved if the proposed design is in accordance with the standard design prepared by the Authority. The applicant may make internal changes as per requirement, but no change shall be permissible in the set-back and open spaces. Sanction shall be required for plan submitted to construct design other than standard designs if it is certified by an Architect registered in the Council of Architecture, as being in accordance with the provisions of Development Plan and Building Regulations.

#### **5.4 Information & Documents Accompanying the Application for Building Permit**

##### **5.4.1 Site Plan**

- A. Residential Buildings on Plots other than Group Housing:
  - i) A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit showing the boundary locations of the site with respect to neighborhood landmarks.
  - ii) Site plan showing the boundaries of the plot, setbacks and the name/number of the properties and roads abutting the plot.
  - iii) Plot number of the property on which, the building is intended to be erected.

- iv) All existing buildings and physical features standing on, over or under the site.
- v) Building envelope at each floor level in relation to the site.
- vi) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
- vii) Total height of the building.
- viii) Setbacks.
- ix) Details of projections and structures in setbacks.
- x) Sewerage and drainage lines at discharge point and water supply lines.
- xi) Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with Jali.
- xii) Car parking, if applicable.
- xiii) Scale used and the direction of north point relating to plan of proposed building.

#### **B. All Other Buildings**

- i) The boundaries of the plot and the name/no. of the properties and roads abutting to the plot.
- ii) Plot number of the property on which the building is intended to be erected.
- iii) Building envelope at each floor level in relation to the site
- iv) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
- v) Total height of the building.
- vi) Setbacks.
- vii) Details of projections and structures in setbacks.
- viii) Sewerage and drainage lines up to discharge point and water supply lines.
- ix) Sewerage and drainage lines up to discharge point and water supply lines.
- x) Details of boundary wall, plinth, culvert and ramp, trees, concealing of water tank with Jali.
- xi) Scale used and the direction of north point relating to plan of proposed building.
- xii) Landscape Plan.
- xiii) Location and size of temporary structures like stores, labour hutments, and site office.
- xiv) Electrical load requirement.

#### **5.4.2 Building Plan**

##### **A. For Buildings under 10.0 Meters in Height**

The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200.

- i) The plan shall include the floor plans of building floors together with the covered area.
- ii) The plan shall specify the use of all parts of the building;
- iii) The plan shall show water supply, sewerage, drainage lines and the like;

- iv) The plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross section shall be taken through the staircase.
- v) The plan shall show all street elevations.
- vi) The plan shall include terrace plan indicating the drainage and the slope of the roof;
- vii) The plan shall give dimension of the permissible projections in setbacks;
- viii) The plan shall give indication of the north point in relation to the plan and scale used.

**NOTE:** All other Documents as per Checklist 4(A) enclosed with Annexure-4

#### **B. Building Plans for All Types of Multi-Storied Buildings**

For multi-storied buildings that are more than 15 meters in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause 5.4.2 (A) as above.

- i) Access for fire appliances and vehicles and details of vehicular turning circle and clear motor able access way around the building;
- ii) Size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- iii) Location and details of liften closures;
- iv) Location and size of fire lift;
- v) Smoke stop lobby doors, if provided;
- vi) Refuse area, refuse chutes, refuse chamber, service ducts, etc. if any.
- vii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
- viii) Details of exits including provision of ramps for hospitals and special lifts;
- ix) Location of generator, transformer and switch gear room.
- x) Smoke exhauster system, if any.
- xi) Details of fire alarm system.
- xii) Location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- xiii) Location and dimension of static water storage tank and pump rooms with firefighting inlets for mobile pump and water storage tank;
- xiv) Location and details of first aid fire fighting equipment and installation.
- xv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO<sub>2</sub>

**NOTE:** All other Documents as per Checklist 4(B) annexed to Annexure 4

#### **5.4.3 Service Plans**

Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water-harvesting system.

#### 5.4.4 Specification

General specification of materials to be used in different parts of the building are given in Annexure-9.

#### 5.4.5 Fee

##### A. Building Permit Fee

Occupiers shall pay all the charges as mentioned in the table below at the time of submission of application for building plan approval. Details (Calculation memo) regarding the Building Permit fees and other prescribed fees shall be made available to the occupier by authorized officer on demand indicating clearly the basis of charging the fee. Building permit fee shall be charged for all land uses permitted in development plan on the basis of table given below:-

Sr. No	Building Permit Fee	Rate (in INR)	Applicability
1	Processing Fee Residential (less than or equal to 300 sq.mt.)	8.50 per sq. mtr	Plot area
	Processing Fee Residential (more than 300 sq.mt.)	13.50 per sq. mt	Plot area
	Processing Fee: Group Housing-On covered area	80.00 per sq. mtr	Covered area
	Processing Fee Industrial (less than or equal to 1000sq.mt.)	5000.00	
	Processing Fee Industrial (more than 1000 sq.mt.)	20000.00	
	Processing Fee Commercial-On covered	area 90.00 per sq. mtr	Covered area
	Processing Fee Institutional	85.00 per sq. mtr	Covered area
2	Inspection Charges	18.00 per sq. mtr	Covered area
3	Material Stacking Charges	37.50 per sq. mtr	Covered area
4	Infrastructure Up-gradation Charge	15.00 per sq. mtr	Plot area
5	External Development Charges on Plot Area*	600.00 per sq. mtr	Plot area
6	Revision Fees **	25% of Processing fees	
7	Revalidation fees***	10% of Processing fees	
8	Temporary structure#		
	a) Labour hutment b) Other Uses	Rs 0.25 25% of Processing fees	Covered area Covered area

Note:-

\* External Development Charges shall be payable only on bulk land/ undeveloped land parcels as marked in development plan.

\*\* Subject to the condition that the covered area of the building shall not increase. In case of increased covered area fresh processing fee will be charged.

\*\*\*If the application is made within the period of validity of the building permit. The application is made after the validity period, then the revalidation fee shall be original building processing fee.

# Temporary structure shall be allowed till completion of the building.

1. The area covered in the basement, stilt, podium, services area and all other covered area as the case may be, shall be counted towards the covered area for purpose of calculation of permit fees.

## **B. Completion Certificate and Occupancy Certificate Permit Fee**

The applicant shall deposit completion certificate and occupancy certificate permit fees as follows:

- i) For all type of buildings Rs 10/- per square meter of covered area on all floors.
- ii) For layout plan – Rs. 0.5/- per square meter plot area for first 4.0ha acres and Rs. 0.25 per square meter for balance area.

In case even after two objection letters issued by Authority if rectification of all objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit\

- C. The Authority shall be competent to revise the amount/ rate of permit fees / charge mentioned in this regulation.

## **5.5 Preparation and Signing of Plans**

All plans shall be prepared and Signed by Licensed Technical Person as per Annexure -15.

## **5.6 Withdrawal of Application**

The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applications but the processing fee paid shall in no case be refunded. The validity period shall be as specified in Regulation 5.10

## 5.7 Scrutiny of the Building Permit

- i) The Authorized Officer shall verify or cause to be verified the facts given in the application for permit and enclosures submitted along with application. Authorized officer shall verify registered lease-deed/ title of the land, location and permitted land-use of the plot as specified in the current lay-out plan/ development plan of Industrial Development Area.
- ii) For All Buildings, the Licensed Technical Person shall provide the information in Regulation 5.4.0-5.4.5. and provisions of fire safety requirements, public convenience, safety provisions and other relevant laws. The Licensed Technical Person shall also be completely responsible for compliance of all other provisions of this regulations, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act- 1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.
- iii) The Owner (Lessee/ Occupier of the land) and Licensed Technical Person shall jointly indemnify (Annexure-8) the Authority against violation of provisions of this regulation, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.
- iv) The Authority, however, reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval. In case Authorized Officer require to carry out site inspection prior to sanction of plan, only one joint site inspection with owner (Lessee/ Occupier of the land) shall be made by Authorized Officer.
- v) In case of any violation, the Architect / Engineer shall be blacklisted under intimation to Council of Architecture, Institutions of Engineers, respectively from practicing in the U.P. State Industrial Areas for a period of 5 years. In case of Supervisors, the license issued by the Authority shall be cancelled.
- vi) In case the Owner (Lessee/ Occupier of the land) is found responsible, the plot may be cancelled or any other such action may be taken as decided by Chief Executive Officer depending upon the merits of each case.

## 5.8 Sanction or Refusal of Building Permit

- i) After filling of the application for building permit duly certified by the Licensed Technical Person as per Annexure-6 and Annexure-7 the applicant can commence the construction provided no provisions of this regulation, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.
- ii) The Authorised Officer shall scrutinize the building plan and shall issue sanction or refusal of building permit as per Annexure-13 after ensuring that necessary compliance as per clause 5.7 has been completed by owner and Licensed Technical Person and satisfying himself that registered lease-



deed/ title of the land, location and permitted land-use of the plot as specified in the current lay-out plan/ development plan are appropriate and all the provisions in the regulation has been complied with respect to following parameters in the Building Plans:

- FAR provisions
- Set Backs
- Ground Coverage
- Parking Requirements
- Requirement of open spaces/ Green Areas

Building Permit would be issued with the condition that if any violation of provisions of this regulation, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are found either in the building plan during detailed scrutiny or during construction, Building Permit shall stand cancelled.

- iii) If within fifteen days of the receipt of the application, refusal or sanction is not granted, the application with its annexure shall be deemed to have been allowed and the permit deemed to be sanctioned, provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within ten days after the expiry of the period of fifteen days referred in (ii) above but nothing herein shall be construed to authorize any person to do anything in contravention of this regulation, development plan, layout plan of the area, Preparation and Finalization of Plans Regulation- 2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.
- iv) In case of the refusal, the Authorised Officer shall give reasons and quote the relevant provisions of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objection.
- v) Once the plans have been scrutinized and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unrevoked for a period of one year, the permit shall be refused and application will be considered rejected.

#### **5.9 Appeal against Refusal or Sanction with Modifications of BuildingPermit**

Any applicant aggrieved by an order of refusal of a building permit or its sanction with modifications may within thirty days from the date of communication of such order, appeal to the Chief Executive Officer on such appeal shall be final, conclusive and binding.

#### **5.10 Duration of Validity of BuildingPermit:**

A building permit sanctioned under these regulations shall remain valid for the period of 5 years or as extended by CEO after issue of approval order for



building plan. Completion/occupancy notice has to be submitted within this period. Any extension for construction period in lease deed conditions shall automatically entitle the applicant for applying for extension of period for submitting Completion/occupancy notice as per Annexure-12 as well as Annexure-8(A), 8(B) & 8(C).

#### **5.11 Additions or Alterations during Construction**

If any external additions or alternations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer / Authorized Officer shall be obtained in writing before the proposed additions alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with modification that the time limit referred to in Regulation 5.8 (iii) shall be fifteen days.

#### **5.12 Cancellation of Permit for Building Activity**

If at any time after the permit to proceed with any building activity has been sanctioned, the Chief Executive Officer is satisfied that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given or the information furnished, the Chief Executive Officer may cancel such permit and any work done there under, shall be deemed to have been done without permit. The Licensed Technical Person found responsible for the same shall be blacklisted and debarred from practicing in area for 5 years. If the owner is found responsible, the penalty up to the current lease premium of the plot may be imposed or any other such action may be taken as decided by Chief Executive Officer depending upon the merits of each case.

#### **5.13 Work to be carried out in Full Accordance of this Regulations**

Neither the granting of the permit nor the approval of the drawings and specification, nor inspection made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of this Regulations or Planning and Development Directions of Authority. In case any violations are found during construction or after obtaining completion/occupancy the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 15 days from the time such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance by demolition of the unauthorized construction and the expenditure incurred on doing so shall be recovered from the owner. In case completion/occupancy certificate has already been obtained, such expenditure shall be recovered from the owner, if not paid within stipulated time, as arrears of land revenue.

#### 5.14 Documents at Site

The following documents are to be kept at site during the construction of the building and for such a period thereafter as required by the Authority

- i) A copy of building permit.
- ii) Copy of approved drawings and specification.

#### 5.15 Notice of Completion/Occupancy

- i) Every owner shall have to submit a notice of completion/occupancy of the building to the Authority regarding completion/occupancy of building works described in the Building Permit issued for the plot in accordance with the planning standards prescribed in relevant regulations, development plan, layout plan of the Authority at the time of sanction of building plan in the format prescribed in Annexure-8 accompanied by the documents and fees as per Annexure-8(A), 8(B) & 8(C). Completion/occupancy for building constructed partially as per building permit shall not be considered.
- ii) Completion/occupancy Plan of building / layout sanctioned by competent authority prior to enforcement of this regulation shall be evaluated as per the prevailing provisions / byelaws/regulations applicable at the time of sanction of building plan/layout.
- iii) Completion/occupancy Certificate of Building/Layout shall be issued by CEO for the buildings proposed/approved in the total area of plot after ascertaining the following:
  - a) Whether the building has been erected or re-erected without sanction or in contravention of any sanction given under the Act or this regulation
  - b) Whether the building has been erected or re-erected in contravention of land use as prescribed in layout plan/development of the area, Planning Standards and Technical Requirement prevailing at the time of sanction of building construction as per the relevant Regulations.
  - c) Whether the provisions of Service Plans as required under clause 5.4.3 of this Chapter for the building erected or re-erected has been completed.
  - d) Occupier has unencumbered possession of total area of plot and possesses undisputed title of land with duly executed lease deed.
  - e) Compliance of terms and conditions prescribed in the lease deed/allotment letter of plot regarding transfer of properties created by occupier is ensured and Authority is indemnified by occupier in this regard. in case any violation is reported by any statutory agency Completion/occupancy Certificate issued by CEO shall stand cancelled.
  - f) All the terms and conditions stipulated in No Objection Certificate from pollution angle and Fire Protection has been complied with and installations of required equipment/systems have been completed. Certificate from concerned agencies in this regard shall be produced by occupier before issuance of Completion Certificate.
  - g) Facilities such as water supply based on ground water, power distribution system (Transformers, LT network, street lighting etc.) proposed in the building are in place with adequate service capacity and in accordance

with the norms prescribed by concerned agencies. Necessary clearances as applicable from statutory agencies such as Ground Water Commission, Electrical Safety Inspectors, Airport Authority for height of building shall be obtained by occupier before issuance of Completion/occupancy Certificate.

The Chief Executive Officer may authorise any person to enter into or open any land or building with or without assistance, for the purposes of ascertaining the above for issuance of Completion/occupancy Certificate. No additional construction of building in the plot will be permitted after issuance of completion/occupancy certificate.

#### **5.16 Completion/Occupancy Certificate Necessary for Occupation**

No building erected, re-erected or altered, shall be occupied in whole or part until the issue of Completion/Occupancy Certificate by the CEO in the format given in Annexure-14. Completion/Occupancy certificate shall be issued after the completion/occupancy certificate of the work in accordance with the building permit and completion/occupancy certificate is issued by the Authority and shall also be subjected to the inspection of the Chief Fire Officer, U.P. Fire Service and necessary compliance of the conditions imposed by pollution control boards at the time of issuance of NOC. The completion/occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the compliance from the fire protection point of view and from Pollution Control Board from pollution point of view.

Provided that if the CEO fails to issue the occupancy, certificate or send any intimation showing his inability to issue such certificate within 40 days of the date of receipt of completion/occupancy certificate, the building may be occupied without waiting for such certificate. Intimation to this effect shall have to be sent to the Authority by the owner before occupying the same. In case objections are intimated by CEO or by authorized officer, the owner shall take necessary action to remove the objections. If the objection remains un-removed for a period of 3 months, the application for issue of occupancy certificate shall stand automatically rejected. Thereafter the CEO shall take suitable action for removal of unauthorized construction. Other certificates such as structural safety, water harvesting, electrical connection, ground water clearance also have to be submitted along with the application for occupancy certificate.

#### **5.16 (A) Temporary Occupation**

Where the Chief Executive Officer on the certificate of the technical personnel is satisfied that the temporary occupation of a building or any portion thereof before its completion does not adversely affect public welfare may permit temporary occupation in the Form given in Annexure-14A such building on portion thereof as the case may be, for such period as he deems fit. There shall be no additional fees payable for conversion of temporary occupation into "Completion/Occupancy Certificate", if all the conditions of temporary occupation are complied within specified time period.

#### **Issue of Occupancy/ Completion Certificate Regarding Multi Storied Building**

Occupancy certificate shall be issued in case of buildings identified in Regulation 5.4.2 (b) after the completion/occupancy certificate is issued by the CEO of the work in accordance with the building permit and completion/occupancy certificate is issued by the Authority and shall also be

subjected to the inspection of the Chief Fire Officer, U.P. Fire Service and necessary compliance of the conditions imposed by pollution control boards at the time of issuance of NOC. The occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the compliance from the fire protection point of view and from Pollution Control Board from pollution point of view. Other certificates such as structural safety, water harvesting, electrical connection, ground water clearance also have to be submitted along with the application for occupancy certificate.

In case objections are intimated by CEO or by authorized officer, the owner shall take necessary action to remove the objections. If the objection remains unremoved for a period of 3 months, the application for issue of occupancy certificate shall stand automatically rejected. Thereafter the CEO shall take suitable action for removal of unauthorized construction.

Application format, Conditions of sanction, Documents required for availing permission for Building constructions shall be undertaken as per the procedure laid out in this chapter.

## Chapter-VI

### 6. Technical Requirement for Building Permit for Different Use Premises

#### 6.1 Site Requirements

##### 6.1.1 Distance from Electric Lines

No verandah, balcony or like shall be allowed to be erected or any additions or alterations made to any building within the distance between the building and any overhead electric supply line as indicated below.

Sr. No	Type of Electric Lines	Vertically	Horizontally
a.	Low and medium voltage	2.40m	1.20m
b.	High voltage lines up to and including 33000 volts	3.70m	1.80m
c.	Extra high voltage lines	3.70m + (0.305m for every additional 33,000 volts)	1.80m + (0.305m for every additional 33,000 volts)

##### 6.1.2 Site and Land Use Pattern

Notwithstanding anything contained in these regulations, no building permit on any site shall be sanctioned if; -

- i. The proposed land use does not correspond to the land use in the Development Plan/ Master Plan/Layout Plan.
- ii. The construction of any building is for public worship, which in the opinion of the Authority will affect the religious feelings of any class or persons in the vicinity thereof.
- iii. The use of building or place will be a source of annoyance to, or injurious to the health of the inhabitants of the neighborhood.

##### 6.1.3 Means of Access

No building shall be erected to deprive any other building of the means of access.

#### 6.2 Technical Requirements for different use premises

##### 6.2.1 Residential Plots (Use PremisesNo.1)

###### 6.2.1.1 Purpose

For Residential purpose, only residential dwellings shall be permitted.

### 6.2.1.2 Permissibility

Permissible only in Residential Use Zone R1 as its main use & in other Use Zone as described in Chapter-II of this regulation as incidental and supportive use. Permissible Land Use of plot shall be residential. Ground coverage, Floor Area Ratio, height, and **setbacks shall be as per Table-1.**

### 6.2.1.3 Other provisions:

- a. The directions of side, rear set back and gate shall be as per the Setback/ Layout Plan and directions prepared by the Authority from time to time.
- b. In case of plots being amalgamated with the approval of the Authority, the setback lines in front and adjoining property are to be followed as per Setback Plan.
- c. Subdivision of individual residential plot or building constructed on it shall not be allowed.
- d. Only two dwelling units and a servant quarter shall be allowed up to a plot size of 100 sq.m. For plots above 100 sq.m and up to 500 sq.m maximum three dwelling units shall be allowed. For plots above 500 sq.m Maximum four dwelling units shall be allowed. In density calculation 4.5 person per dwelling unit shall be considered in all kinds of residential plots. Each servant quarter shall be counted as half dwelling unit.
- e. Stilt parking shall be allowed up to maximum height of 2.40 m up to bottom of beam free from FAR for plot size of 112 sq m and above. However, in case stilt is not provided, parking may be allowed in the setbacks.
- f. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:
  - a. A chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type shall be permitted over such projections.
  - b. Underground water tanks with top flush with the adjoining ground level.
  - c. In plots of 200 sq.m and above, if required, a temporary guard room of porta cabin 1.50 m x 1.50 m shall be permitted after approval by the Authority.
  - d. Canopy projections of 4.50 m X 2.40 m in front or side setbacks (maximum 2 numbers) in plots where front set back is 4.50 m or more and only one such canopy inside set back where front set back is less than 4.5 m. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular column of maximum 30 cm diameter or rectangular columns of 30 cm x 30 cm size.
  - e. Open Plinth steps:
    - Open plinth steps and plinth ramp in front and rear setback.
    - Open plinth steps and plinth ramps beyond a **width of 0.6 m** inside setback.
  - f. In case of corner plots up to 200 sq.m category, load bearing columns max size 300 mm X 300 mm inside setback maximum 2 nos. may be permitted.
  - g. Other features as mentioned in Table 3 in the annexure.
  - h. Open ramps for movement of vehicles inside setback only.
  - i. Balcony up to 1.5 m width (up to 1.0 m width where setback is less than 3.0 m)

- j. No enclosure of any type shall be allowed on the balcony, neither shall be compoundable.
- k. The inner courtyard can be covered by a temporary coverage, at a height of 1.5 m Above roof level. If covered at roof level, it shall not be permissible.
- l. The internal changes within the building envelope are permissible without any revision submission.
- g. FAR shall also include:
  - a. Mezzanine
  - b. Pergola shall be counted towards Floor Area Ratio calculation if closed from three or more than three sides.
- h. Floor Area Ratio shall not include:
  - a. A cantilever projection (in setbacks) of a width of 0.75 m at any level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - b. Canopy projections of 4.5 m X 2.4 m in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 m or more and only one such canopy inside setback where front setback is less than 4.5 m.
  - c. Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services, and storage.
  - d. Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
  - e. Loft up to 1.5 m height.
  - f. Other features as mentioned in Table 3 in the Annexure
  - g. Open ramps for movement of vehicles inside setback only.
  - h. Balconies (up to 1.50 m. width, If Balcony of more than 1.50 m. width is proposed, then 1/4th of its area shall be counted in FAR), Cupboard (0.60m wide), Staircase, Lift, Mumty for staircase, and Bay windows.
- i. Basement:
  - a. Basement area shall not exceed beyond building envelope.
  - b. The height of any basement shall be maximum 1.50 m from bottom of the slab above the top level of the external drain.
  - c. The maximum height of the basement from floor to ceiling shall be 4.5 m.
  - d. Basement shall be allowed upto 2.0 m. from the adjacent plot based on structure stability certificate.
- j. Minimum requirement for sanction/completion/occupancy: 40 sq.m or 50 % of maximum permissible ground coverage (whichever is more) with provisions of a functional toilet / bath and kitchen Provision of following items in building shall be mandatory for issue of occupancy certificate.
  - a. Flooring.
  - b. Electrical wiring whereas electrical fittings shall not be mandatory.



- c. Plumbing and fittings in at least one toilet and kitchen
- d. Trees as per Table no. 6 or direction issued from time to time whichever is higher.
- e. Number plate.
- f. Boundary wall shall be mandatory.
- g. Internal and external finishing (Plastering and whitewashing shall not be mandatory).
- h. House shall be lockable i.e.; all external doors and windows shall have to be provided with grill provided in the windows then fixing of glasses in the windows panes shall not be mandatory.
- i. No violation of Building Regulations, Zonal Plan Regulations and Master Plan should be there in the building at the time of issue of occupancy certificate.

## **6.2.2 Crèche & Day Care Centre (Use PremisesNo.2)**

### **6.2.2.1 Purpose**

Children's rooms, Playrooms / Games room, Kitchen, Dining hall, Matrons and Caretakers Accommodation, Laundry, Informal education room, Prayer Hall.

### **6.2.2.2 Permissibility**

Permissible in Residential Use Zone R1 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental and Supportive use. Permissible Land Use of plot shall be residential.

The extent of permissibility in other use zone shall be as per Planning Standards & Norms defined in this regulation. The Building Regulations for Crèche & Day Care Centre shall be same as those of residential building in Use Zone R1.

### **6.2.2.3 Incidental Uses**

Support facilities directly related to Crèche & Day Care Centre up to 5% of FAR.

## **6.2.3 Vending Zone/Pay booth/Kiosk (Use Premise No.4)**

### **6.2.3.1 Purpose**

For catering to informal commercial needs such as of very local nature for various Use Zones

### **6.2.3.2 Permissibility:**

Permissible in Residential Use Zone R1 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or Supportive use. Permissible Land Use of plot shall be commercial.

The extent of permissibility shall be as per Planning Standards & Norms defined in this Regulation.

**Plot Area Maximum Size 50 Sq.m**

**Ground Coverage            60%**

**F.A.R.                                1.20**

**Height Restriction            7.50**

**Note : Setback shall be as per Table No. 2**



## 6.2.4 Group Housing – Flatted & Cluster Type (Use PremisesNo.5)

**6.2.4.1 Minimum Plot Area**– 2000 sq.m. However, the Authority may revise this limit by recording the reason. Permissible Land Use of plot shall be residential.

### 6.2.4.2 Maximum permissible Ground Coverage, FAR & Other Parameters :

- |      |                                 |  |
|------|---------------------------------|--|
| i.   | Ground coverage:                | 35 % up to 40000 sq mts.<br>40% above 40000 sq. mt.  |
| ii.  | Floor Area Ratio:               | 3.50   |
| iii. | Height:                         | No limit.<br>For buildings above 30 meters in height, clearance from Airport Authority shall have to be taken. |
| iv.  | Density :<br>Family size: (4.5) | 2100 PPH<br>As mentioned in the sector layout plan or decided by the authority for a particular scheme         |

### 6.2.4.3 Setbacks

Setback shall be as per Table no. 2

### 6.2.4.4 Other Provisions:

No limit for buildings above 30.0 m in height, clearance from Airport Authority shall have to be taken as decided by the Authority.

1.No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:

- i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Watchman Shelters and Watch Towers with following provisions:
  - No projection of watchman shelters and watch towers shall be allowed outside the plot line.
  - Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

Sr. No.	Plot Size (Acres)	Total area for watchman shelter and watch tower (Sq.m)	Maximum area under each watchman and shelter (Sq.m)	Maximum area under each watch Tower (Sq.m)
1	Up to 0.5	15.0	15.0	5.0
2	Above 0.5 - 10	30.0	24.0	5.0
3	Above 10 -25	45.0	24.0	5.0
4	Above 25 - 50	60.0	24.0	5.0
5	Above 50 - for an additional 50	An additional 10 and part thereof	24.0	5.0

- iv) The following features shall be permitted after leaving minimum 6.0 m open corridor for fire tenders.
- Meter room as per norms of Electricity Authority.
  - Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - Other features as mentioned in Table 3.
  - Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
- Open generator set, filtration plant, electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

2.Floor Area Ratio shall include:

- Mezzanine.
- The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- Meter room as per Electricity Authority norms.

3. Floor Area Ratio shall not include:

- i) A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) In plots bigger than 10,000 sq.m. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
- iv) Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping.
- v) Balconies up to 1.5 m width free from FAR (in case it is more than 1.5 m, half of area beyond 1.5 m shall be included in FAR) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.
- ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

- x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
  - xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10,000 sq.m.
  - xii) In multistorey buildings service floor may be allowed after 4 nos. of floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m. from floor to bottom of the beam.
4. All the common facilities prescribed below will have to be provided and shall be counted in the prescribed FAR of Group Housing. Shops and community facilities as per population norms as specified in the earlier lease deed. In case of plots where minimum population required for provision of convenient shopping is not achieved then:
- a) Area for shopping and commercial activities equivalent to 1% permissible FAR of the plot area shall be allowed.
  - b) Minimum four kiosks of 4.0 sq.m of carpet area and two shops of 10.0 sq.m carpet area shall be provided mandatorily.
  - c) Maximum height of shops and kiosks shall be 4.0 m from floor to ceiling.
  - d) However, shops may be allowed as integral part of group housing building on the ground floor.
5. 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in ground coverage.
- 1. Canopy projections of area as mentioned in table (04) in the annexure, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
  - 2. Loft up to maximum height of 1.50 m.
  - 3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  - 4. Watchmen / Security shelters and watch towers.
  - 5. Garbage shafts, lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).

6. Fire escape staircases.
  7. Toilet blocks for visitors, drivers, guards etc. on ground floor only.
  8. Mumty, machine room for lifts.
  9. Cupboards upto a depth of 0.60 m. and 1.80 m.in length.
  10. Bay window upto a depth of 0.60 m. and 2.0 m length.
  11. Refuge area as per definition for fire evacuation in National Building Code, 2005.
  12. Sewage treatment plant, water treatment plant, garbage collection center, Electric sub-station, service ducts, community hall, religious building, milk and vegetable booth, school & crèche.
  13. Covered walkways and pathways.
  14. Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.
- 6.Distance between two adjacent building blocks shall be minimum 6.0 m to 16.0 m, depending on the height of blocks. For building height up to 18.0 m, the spacing shall be 6m.and thereafter the spacing shall be increased by 1.0 m for every addition of 3.0 m in height of building subject to a maximum spacing of 16 m. as per National Building Code -2005. If the blocks have dead-end sides facing. Each other, then the spacing shall be maximum 9.0 m. Instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m space between two blocks.
- 7.The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording the reasons.
- 8.In density calculation each servant quarter will be reckoned as half dwelling unit. (Standard size of the family for a dwelling unit for density purpose is 4.5 persons)
- 9.A group housing shall conform to the provisions of the Sector Plan and Zonal Development Plan or scheme (if any) of the area, in terms of setbacks, ground coverage, Floor Area Ratio and height restrictions.
10. The provisions contained in this regulation shall not apply to housing for economically weaker sections and low-income group schemes undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government. The Authority may decide the norms for setback, Ground coverage F.A.R. height, density, parking etc. for specific projects of these groups

depending upon the size of plot, width of Road, availability of infrastructure, etc. by recording the reasons.

11. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m, except wherever height of equipment such as electric generator, airconditioner, fire hydrant etc. is more than 4.50 m, additional height equivalent to height of equipment may be permitted. In case of Automatic/semiautomatic/ mechanized parking facility also more than 4.50 m, additional height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
12. The height of basement shall be maximum 1.50 m up to bottom of the slab above the top of the drain. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
13. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
14. In case of group housing having more than two storeys, steps must be taken to ensure water at higher floors. For this purpose, booster pumps and overhead tanks may be installed.
15. At least one of the lifts provided shall be of the specification of goods lift.
16. Minimum covered area required shall be as follows:

Sr. No.	Plot Size (Sq.m)	Minimum Built Up Area (As % of Total Permissible FAR)
1	Up to 4000	50
2	Exceeding 4000 but not exceeding 10,000	40
3	Exceeding 10,000 but not exceeding 20,000	35
4	Exceeding 20,000 but not exceeding 1,00,000	30
5	Exceeding 1,00,000 but not exceeding 2,00,000	25
6	Exceeding 2,00,000 but not exceeding 4,00,000	20
7	Above 4,00,000	15

**Note:** No further time extension shall be required if the completion/occupancy has been taken by the allottee as per table mentioned above. The above-mentioned completion/occupancy requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

- i) However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion/occupancy of minimum area.

- ii) In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000 sq.m built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

17. Provision of following item in building shall be mandatory for issue of completion/occupancy certificate:

- i) Flooring i.e., hard surface and finished floors for common areas or/and public use areas.
- ii) Electrical wiring.
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher shall be strictly adhered to.
- v) Number plate and illumination board as per direction amended or direction issued from time-to-time.
- vi) Internal and external finishing (Plastering may not be mandatory).
- vii) Boundary wall and gates shall be mandatory.
- viii) Buildings shall be lockable i.e., all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
- ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x) Any other special provision as mentioned in the lease deed.
- xi) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## **6.2.5 Convenient Shopping Center (Use PremisesNo.6)**

### **6.2.5.1 Purpose**

For Retail and daily needs convenient shops at cluster level (F1).

### **6.2.5.2 Permissibility**

- i. Permissible in Facility Use Zone F1 as main use and in other use zone as

described in chapter-II in this Regulations incidental and supportive use.  
Permissible Land Use of plot shall be commercial.

- ii. Plot Area Min 20.0 Sq. Meter to Max 500 Meter
 

Ground Coverage:	60%
F.A.R :	1.50
Height Restriction :	15.0 M
Set-Back:	Plot size upto 100 sq.m – Only Front Setback- 1.5 M Plot size above 100 sq.m upto 500 sq.m - Setback as per Table No. 2
- iii. Shops located on master plan roads shall not be treated within this premises uses and shall be covered under premises use no-23.
- iv. Parking requirement: One parking space for 50 sq. mtrs of Permissible FAR Area.

## **6.2.6 Hawkers Area / Grocery Market (Use Premises No.7)**

### **6.2.6.1 Purpose**

For Open air or under sheds-Bazar area, Market place at cluster level (F1)

### **6.2.6.2 Permissibility**

Permissible in Facility Use Zone F1 as main use and in other use zone as described in chapter-II in this Regulation as incidental and supportive use. Provision of garbage disposal @ 5% of plot area and Provision of Public Convenience unit shall be made as per the size of marketplace. Permissible Land Use of plot shall be commercial.

## **6.2.7 Commercial Facilities (Use Premises No-8, 23, 24,42,44,71,74)**

Commercial/Professional Offices/Office Institutional (Use Premises No.8 & 24), Sector Shopping Complex (Use Premises No-23), Cinema/Multiplex (Use Premises No -42), Community Centre, Godown/Warehousing/ Chilling Plant /Cold Storage (Use premises No-44), Hotel (Use Premises no-71) Multiplex cum Hotel (Use Premises no-74)

### **6.2.7.1 Purpose**

Offices for companies, trading service and sales, Banks and Professional services, retail and repair shops, shopping complex, community center, multiplex, cinema, hotel, multiplex cum hotel and other commercial buildings, God own/warehouse.

### **6.2.7.2 Permissibility**

Permissible in Facility Use Zone 1 as main use for Commercial/Professional Offices/ Offices Institutional, Use Zone F2 as main use for Sector Shopping Complex, Community Centre and Use Zone F3 as main use for Cinema/Multiplex, Go-down,/warehouse, Hotel, Multiplex cum hotel and in other use zone as described



chapter-II in this Regulation as incidental and supportive use Permissible Land Use of plot in all these uses shall be commercial.

### Commercial Buildings

Ground Coverage, Floor Area Ratio & Height

Sr. No	Premise Use	Ground Coverage	FAR	Height (m)
1.	Sector Shopping Complex	40%	2.0	24.0
2.	Community Centre	30%	2.50	No Limit
3.	Commercial & professional offices	30%	2.50	No limit
4.	Office Institutional			
5.	*Hotel	40%	3.00/4.00	No limit
6.	Cinema/Multiplex	30%	2.50	No limit
7.	Multiplex cum Hotel	30%	2.50	No limit
8.	Godown/Warehousing/ Chilling Plant /Cold Storage	60%	2.00	No limit

\*Hotel - FAR : 3.00 (For areas other than Surajpur)

FAR : 4.00 ( For Surajpur area)

**Note:**

The Floor Area Ratio for Sector Shopping, Community Centre/Shopping Complex along MP roads, Shopping/commercial Centers, Office institutional and commercial/professional offices, Hotel may be allowed to old allottees as below on purchasable basis subject to maximum F.A.R. as listed in the above table on terms and conditions enumerated in Chapter-IX of this regulation:

Plot Location	FAR
Plots on roads of 18.0 m width	30% of F.A.R. allotted to him at the time of allotment
Plots on roads of more than 18.0 m	40% of F.A.R. allotted to him at the time of allotment

- i. The FAR for warehousing/go-downs may be allowed to old allottees as below on purchasable basis subject to maximum F.A.R. as listed in the above table on terms and conditions enumerated in Chapter-IX of this regulation:

Plot Location	FAR
Plots on roads of 18.0 m width	1.75
Plots on roads of more than 18.0 m	2.00

#### 6.2.7.3 Other Provisions

1. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:

- i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Watchman Shelters and Watch Towers with following provisions:
  - No projection of watchman shelters and watch towers shall be allowed outside the plot line.
  - Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size (Acres)	Total area for watchman shelter and watch tower (sq.m)	Max. area under each watchman shelter (sq.m)	Max. area under each watch tower (sq.m)
1	Up to 0.5	15	15	5
2	Above 0.5 up to 10	30	24	5
3	Above 10 upto 25	45	24	5
4	Above 25 upto 50	60	24	5
5	Above 50 for an additional 50	An additional 10 and part thereof	24	5

- iv) The following features shall be permitted after leaving minimum 6.0 m. open corridor for fire tenders.
  - a) Meter room as per norms of Electricity Authority.
  - b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - c) Other features as mentioned in Table 3.
  - d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
  - f) Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

## **2. Floor Area Ratio shall include:**

- i) Mezzanine.
- ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- iv) Meter room as per Electricity Authority norms.

## **3. Floor Area Ratio shall not include:**

- i) A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) In plots bigger than 10,000 sq.m. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv) Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v) Balconies (Upto 1.50 m width free) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.
- ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other

structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

- x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
  - xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10,000 sq.m.
  - xii) In multistorey buildings service floor may be allowed after 4 nos. of floors. Max. of 3 nos. of service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m. from floor to bottom of the beam.
- 4.** 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage:
- i) Canopy projections of area as mentioned in Table 4 in the Annexure, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
  - ii) Loft up to maximum height of 1.50 m.
  - iii) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  - iv) Watchmen/ Security shelters and watch towers.
  - v) Garbage shafts, lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).
  - vi) Fire escape staircases.
  - vii) Toilet blocks for visitors, drivers, guards etc. on ground floor only.
  - viii) Mumty, machine room for lifts.
  - ix) Cupboards upto a depth of 0.60 m and 1.80 m in length.
  - x) Refuge area as per definition for fire evacuation and National Building Code 2005.
  - xi) Sewage treatment plant, water treatment plant, garbage collection center, Electric sub-station, service ducts.
  - xii) Covered walkways and pathways.
  - xiii) Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

**5.** Distance between two adjacent building blocks:

Distance between two adjacent building blocks shall be minimum 6.0 m. to maximum 16.0 m. depending on the height of blocks. For building height upto 18.0 m., the spacing shall be 6.0 m. and thereafter the spacing shall be increased by 1.0 m. for every addition of 3.0 m. in height of building subject to a maximum spacing of 16 m. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005. If the blocks have dead-end sides facing each other, then the

spacing shall be maximum 9.0 m. instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m. space between two blocks.

6. The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of 1.5 Km from the boundary line of such buildings by recording reasons.
7. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.50m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.50 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
8. The height of basement shall be maximum 1.5m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
9. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
10. At least one of the lifts provided shall be of the specification of goods lift.
11. Provision of following item in building shall be mandatory for issue of completion/occupancy certificate:
  - i) Flooring i.e., hard surface and finished floors for common areas or public use areas.
  - ii) Electrical wiring.
  - iii) Plumbing work to be complete.
  - iv) **Setback shall be as per Table no. 2**
  - v) **Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher.**
  - vi) Number plate and illumination board as per direction amended or direction issued from time-to-time.
  - vii) Internal and external finishing (Plastering may not be mandatory).
  - viii) Boundary wall and gates shall be mandatory.
  - ix) Buildings shall be lockable i.e., all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
  - x) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
  - xi) Any other special provision as mentioned in the lease deed.
  - xii) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## 6.2.8 Booking Office, Cargo/Booking Office (Cargo, Road, Rail & Air Transport)(Use Premises No.9&46)

### 6.2.8.1 Purpose

Small Offices for booking of cargo by rail, road, and air.

### 6.2.8.2 Permissibility

Permissible in Facility Use Zone F1 (Booking office) and F3 (Cargo/booking office) as main use and in other Use Zones as described in Chapter-II of this regulation as incidental and supportive use. The premise use shall be permitted as commercial building. Permissible Land Use of plot shall be commercial.

**Note:** Plot Area, Ground Coverage, FAR, Height Restriction are as follows where as setbacks, parking provisions shall be as per Table 2 & 5.

i.	<b>Ground Coverage:</b>	<b>60%</b>
ii.	<b>FAR:</b>	<b>1.20</b>
iii.	<b>Height Restriction:</b>	<b>7.50 m</b>

## 6.2.9 Bank/ Post Office (Use Premises No.10)

### 6.2.9.1 Permissibility

Permissible in Facility Use Zone F1 as main use and in other Use Zones as described in Chapter-II of this regulation. The premise use shall be permitted as commercial building. Permissible Land Use of plot shall be commercial.

**Note:** Plot Area, Ground Coverage, FAR, Height Restrictions shall be as follows and setbacks, parking provisions shall be as per Table 2 & 5.

i.	<b>Ground Coverage:</b>	<b>40%</b>
ii.	<b>FAR:</b>	<b>1.50</b>
iii.	<b>Height Restriction:</b>	<b>24.0m</b>

## 6.2.10 Restaurant (Use Premises No.11)

### 6.2.10.1 Purpose

Recreational, Dinning, Cafeteria, Food joints etc. without boarding and lodging facilities.

### 6.2.10.2 Permissibility

Permissible in Facility Use Zone F1 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. The premise use shall be permitted as commercial building. Permissible Land Use of plot shall be **commercial**. Minimum plot area shall be 500 sqm.

**Note:** Ground Coverage, FAR, Height Restriction, parking provisions etc. shall be same as that of Premises Use No.6, set back as provided in Table-2 and 3.

## 6.2.11 Recreational Club (Use PremisesNo.12)

### 6.2.11.1 Purpose

Recreational and Social interaction of inhabitants.

### 6.2.11.2 Permissibility

Permissible in Open Area/ Green Area Use Zone F1 and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. The premise use shall be permitted as commercial building. Minimum plot area shall be 500 sqm. Maximum permissible Ground coverage will be 40%. Permissible Land Use of plot shall be commercial.

**Note:** FAR, Height Restriction, parking provisions etc. shall be same as that of Premises UseNo.6. Set back as provided in Table-2 and 3.

## 6.2.12 Primary School (Kindergarten/Play Group/Nursery School) (Use PremiseNo.13)

### 6.2.12.1 Permissibility

Permissible in Facility Use Zone F1 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. The facility shall be provided 1 unit for every 2500 Population in residential zone R1. Permissible Land Use of plot shall be institutional.

<b>6.2.12.2 Plot Area</b>	<b>Min.500Sq.m- Below 2000 sq.m</b>	<b>2000 Sq.m and Above</b>
<b>6.2.12.3 Ground Coverage</b>	<b>40%</b>	<b>40%</b>
<b>6.2.12.4 F.A.R.</b>	<b>1.20</b>	<b>1.20</b>
<b>6.2.12.5 Height Restriction</b>	<b>15.0M</b>	<b>15.0M</b>
<b>6.2.12.6 Set-Back</b>	<b>6.0mFront, 3.0 m all Other Sides</b>	<b>9.0 MFront 3.0m All Other Sides</b>

### 6.2.12.7 Parking shall be as per Table No. 5

## 6.2.13 Police Out Post (Use Premise No.14)

### 6.2.13.1 Permissibility

Permissible in Facility Use Zone F1 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be public amenities.

### 6.2.12.2 Plot Size

Maximum 200 Sq.m.

Note: Ground Coverage, FAR, Height Restriction **shall be as follows** while setbacks, parking provisions etc. same as that of Premises Use No.6

- i. Ground Coverage: 40%**
- ii. FAR: 1.50**
- iii. Height Restriction: 24.0M**

**6.2.14. Hostel/Guest Houses (Boarding Houses Company Guest House, Inspection Bungalow, Lodging House, Dharamshala)(Use PremisesNo.17& 18)**

**6.2.14.1 Purpose**

Providing Lodging and Boarding facilities to non-resident / floating population with or without fooding / mess.

**6.2.14.2 Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. Minimum plot size 1000 sq.m. and other planning standards shall be as per chapter 3. Permissible Land Use of plot shall be commercial.

Note: **Ground Coverage**, FAR, Height Restriction, **shall be as follows** while **setbacks and parking provisions etc. shall be as per Table No. 2 &5 :**

<b>i</b>	<b>Ground Coverage</b>	<b>45%</b>
<b>ii</b>	<b>FAR</b>	<b>1.50</b>
<b>iii</b>	<b>Height Restriction</b>	<b>No Limit</b>

**6.2.15. Barat Ghar/Banquet Hall/Community Hall(Use PremisesNo.19)**

**6.2.15.1 Purpose**

Assembly Hall/Party Hall with dinning and 4-6 lodging rooms, catering, and kitchen facility etc.

**6.2.15.2 Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones as described in Chapter-II of this regulation's incidental or supportive use. Permissible Land Use of plot shall be commercial.

**6.2.15.3 Plot Size**

**Minimum Plot Area: 1500 sq.m**  
Maximum Plot Area: 4000 Sq.m. in F2.



#### 6.2.15.4 **Ground Coverage**

Maximum Ground Coverage: **30%**

#### 6.2.15.5 **FAR**

Maximum F.A.R. 1.50

#### 6.2.15.6 **Height**

Maximum Height **24 M**

Note: The Setback shall be same as that of table 2 & 3 and **Parking shall be as per Table no. 5**

#### 6.2.15.7 **Minimum Frontage and Road Width 24.0m**

#### 6.2.16. **Night Shelter/Rain Basera (Use Premises No.21)**

##### 6.2.16.1. **Purpose**

Providing night shelter facilities for poor and destitute.

##### 6.2.16.2. **Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be public amenities.

Note: Plot Size and building parameters such as ground coverage, FAR etc. as per the requirement and assessed by CEO.

#### 6.2.17. **Orphanage (Use Premises No.22)**

##### 6.2.17.1. **Permissibility**

Permissible in Facility Use Zone F2 as main use and in other use zone as described in chapter-2 as incidental or supportive use.

**Minimum area of the plot and planning standards shall be as per chapter 3.**

Maximum Plot Area: 4000 Sq.m. Permissible Land Use of plot shall be residential.

Note: Building Regulations **shall be as follows:**

- i. **Ground Coverage: 40%**
- ii. **FAR: 1.50**
- iii. **Height Restriction: 15.0 M**

**Setback and Parking Provisions shall be as per Table No. 2 & 5**

#### 6.2.18. **Cultural Centre (Use Premises No.26)**

##### 6.2.18.1. **Permissibility**

Permissible in Facility Use Zone F2 as main use and in other use zone F3/P2/A2 as incidental or supportive use. Maximum Plot Area: 4000 Sq.m. Permissible Land Use

of plot shall be commercial.

Note: Building Regulations shall be as follows:

- i. **Ground Coverage:** 40%
- ii. **FAR:** 1.50
- iii. **Height Restriction:** 24.0 M

**Setback and Parking Provisions shall be as per Table No. 2 & 5**

**6.2.18.2. Minimum Plot Size, Frontage and Road Width**

Minimum Plot Size: 1500 sq.m

Minimum Road Width: 24.0 m

**6.2.18. (A) Religious Centre (Use Premises No.27)**

**6.2.18.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be public amenities.

Note: Plot Size and building requirements as per requirements as assessed by CEO.

- i. **Ground Coverage:** 40%
- ii. **FAR:** 1.50
- iii. **Height Restriction:** No Limit

Setback and Parking shall be as per Table No. 2 & 5

**6.2.19. Clinical Laboratory / Dispensary (Use Premises No.29)**

**6.2.19.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and in other use zone as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be commercial.

**6.2.19.2. Plot Size**

Minimum Plot Area :300 sq.m

Maximum Plot Area: 1000 Sqm

**6.2.19.3. Ground Coverage**

Maximum Ground Coverage: 60%

**6.2.19.4. F.A.R.**

Maximum F.A.R. 1.00

**6.2.19.5. Height Restriction**

Maximum Height 10 M

**6.2.19.6. Set-Back & Parking**

Setback shall be same as Premises Use No.30

**Parking shall be as per Table No. 5**

**6.2.20. Nursing Home (Use Premises No. 30)**

**6.2.20.1. Purpose**

For Treatment Diagnosis and Health Care at Sector level 1 for 16000 populations.

**6.2.20.2. Permissibility**

Permissible in Use Zone F2 as main use and in other Use Zones i.e., F3& M3 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in this Regulation. Permissible Land Use of plot shall be commercial.

**6.2.20.3. Area ofPlot**

Minimum area of plot shall be 500 sq.m. having minimum of 15 m wide frontage and shall be located on the road having minimum width of 12 m. The maximum plot size shall be 1000 Sq.m.

**6.2.20.4. F.A.R. and Ground Coverage**

Maximum ground coverage and FAR shall be **40% and 1.20** respectively.

**6.2.20.5. Height**

**No Limit.**

**6.2.20.6. Set-back &Parking.**

**Setback and** Parking Provisions shall be as per Table No. 2 &5

**6.2.21. Hospital (Use PremisesNo.31)**

**6.2.21.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and in Use Zones F3 as incidental or Supportive use for activities permitted in Indian Public Health Standards (IPHS), Ministry of Health and Family Welfare, Govt. of India. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in this Regulation. Permissible Land Use of plot shall be commercial.

**6.2.21.2. Plot Size**

Minimum 0.25 Hect to 0.5 H for hospitals upto 100 beds  
Minimum 0.5 Hect to 1.0 H for hospitals from 100 to 200 beds  
**2.0 Hect. for 300 bed, 4.0 Hect. for 500 beds.**

**6.2.21.3. Maximum Permissible Ground Coverage**

Maximum Ground Coverage: 35%

**6.2.21.4. Maximum Permissible F.A.R.**  
**Maximum FAR: 2.75**

**6.2.21.5. Set Back**

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

**6.2.21.6. Height Restrictions:**  
**No Limit**

**6.2.21.7. Parking :**  
**Parking shall be as per Table No. 5**

**Note:** Additional land for residential facility -2 Hect (maximum)  
Building Regulation for residential facility shall be as per use zone R1/R2.  
(\*substituted as per the revision approved by UPSIDA in its 31st meeting dated 17th Jan 2019)

**6.2.22. Warehousing and Logistics Unit/Park\* (Use Premises No.50a)**

**6.2.22.1. Permissibility**

Permissible in Industry Use Zone M0, M1, M 2, M3& M4 Permissible Land Use of plot shall be industrial.

Note: Building Regulations **shall be as follows:**

- i. **\*Ground Coverage: 60%**
- ii. **\*FAR: As per use premise no. 48**
- iii. **Height Restriction: No Limit**

**\*As per existing UP Warehousing & Logistics Policy 2022 and subject to its amendment from time to time.**

**Setback and Parking shall be as per use premise no. 48**

**6.2.23. Primary School (Use Premises No.32)**

**6.2.23.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones F3/F1as incidental or supportive use. Permissible Land Use of plot shall be institutional. Primary school in this premise use shall be for Class 1- Class 5

**6.2.23.2. Plot Size**

Area of the plot and other planning standards shall be as per chapter 3.

**6.2.23.3. Ground Coverage**  
Maximum Ground Coverage: **40%**

**6.2.23.4. F.A.R.**  
Maximum F.A.R. **1.20**

**6.2.23.5. Set-Back**  
Front: 9.0 M  
All other sides: 6.0 M

Parking requirement: off-street parking 0.10-hectare max. parking within premises shall be 1.5 ECS per 100 sqm FAR area.

Min Distance between 2 units in a use zone shall be 200 m crow fly distance.

**6.2.23.6. Height Restriction**  
**15.0 M**

#### **6.2.24. Secondary School (Use PremisesNo.33)**

##### **6.2.24.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones F3 as incidental or supportive use. Minimum area of the plot and other planning standards shall be as per chapter 3. Permissible Land Use of plot shall be institutional.

Secondary school in this premise use shall include junior secondary school for class 1- class 8 and senior secondary school upto Class 12.

**6.2.24.2. GroundCoverage**  
Maximum Ground Coverage: 35%

**6.2.24.3. F.A.R.**  
Maximum F.A.R. **1.20**

**6.2.24.4. Set-Back**  
Front: 9.0 M  
All other sides: 6.0 M

**6.2.24.5. Height Restriction**  
**24.0 M**

**Parking provisions shall be as per Table No. 5**

#### **6.2.25. Degree College (Use PremisesNo.34)**

**6.2.25.1. Permissibility**  
Permissible in Facility Use Zone F3 as main use and in other Use Zones F2 as

incidental or supportive use. Minimum area of the plot and other planning standards shall be as per chapter 3. Permissible Land Use of plot shall be institutional.

**6.2.25.2. Ground Coverage**

Maximum Ground Coverage: 35%

**6.2.25.3. F.A.R.**

Maximum F.A.R.: 1.50

**6.2.25.4. Set-Back**

- i. Front: 9.0M
- ii. All othersides: 6.0M

**6.2.25.5. Incidental Uses**

Residential Hostel as per chapter 3. Building Parameters such as ground coverage, FAR, set-back etc. same as premises use no. 17 shall apply.

**6.2.25.6. Height Restriction**

**No Limit**

**Parking provisions shall be as per Table No. 5**

**6.2.26. Petrol Pump /EV Charging Stations/CNG Stations(Use Premises No.35)**

**6.2.26.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and supportive use zone F3/M3. Permissible Land Use of plot shall be **commercial**.

**6.2.26.2. Dimensions ForPlot**

**a. Petrol Filling Station**

- i. 30mt X17 mt**

**b. Filling Station cum Service Station**

- ii. 30 mt X 36 mt**

**6.2.26.3. Norms For Ground Coverage F.A.R Setbacks Height**

**Petrol Filling Cum Service Station/EV Charging Station/CNG Station**

- i. Ground Coverage: **30%**
- ii. F.A.R: **0.50**
- iii. Front Setback: 3.0 Mt
- iv. Height: **15.0 Mt**

**Other Requirements**

- i. Minimum of 80 sqm. of parking area shall be provided for every petrol filling station / petrol filling station-cum-service station.
- ii. Permission for petrol filling station / petrol filling station-cum- service

station shall be granted at a minimum distance of 30mt. from the intersection of development plan roads.

- iii. There should not be any such obstruction near the petrol filling station/ petrol filling station-cum-service station which obstructs the visibility of traffic on the road to the vehicles entering in or going out of the station.
- iv. Minimum width of roads for entry and exit to every petrol filling station/ petrol filling station-cum-service station shall be 9.0 mts.
- v. Provision of a buffer strip with minimum length and width of 12.0m. and 3.0mts. respectively, shall essentially be provided between the zonal road and petrol filling station / petrol filling station-cum-service station.
- vi. Firefighting provisions shall be ensured as per the rules.
- vii. Other provisions as required by the Indian Petroleum and Explosive Act shall apply

**Note:**

- i. Construction of canopy shall be permissible in the form of temporary structure within the set-back line and its minimum height from the ground level shall be 6 mts.
- ii. The mezzanine floor, if constructed, shall be counted in F.A.R.
- iii. For plots located either in urbanisable Area or Agricultural Use and admeasuring more than 33mts.X 45mts., the permissible ground coverage and FAR shall be equivalent to the ground coverage and FAR prescribed for 33mts.X 45mts. plot size.

**6.2.26.4. Other Incidental Uses**

“Kiosk” (Facility use) with maximum area of 10 sqm. shall be permitted for the convenience of customers within the permissible ground coverage of petrol filling station / petrol filling station-cum service station for use for marketing of lubricating oil, ATM, air compressor for air filling in vehicles, tyre repair shop etc.

**6.2.27. Dharam kata/Weigh Bridge (Use Premises No.36)**

**6.2.27.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and use zone F3/M0/M1/M2/M3/M4/M5/A1as incidental or supportive. The planning standard in these use zones shall be as per chapter-3 of this Regulation. Permissible Land Use of plot shall be commercial.

**6.2.27.2. Ground Coverage**

Maximum Ground Coverage: 25%

**6.2.27.3. F.A.R**

Maximum Permissible F.A.R: 0.25

**6.2.27.4. Height Restriction**

Maximum Permissible Height: 7.5 M

Set back shall be as per Table-2 & 3.

Parking requirement as per Chapter-XI of this regulation shall apply.

**6.2.28. Garage / Workshop (Use PremisesNo.37)**

**6.2.28.1. Purpose**

For Garage and Workshop, Licensed Service Station.

**6.2.28.2. Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones i.e., F3/M0/M1/M3as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in this Regulation. Permissible Land Use of plot shall be industrial.

**6.2.28.3. Ground Coverage**

Maximum Ground Coverage: 40%

**6.2.28.4. F.A.R**

Maximum Permissible F.A.R: 0.8

**6.2.28.5. Height Restriction**

Maximum Permissible Height: 7.5 M

Set back shall be as per Table-2 & 3.

Parking requirement as per chapter-XI of this regulation shall apply.

**6.2.28.6. Plot Size**

**Minimum Plot Size – 1000 sq.m**

**6.2.29. Educational Institution/ Technical Centre (Use PremisesNo.38)**

**A. Educational Institution**

**6.2.29.1. Purpose**

For Educational Institutions, Engineering College, Medical College, Management Instt.,

**6.2.29.2. Permissibility**

Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e., M2/M3/M4as incidental or Supportive use. The planning standards forth is premises use in supportive use zones shall be as per chapter-III of this Regulation. Permissible Land Use of plot shall be institutional.



**6.2.29.3. Plot Size**

As per prevailing AICTE, Medical Council of India and Technical Education Board Norms.

**6.2.29.4. Ground Coverage**

Maximum Ground Coverage: 35%

**6.2.29.5. F.A.R.**

Maximum F.A.R. 1.50

**6.2.29.6. Height Restriction**

Maximum Permissible Height: No Limit

**6.2.29.7. Set-Back**

1. Front: 9.0 M
2. All other sides: 6.0 M

**6.2.29.8. Other Incidental Uses**

Staff Housing up to 15% of permissible FAR.

Hostel and support facilities up to 35% of permissible FAR

Parking requirements as per chapter-XI shall apply.

**B. Training and Skill Up gradation Centre**

**Permissibility**

Same as for educational institutions

**Ground Coverage**

Maximum Ground Coverage: 35%

**F.A.R**

Maximum F.A.R. 1.80

**Height Restriction**

Maximum Permissible Height: No Limit

**Set-Back**

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

**Other Incidental Uses**

Staff Housing up to 15% of permissible FAR  
Hostel and support facilities up to 35% of permissible FAR  
Parking requirements as per chapter-XI shall apply.

### 6.2.30. Research & Development Centre (Use Premises No.39)

#### 6.2.30.1. Purpose

For Research and Development Centre.

#### 6.2.30.2. Permissibility

Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e., M2/M3/M4. Permissible Land Use of plot shall be institutional.

#### 6.2.30.3. Plot Size

Minimum Plot Size – 1000 sq.m

Large campuses upto 8 Hectare

#### 6.2.30.4. Ground Coverage

Permissible Ground Coverage: 35%

#### 6.2.30.5. F.A.R

Maximum Permissible F.A.R: 1.50

#### 6.2.30.6. Height Restriction

Maximum Permissible Height: No Limit

#### 6.2.30.7. Set-Back

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

#### 6.2.30.8. Other Incidental Uses

Staff Housing Up To 15% Of Permissible FAR  
Hostel And Support Facilities Up To 35% Of Permissible FAR  
Parking Requirement as Per Chapter-XI Of This Regulation Shall Apply.

### 6.2.31. Information Technology Park (Use Premises No.40)

#### 6.2.31.1. Purpose

For setting up Units in IT sector, ITES sector, BPO's, KPO's, software development sector, computer hardware industries, internet, telecom services and other units in IT/ Internet and other Information based industries.

The area allotted for IT activities listed above shall be minimum 75% of the covered area. IT park shall contain technological infrastructure like optic fiber connectivity, Broad band connectivity, Wi-Fi access, Video conferencing facilities etc.

**6.2.31.2. Permissibility**

Permissible in Industrial Use Zone M3 as main use and in other Use Zones F3, M2 and M4 as incidental and supportive use. Permissible Land Use of plot shall be industrial.

**6.2.31.3. Plot Area**

The minimum plot area for IT Park shall be 5 hectares.

**6.2.31.4. \*Ground Coverage & FAR**

Maximum permissible FAR for IT park shall be **3.0 + 1.0(Purchasable)**. Max permissible ground coverage shall be **30%**.

**\* As per IT &ITeS Policy of Uttar Pradesh-2022 and subject to its amendment from time to time.**

**6.2.31.5. Height Restriction**

Maximum Height: **No Limit**

**6.2.31.6. Set Back**

Setback as per Table No.2

**6.2.31.7. Approach Road**

Approach Road Minimum Width – 30 Mts. Wide

**6.2.31.8. Parking Provision**

Minimum Parking	3.0 Equivalent Car Space per 100 sqm. of covered area
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**6.2.32. Museum / Planetarium (Use PremisesNo.41)**

**6.2.32.1. Permissibility**

Permissible in Facility Use Zone F3, as main use and in other Use Zone i.e., P2/P3 as incidental or supportive use. The extent of permissibility in these use zones shall be as per this Regulation. Permissible Land Use of plot shall be public amenities.

**6.2.32.2. Plot Area**

Minimum size: 4000 Sq.m.

**6.2.32.3. Ground Coverage**

Maximum Ground Coverage: **30%**

**6.2.32.4. F.A.R**

Maximum Permissible F.A.R: **1.50**

**6.2.32.5. Height Restriction**

Maximum Permissible Height: **No Limit**

**6.2.32.6. Set Back**

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

Parking provisions shall be as Table No. 5

**6.2.33. Wholesale Trade (Use PremisesNo.43)**

**6.2.33.1. Permissibility**

Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e., F2/M0/M1/A1 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per this Regulation. Permissible Land Use of plot shall be commercial.

**6.2.33.2. Ground Coverage**

**Maximum Ground Coverage: 60%**

**6.2.33.3. F.A.R**

**Permissible F.A.R: 1.20**

**6.2.33.4. Height Restriction**

**Permissible Height: No Limit**

**6.2.33.5. Set-Back**

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

Parking provisions shall be as Table No. 5

**6.2.34. Transport Nagar (Use PremisesNo.45)**

**6.2.34.1. Permissibility**

Permissible in Facility Use Zone F3 as main use and in other Use Zones M3 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per this Regulation. Permissible Land Use of plot shall be commercial.

Note: The activities within this premise shall be as per applicable building regulations.

### **6.2.35. Bus Depot / Terminal (Use PremisesNo.47)**

#### **6.2.35.1. Permissibility**

Permissible in Facility Use Zone F3 as main use. Permissible Land Use of plot shall be public amenities.

#### **6.2.35.2. Ground Coverage**

Maximum Ground Coverage: 30%

#### **6.2.35.3. F.A.R**

Maximum F.A.R: 75

#### **6.2.35.4. Height Restriction**

Maximum Height: 15 M

#### **6.2.35.5. Set-Back**

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

#### **6.2.35.6. Plot Size**

**Min Area : 4000 sq.m**

*(1No. for 1,00,000 population)*

### **6.2.36. Truck Terminal (Use Premises No.75)**

#### **6.2.36.1. Permissibility**

Permissible in Facility Use Zone F3 as main use only. Permissible Land Use of plot shall be industrial.

#### **6.2.36.2. Minimum Plot Size**

Minimum Plot Size for Truck Terminal shall be 1.0 Hectare.

#### **6.2.36.3. Ground Coverage**

Maximum Ground Coverage: 30%

#### **6.2.36.4. F.A.R**

Maximum F.A.R: 0.8

Purchasable F.A. R.: purchasable F.A.R. shall be available as per chapter-IX.

#### 6.2.36.5. Incidental Use

Upto 15% of achieved FAR shall be permitted as incidental Use for following services:

- i. Maintenance Workshop
- ii. Driver Dormitory
- iii. Canteen for Drivers
- iv. Administrative office & ATM Incidental Uses shall be included in FAR

#### 6.2.36.6. Set-Back

- i. Front: 9.0 M
- ii. All other sides: 6.0 M

#### 6.2.37. Industrial Plots-General (Use PremisesNo.48)

##### 6.2.37.1. Permissibility

General - Permissible in M0 as main use zone. Permissible Land Use of plot shall be industrial.

##### 6.2.37.2. Ground Coverage

The Ground Coverage for Industrial Plots shall be as follows.

Sr.no	Plot Size	Ground Coverage as % of plot size
1	Upto 100 sq.m	60%
2	101-450 sq.m	60%
3	451-2000 sq.m.	55%
4	2001-12000 sq.m	55%
5	12001-20000 sq.m	55%
6	Above 20000 sq.m	55%

##### 6.2.37.3. F.A.R.

The Floor Area Ratio for Industrial Plots shall be as follows.

Sr.no.	Plot Area	Floor Area Ratio
1	Upto 100 sq.m	1.20
2	101-450 sq.m	1.00
3	451-2000 sq.m.	0.80
4	2001-12000 sq.m	0.70
5	12001-20000 sq.m	0.65
6	Above 20000 sq.m	0.60

#### 6.2.37.4. Set-Backs

The Setbacks Industrial Buildings shall be follows:

Sr.No.	Plot Area	Setbacks (In mts)			
		Front	Rear	Side-1	Side-2
1	Upto 100	3.0	-	-	-
2	101-200	3.0	-	-	-
3	201-300	4.5	1.5	1.5	-
4	301-400	4.5	3.5	2.0	-
5	401-500	4.5	3.5	2.0	-
6	501-600	4.5	3.5	3.0	-
7	601-1000	4.5	3.5	3.0	3.0
8	1001-5000	9.0	4.5	4.5	4.5
9	5001-30000	9.0	9.0	4.5	4.5
10	More than 30000	15.0	9.0	9.0	9.0

Purchasable FAR shall be applicable as per provisions in Chapter-IX.

6.2.37.5. Parking Provisions shall be as Table No. 5

#### 6.2.38. Industrial Plots-Polluting (Use PremisesNo.49)

##### 6.2.38.1. Permissibility

Permissible in M1 as main use zone and permissible in M0 as supportive use zone. Permissible Land Use of plot shall be industrial.

Note: All Building Regulations same as Premises Use no.48

#### 6.2.39. Industrial Plots- Non-Polluting (Use PremisesNo.50)

##### 6.2.39.1. Permissibility

Permissible in M2 as main use zone and permissible in M3 & M4 as supportive use zone. Permissible Land Use of plot shall be industrial.

Note: All Building Regulations same as Premises Use no.48

#### 6.2.40. Industrial Plots-Service (Use PremisesNo.51)

##### 6.2.40.1. Permissibility

Permissible in M3 as main use zone and permissible in M2 & M4 as supportive use zone. Permissible Land Use of plot shall be industrial.

Note: All Building Regulations same as Premises Use no.48

#### **6.2.41. Flatted Factory (Use Premises No.52)**

##### **6.2.41.1. Purpose**

For Industrial uses as specified in this Regulation.

##### **6.2.41.2. Permissibility**

Permissible in Industrial Use Zone M4 as main use and in other Use Zone i.e.M3. The extent of permissibility in other use zones shall be as per this Regulation. Flatted Factories would be allowed only on road width beyond 18 meters. Permissible Land Use of plot shall be industrial.

##### **6.2.41.3. Plot Area**

Minimum Plot Size 4000 sq.m.

##### **6.2.41.4. Ground Coverage & F.A.R.**

Note: Building Regulations shall be as follows:

Ground Coverage: 50%

F.A.R.: 2.00

##### **6.2.41.5. Setback and Parking**

Setback shall be as per Premise Use No. 48

Parking Provisions shall as per Table No. 5

#### **6.2.42. House-Hold Industry (Use Premises No.53)**

##### **6.2.42.1. Permissibility**

Permissible in Household Industry Use Zone M5 as main use & in other use Zone i.e., F1, F2, F3, M3&M4. Permissible Land Use of plot shall be industrial.

Note: All Building Regulations same as Premises Use no.48

#### **6.2.43. A EMC/ESDM Parks and Units (Use Premises No.53A)**

##### **6.2.43.1. A. Permissibility**

Permissible in Industry Use Zone M0, M1, M2, M3&M4

Permissible Land Use of plot shall be industrial.

Maximum Permissible FAR: 3.0+1.0 (Purchasable)

Note: All Building Regulations same as Premises Use no. 50

#### **6.2.44. B E-Waste Handling Units (Use Premises No.53B)**

##### **6.2.44.1. B. Permissibility**

Permissible in Industry Use Zone M0, M1, M2, M3&M4



Permissible Land Use of plot shall be industrial.

Note: All Building Regulations same as Premises Use no. 50

**6.2.45. Gas Go down (Use PremisesNo.54)**

Permissible in Use Zone M1 as main use & in other Use Zone i.e., M0/P3. Permissible Land Use of plot shall be commercial.

**6.2.45.1. Approach Road**

- i. Minimum width of approach road to the plot shall be 18 mts.

**6.2.45.2. Plot Area**

- i. Minimum area of the plot shall be 1000 sqm.
- ii. Maximum area of the plot shall be 4000 sqm.

**6.2.45.3. Set-Back**

Minimum set back on all sides of the plot shall be 9.0 mts.

**6.2.45.4. Size Of Shed**

Minimum size of the shed for LPG Go down shall be 12m x 15m.

**6.2.45.5. Height Of Building**

The minimum height of the Gas go down shall be 15.0 mts. and no construction shall be allowed over it.

**6.2.45.6. Ventilation**

For ventilation purpose, minimum 10% of the floor area shall be in the form of windows and ventilators etc.

**6.2.45.7. Other Requirements**

- i. Gas godown shall be constructed with non-combustible materials.
- ii. No Objection Certificate shall be obtained from the local Fire Brigade Authority and Chief Controller, Explosives, for the construction of Gas godown.

**6.2.45.8. Ground Coverage, FAR**

Ground Coverage: 25%  
FAR: 0.25

Parking : Parking Provisions shall as per Table No. 5

**6.2.46. Park & Playground (Use PremisesNo.55 & 56)**

**6.2.46.1. Permissibility**

Park- Permissible in Green Area Use Zone P1 as main use & in all other Use Zones as incidental and supportive use. Permissible Land Use of plot shall be park, open space, and green belt.

**Playground** - Permissible in Green Area Use Zone P1 as main use & in other Use Zone i.e.P2/F3/R2/R1as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

**6.2.46.2. Ground Coverage, FAR and Height**

Maximum Coverage: 5%  
 FAR: 0.05  
 Height: No Limit

**6.2.47. Sports Centre/ Complex (Use PremisesNo.57)**

**6.2.47.1. Permissibility**

Permissible in Open Area Use Zone P2 as main use & in other Use Zone i.e., Agriculture P3/A1/A2/F3 as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

**6.2.47.2. GROUND COVERAGE :** Permissible Ground Coverage: 20%

**6.2.47.3. F.A.R :** Permissible F.A.R: **0.40 + 0.20(Purchasable)**

**6.2.47.4. HEIGHT RESTRICTION :** Maximum Permissible Height: **No Limit**

**SETBACK AND PARKING :**

Setback and Parking Provisions shall be as per Table no. 2 & 5

**6.2.47.5. PLOT SIZE :**

Min Plot Size = 8.00 ha

**6.2.48. Swimming Pool (Use Premises No.58)**

**6.2.48.1. Permissibility**

Permissible in Open Area Use Zone P2 as main use & other Use Zone i.e., Agricultural P3/F2/F3/R2/A1/A2 as incidental and supportive use. Permissible Land Use of plot shall be park, open space, and green belt.

**6.2.48.2. Ground Coverage**

Maximum Permissible Coverage: 20%

**6.2.48.3. F.A.R**

Maximum Permissible F.A.R:0.40 + 0.20 (Purchasable)

**6.2.48.4. Height Restriction**

Maximum Permissible Height: No Limit

**SETBACK AND PARKING :**

Setback and Parking Provisions shall be as per Table no. 2 & 5

#### **6.2.49. Amusement Park (Use PremisesNo.60)**

##### **6.2.49.1. Permissibility**

Permissible in Open Area Use Zone P2 as main use & in other Use Zone i.e., Agricultural P3/F3/A1 as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

##### **6.2.49.2. Ground Coverage**

Maximum Permissible Ground Coverage: 20%

##### **6.2.49.3. F.A.R**

Maximum Permissible F.A.R: 0.40 + 0.20(Purchasable)

##### **6.2.49.4. Height Restriction**

Maximum Permissible Height: **No Limit**

##### **SETBACK AND PARKING :**

Setback and Parking Provisions shall be as per Table no. 2 & 5

#### **6.2.50. Drive In Cinema (Use PremisesNo.61)**

##### **6.2.50.1. Permissibility**

Permissible in Open Area Use Zone P2 as main use & in other Use Zone i.e., Agricultural F3 as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

##### **6.2.50.2. Ground Coverage**

Maximum Permissible Coverage: 10%

##### **6.2.50.3. F.A.R**

Maximum Permissible F.A.R: 0.20

##### **6.2.50.4. Height Restriction**

Maximum Permissible Height: 24.0 M

##### **SETBACK AND PARKING :**

Setback and Parking Provisions shall as per Table No. 2 & 5

#### **6.2.51. Special / Theme Park (Use PremisesNo.62)**

##### **6.2.51.1. Permissibility**

Permissible in Open Area Use Zone P3 as main use & in other Use Zones i.e., P1/P2/M3/M2/F3as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

##### **6.2.51.2. Ground Coverage**

Maximum Ground Coverage: 20%

##### **6.2.51.3. F.A.R**

Maximum Permissible F.A.R: 0.40 + 0.20(Purchasable)

**6.2.51.4. Height Restriction**

Maximum Permissible Height: No Limit

**SETBACK AND PARKING :**

Setback and Parking Provisions shall as per Table No. 2 & 5

**6.2.52. Plant Nursery & Orchard (Use Premises No.63 & 64)**

**6.2.52.1. Permissibility**

Permissible in Open Area Use Zone P3 as main use & in other Use Zones i.e., Agriculture P2/A1/A2 Use Zone's incidental and supportive use. Permissible Land Use of plot shall be park, open space, and green belt.

**6.2.52.2. Ground Coverage & FAR**

Maximum Ground Coverage 5% & FAR 0.05

**6.2.52.3. Height Restriction**

No Limit

**6.2.53. Golf Course (Use Premises No.65)**

**6.2.53.1. Purpose**

For Golf Course (Low density Sports)

**6.2.53.2. Permissibility**

Permissible in Open Area Use Zone P3 as main use & permissible in other use zones P2/F3as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

**6.2.53.3. Plot Area**

- i. Minimum Plot Area: 20 Hectare
- ii. Maximum Plot Area: 50 Hectare

**6.2.53.4. Ground Coverage**

Maximum Permissible Ground Coverage: 20%

**6.2.53.5. F.A.R**

Maximum Permissible F.A.R: 0.40 + 0.20 (Purchasable)

**6.2.53.6. Height Restriction**

Maximum Height: No Limit

**SETBACK AND PARKING :**

Setback and Parking Provisions shall as per Table No. 2 & 5

**6.2.54. Mela Ground / Weekly Market (Use Premises No.67)**

**6.2.54.1. Permissibility**

Permissible in Open Area Use Zone P3 as main use & other use zone P2as incidental and supportive use. Permissible Land Use of plot shall be park, open space and green belt.

**6.2.54.2. Plot Area**

Maximum plot Area: 4 Hect

**6.2.54.3. GroundCoverage**

Maximum Ground Coverage: 10%

**6.2.54.4. F.A.R**

Maximum F.A.R: 0.10

**6.2.54.5. Height Restriction**

Maximum Height: 5 M.

**6.2.55. Burial / Cremation Grounds (Use Premises No.68)**

**6.2.55.1. Permissibility**

Permissible in only Open Area Use Zone P3 as main use. Permissible Land Use of plot shall be park, open space and green belt.

**Note:** Generally existing use which is incorporated in Development Plan as it is. Additional provision for its extension can be made in Development Plans. For such additional land maximum permissible FAR shall 10%.

**6.2.56. Agri Industries, Dairy, Poultry Farm, Horticulture, Sericulture, High Value Agri-Industries, Floriculture and Fisheries Industries (Use PremisesNo.69)**

**6.2.56.1. Permissibility**

Permissible in Agriculture Use Zone-A1 as main use zone and other use zone i.e. A2 as supportive or incidental use. 50 percent of the plot area shall be under plantation, in which the trees shall be planted as per the prevailing planning standards of social forestry. Permissible Land Use of plot shall be industrial.

**6.2.56.2. Access Road**

The minimum width of access road to the dairy farm from the main trunk road (National Highway/State Highway/District Road/Zonal Road/Master Plan Road) shall be 18 mts.

**6.2.56.3. Plot Area, Ground Coverage, Far & Set Back**

Plot area shall be as per requirement and assessed by CEO. FAR, Ground coverage shall be as follows while setback shall be same as premises use no-48.

Ground Coverage	: 60%
FAR	: 0.20

## **6.2.57. Facilities for Agri Industries (Use PremisesNo.70)**

### **6.2.57.1. Permissibility**

Permissible in Agriculture Use Zone-A1 as main use zone and other use zone i.e. A2 as supportive or incidental use. 50 percent of the plot area shall be under plantation, in which the trees shall be planted as per the prevailing planning standards of social forestry. Permissible Land Use of plot shall be Facilities.

#### **Access Road**

The Minimum width of access road to the dairy form from the main trunk road (National Highway/State Highway/District Road/Zonal Road/Master Plan Road) shall be 18.0 M.

### **6.2.57.2. Plot Area, Ground Coverage, FAR & Set Back**

Plot area shall be as per requirement and assessed by CEO. FAR, Ground coverage shall be as follows and setback shall be as per premise no.48.

Ground Coverage	: 60%
FAR	: 0.20

## **6.2.58. Public Utilities & Facilities/Public Services, Electric Sub Station, Pump House (Premise Use no. 72,15,16)**

### **6.2.58.1. Permissible Activities**

Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, police post, transmission tower, satellite.

### **6.2.58.2. Permissibility**

Permissible in Facility Use Zone F1 &F2 as main use and all other use zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be network services and utilities.

### **6.2.58.3. Ground Coverage, FAR, Height Restriction**

Ground Coverage:	30%
FAR:	1.00
Height:	15.0 M

## **6.2.59. A. Mobile Tower (Use Premises No.16A)**

### **6.2.59.1. Permissibility**

Permissible in Facility Use Zone F1 as main use and all other use zones as described

in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be network services and utilities.

Note: All provision of prevailing भारतीय तार मार्ग के अधिकार नियम 2016 यथा संशोधित 2022 and its amendment from time to time.

### **6.2.60. Multilevel/Public/Mechanical Parking (Premise Use no. 73)**

#### **6.2.60.1. Permissibility**

Permissible in Facility Use Zone F2 as main use and all other use zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be Facility.

#### **6.2.60.2. Ground Coverage, FAR**

Ground Coverage : 70%  
FAR : 3.0

#### **6.2.60.3. Setback :**

Setback provisions shall as per table no. 2

#### **6.2.60.4. Plot Area:**

Minimum Plot Area = 1000 sq.m

### **6.2.61. Data Centre (Premise use no. 40A)**

**Note:** All provision of prevailing Uttar Pradesh Data Centre Policy-2021 with amendments from time to time. Setback and Parking Provisions shall as per Table No. 2&5

## **6.3. General Provisions**

- (1) Buildings in main use zones as described in clause 6.2 of this regulation shall comply with the standards described in this regulation, however, in case of any variation in the Development Plan/ Master Plan, the provisions of development Plan/Master Plan shall prevail.

Total height shall be counted from top of external drain to top of the building except for:

- Illuminated boards.
- Water Tanks, Mumty and machine room.
- Other such structures with non-usable height.

- (2) Maximum permissible density shall be as per technical standard of different land use as described in this regulation. Maximum density variation of -5 percent and +5 percent shall be allowed in Group Housing.

- (3) For buildings of height above, 30 meters necessary clearance from Airport Authority of India shall be taken. Total height of the building shall be counted from the top of the external drain to top of the building without exemption.
- (4) For Horticulture Nursery, the following provisions shall be applicable:
- i. Green house up to maximum 10 percent of plot area.
  - ii. Watchman shelters as mentioned in this regulation shall be permitted in setbacks.
  - iii. Meter room as per norms of Electricity Authority and shall also be permitted in setbacks.
  - iv. Shops and support facilities shall be permitted maximum upto 15 sq.m included in permitted Ground Coverage.
  - v. Setback shall be as per Table-2.
- (5) The Authority is authorized to permit additional height at focal points wherever it is considered appropriate by recording the reasons.
- (6) Enclosure of balcony in any type of building shall not be permitted or/and compounded. Enclosure shall be considered as illegal construction.

#### **6.3.1. Provisions related to Green Building.**

The applicant who shall construct Green Building on a plot of 5000 sq.m and above for any use may be allowed an additional FAR of 5% of the permissible/availed FAR (excluding additional 15% of prescribed FAR for services), free of cost, provided that the applicant fulfils the following conditions: -

- i. The building is completed and rated by organizations such as Leadership in Energy and Environmental Design (LEED) in energy and Environmental Design as 'Gold or Platinum'.
- ii. The building is recommended by the Bureau of Energy Efficiency, Government of India for the provision of energy efficiency.
- iii. The building has been completed fulfilling the parking and landscaping norms of this regulation.
- iv. The applicant has made sufficient provisions for using the additional FAR.

#### **Note:**

- i. The applicant must submit a certificate of compliance of green building from Leadership in Energy and Environmental Design (LEED)/ Bureau Energy of Efficiency after every three years. In case he fails to submit this certificate the Authority, after giving him one-month notice, may charge the compounding fees of the FAR given free of cost at the rate of 200% of the cost of purchasable FAR.



**6.3.2 Provisions for clause 6.2.38, 6.2.39, 6.2.40, 6.2.41, 6.2.42, 6.2.43, 6.2.57**

**i. Other Provisions for Industrial buildings:**

**1. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:**

- i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Watchman Shelters and Watch Towers with following provisions:
  - a) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
  - b) Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size (Acres)	Total area for watchman shelter and watch tower. (sq.m)	Max. area under each watchman shelter (sq.m)	Max. area under each watch tower (sq.m)
1	Upto 0.5	15	15	5
2	Above 0.5 upto 10	30	24	5
3	Above 10 upto 25	45	24	5
4	Above 25 upto 50	60	24	5
5	Above 50 for an additional 50	An additional 10 and part there-of	24	5

- iv) The following features shall be permitted after leaving minimum 6.0 m. open corridor for fire tenders.
  - a) Meter room as per norms of Electricity Authority.
  - b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - c) Other features as mentioned in Table 3 in the Annexure
  - d) Rockery, well and well structures, water pool, swimming pool (if uncovered),uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
- e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.

- f) Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

2. Floor Area Ratio shall include:

- i) Mezzanine.
- ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- iv) Meter room as per Electricity Authority norms.

3. Floor Area Ratio shall not include:

- i) A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) In plots bigger than 10,000 sq.m. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv) Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v) Balconies (Up to 1.50 m width free) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3 in the Annexure.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.
- ix) Atrium shall be kept free from FAR and ground coverage. In case any

commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

- x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
- xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10,000 sq.m.
- xii) In multistorey buildings service floor may be allowed after 4 nos. of floors. Max. of 3 nos. of service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m. from floor to bottom of the beam.

**4. 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage:**

- 1) Canopy projections of area as mentioned in Table 4 in the Annexure, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
- 2) Loft up to maximum height of 1.50 m.
- 3) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
- 4) Watchmen/ Security shelters and watch towers.
- 5) Garbage shafts, lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).
- 6) Fire escape staircases.
- 7) Toilet blocks for visitors, drivers, guards etc. on ground floor only.
- 8) Mumty, machine room for lifts.
- 9) Cupboards upto a depth of 0.60 m and 1.80 m in length.
- 10) Refuge area as per definition for fire evacuation and National Building Code 2005.
- 11) Sewage treatment plant, water treatment plant, garbage collection center Electric sub-station, service ducts.
- 12) Covered walkways and pathways.
- 13) Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

**5. Distance between two adjacent building blocks:**

Distance between two adjacent building blocks shall be minimum 6.0 m. to

maximum 16.0 m. depending on the height of blocks. For building height up to 18.0 m., the spacing shall be 6.0 m. and thereafter the spacing shall be increased by 1.0 m. for every addition of 3.0 m. in height of building subject to a maximum spacing of 16 m. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9.0 m. instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m. space between two blocks.

6. The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of 1.5 Km from the boundary line of such buildings by recording reasons.
7. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.50m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.50 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
8. The height of basement shall be maximum 1.50 m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
9. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
10. At least one of the lifts provided shall be of the specification of goods lift.
11. Minimum requirement for sanction/completion/occupancy: Minimum covered area required for sanction/completion/occupancy shall be as per lease deed or Memorandum of Understanding or as follows: -

Sr. No.	Plot Size (Sq.m)	Minimum Built Up Area (As % of Total Permissible FAR)
1	Up to 4000	50
2	Exceeding 4000 but not exceeding 10,000	40
3	Exceeding 10,000 but not exceeding 20,000	35
4	Exceeding 20,000 but not exceeding 1,00,000	30
5	Exceeding 1,00,000 but not exceeding 2,00,000	25
6	Exceeding 2,00,000 but not exceeding 4,00,000	20
7	Above 4,00,000	15

**Note:**

- i. No further time extension shall be required if the completion/occupancy has been taken by the allottee as per table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
- ii. However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion/occupancy of minimum area,
- iii. In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000 sq.m built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

12.Provision of following item in building shall be mandatory for issue of completion/occupancy certificate:

- i) Flooring i.e., hard surface and finished floors for common areas or public use areas.
- ii) Electrical wiring.
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher.
- v) Number plate and illumination board as per direction amended or direction issued from time-to-time.
- vi) Internal and external finishing (Plastering may not be mandatory).
- vii) Boundary wall and gates shall be mandatory.
- viii) Buildings shall be lockable i.e., all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
- ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x) Any other special provision as mentioned in the lease deed.
- xi) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

### **6.3.3. Provisions for Clause 6.2.10, 6.2.27, 6.2.46, 6.2.34**

#### **i. Other Provisions:**

1. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:
  - i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - ii) Underground water tanks with top flush with the adjoining ground level.

- iii) Watchman Shelters and Watch Towers with following provisions:
- iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- v) Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split in desired number of watchman shelter and watch towers as follows:

<b>Sr. No</b>	<b>Plot Size (Acres)</b>	<b>Total area for watchman shelter and watch tower (Sq.m)</b>	<b>Max. area under each watchman shelter (Sq.m)</b>	<b>Max. area under each watch tower (Sq.m)</b>
1	Upto 0.5	15	15	5
2	Above 0.5 upto 10	30	24	5
3	Above 10 upto 25	45	24	5
4	Above 25 upto 50	60	24	5
5	Above 50 for an additional 50	An additional 10 and part thereof	24	5

- vi) The following features shall be permitted after leaving minimum 6.0 m. open corridor for fire tenders.
  - a) Meter room as per norms of Electricity Authority.
  - b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - c) Other features as mentioned in Table 3.
  - d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
  - f) Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

2. Floor Area Ratio shall include:

- i) Mezzanine.
- ii) The shafts provided for lifts shall be taken for covered area calculations only

- on one floor and included in ground coverage.
- iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- iv) Meter room as per Electricity Authority norms.

**3. Floor Area Ratio shall not include:**

- i) A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) In plots bigger than 10,000 sq.m. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv) Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v) Balconies (Up to 1.50 m width free) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3 in the Annexure.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.
- ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR and ground coverage, its respective area shall be added in total FAR & ground coverage.
- x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on



case-to-case basis.

- xi) Additional 5 % of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10,000 sq.m.
- xii) In multistorey buildings service floor may be allowed after 4 nos. of floors. Maximum of 3 nos. of service floors may be allowed in a building. Service floor shall not be counted in the FAR and maximum height of service floor shall be 2.40 m from floor to bottom of the beam.

**4. 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage:**

1. Canopy projections of area as mentioned in Table 4 in the Annexure, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.50 m.
3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers.
5. Garbage shafts, lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases.
7. Toilet blocks for visitors, drivers, guards etc. on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 m and 1.80 m in length.
10. Refuge area as per definition for fire evacuation and National Building Code 2005.
11. Sewage treatment plant, water treatment plant, garbage collection center, Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

**5. Distance between two adjacent building blocks:**

Distance between two adjacent building blocks shall be minimum 6.0 m. to maximum 16.0 m. depending on the height of blocks. For building height up to 18.0 m., the spacing shall be 6.0 m. and thereafter the spacing shall be increased by 1.0 m. for every addition of 3.0 m. in height of building subject to a maximum spacing of 16 m. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9.0 m. instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m. space between two blocks.



6. The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of 1.5 Km from the boundary line of such buildings by recording reasons.
7. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.50m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.50 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
8. The height of basement shall be maximum 1.50 m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
9. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
10. At least one of the lifts provided shall be of the specification of goods lift.
11. **Minimum requirement for sanction/completion/occupancy:** Minimum covered area required for sanction/completion/occupancy shall be as per lease deed or Memorandum of Understanding or as follows: -

Sr. No.	Plot Size (Sq.m)	Minimum Built Up Area (As % of Total Permissible FAR)
1	Up to 4000	50
2	Exceeding 4000 but not exceeding 10,000	40
3	Exceeding 10,000 but not exceeding 20,000	35
4	Exceeding 20,000 but not exceeding 1,00,000	30
5	Exceeding 1,00,000 but not exceeding 2,00,000	25
6	Exceeding 2,00,000 but not exceeding 4,00,000	20
7	Above 4,00,000	15

**Note:**

- i. No further time extension shall be required if the completion/occupancy has been taken by the allottee as per table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
- ii. However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion/occupancy of minimum area,

- iii. In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

**12.Provision of following item in building shall be mandatory for issue of completion/occupancy certificate:**

- i) Flooring i.e., hard surface and finished floors for common areas or public use areas.
- ii) Electrical wiring.
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher.
- v) Number plate and illumination board as per direction amended or direction issued from time-to-time.
- vi) Internal and external finishing (Plastering may not be mandatory).
- vii) Boundary wall and gates shall be mandatory.
- viii) Buildings shall be lockable i.e., all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
- ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x) Any other special provision as mentioned in the lease deed.
- xi) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

**6.3.4 Provisions for Clause 6.2.8, 6.2.9, 6.2.11, 6.2.12, 6.2.13, 6.2.14, 6.2.15, 6.2.16, 6.2.17, 6.2.18, 6.2.19, 6.2.20, 6.2.21, 6.2.22, 6.2.24, 6.2.25,6.2.26, 6.2.28, 6.2.29, 6.2.30, 6.2.31, 6.2.32, 6.2.33, 6.2.56, 6.2.58, 6.2.59, 6.2.62**

**i. Other Provisions:**

- 1. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:
  - i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - ii) Underground water tanks with top flush with the adjoining ground level.
  - iii) Watchman Shelters and Watch Towers with following provisions:
  - iv) No projection of watchman shelters and watch towers shall be allowed outside

the plot line.

- v) Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size (Acres)	Total area for watchman shelter and watch tower (sq.m)	Max. area under each watchman shelter (sq.m)	Max. area under each watch tower (sq.m)
1	Upto 0.5	15	15	5
2	Above 0.5 upto 10	30	24	5
3	Above 10 upto 25	45	24	5
4	Above 25 upto 50	60	24	5
5	Above 50 for an additional 50	An additional 10 and part thereof	24	5

- vi) The following features shall be permitted after leaving minimum 6.0 m. open corridors for fire tenders.
- Meter room as per norms of Electricity Authority.
  - Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - Other features as mentioned in Table 3.
  - Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
  - Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

**2. Floor Area Ratio shall include:**

- i) Mezzanine.
- ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- iv) Meter room as per Electricity Authority norms.

**3. Floor Area Ratio shall not include:**

- i) A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) In plots bigger than 10,000 sq.m. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv) Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v) Balconies (Up to 1.50 m width free) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3 in the Annexure.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.

- ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
- x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
- xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10,000 sq.m.
- xii) In multistorey buildings service floor may be allowed after 4 nos. of floors. Max. of 3 nos. of service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m. from floor to bottom of the beam.

**4. 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage:**

- a) Canopy projections of area as mentioned in Table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
- b) Loft up to maximum height of 1.50 m.
- c) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
- d) Watchmen/ Security shelters and watch towers
- e) Garbage shafts, lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).
- f) Fire escape staircases.
- g) Toilet blocks for visitors, drivers, guards etc. on ground floor only.
- h) Mumty, machine room for lifts.

- i) Cupboards upto a depth of 0.60 m and 1.80 m in length.
- j) Refuge area as per definition for fire evacuation and National Building Code 2005.
- k) Sewage treatment plant, water treatment plant, garbage collection center, Electric sub-station, service ducts.
- l) Covered walkways and pathways.
- m) Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

**5. Distance between two adjacent building blocks:**

- a) Distance between two adjacent building blocks shall be minimum 6.0 m. and maximum 16.0 m. depending on the height of blocks.
  - b) For building height up to 18.0 m., the spacing shall be 6.0 m. and thereafter the spacing shall be increased by 1.0 m. for every addition of 3.0 m. in height of building subject to a maximum spacing of 16 m. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005.
  - c) If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9.0 m. instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m. space between two blocks.
6. The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of 1.5 Km from the boundary line of such buildings by recording reasons.
7. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.50m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.50 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
8. The height of basement shall be maximum 1.5m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
9. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath

and 2 urinals shall be provided on the ground floor.

10. At least one of the lifts provided shall be of the specification of goods lift.

11. Minimum requirement for sanction/completion/occupancy: Minimum covered area required for sanction/completion/occupancy shall be as per lease deed or Memorandum of Understanding or as follows: -

Sr. No.	Plot Size (Sq.m)	Minimum Built Up Area (As % of Total Permissible FAR)
1	Up to 4000	50
2	Exceeding 4000 but not exceeding 10,000	40
3	Exceeding 10,000 but not exceeding 20,000	35
4	Exceeding 20,000 but not exceeding 1,00,000	30
5	Exceeding 1,00,000 but not exceeding 2,00,000	25
6	Exceeding 2,00,000 but not exceeding 4,00,000	20
7	Above 4,00,000	15

**Note:**

- i. No further time extension shall be required if the completion/occupancy has been taken by the allottee as per table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
- ii. However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion/occupancy of minimum area,
- iii. In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000 sq.m built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

12. Provision of following item in building shall be mandatory for issue of Completion/occupancy certificate:

- i) Flooring i.e., hard surface and finished floors for common areas or public use areas.
- ii) Electrical wiring.
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher.

- v) Number plate and illumination board as per direction amended or direction issued from time-to-time.
- vi) Internal and external finishing (Plastering may not be mandatory).
- vii) Boundary wall and gates shall be mandatory.
- viii) Buildings shall be lockable i.e., all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
- ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x) Any other special provision as mentioned in the lease deed.
- xi) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

**6.3.5 Provisions for Clause 6.2.48, 6.2.49, 6.2.50, 6.2.51, 6.2.52, 6.2.53, 6.2.54, 6.2.55,**

**i. Other Provisions for Green Areas:**

**1.No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:**

- i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Watchman Shelters and Watch Towers with following provisions:
  - a) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
  - b) Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size (Acres)	Total area for watchman shelter and watch tower (sq.m)	Max. area under each watchman shelter (sq.m)	Max. area under each watch tower (sq.m)
1	Upto 0.5	15	15	5
2	Above 0.5 upto 10	30	24	5
3	Above 10 upto 25	45	24	5
4	Above 25 upto 50	60	24	5



Sr. No	Plot Size (Acres)	Total area for watchman shelter and watch tower (sq.m)	Max. area under each watchman shelter (sq.m)	Max. area under each watch tower (sq.m)
5	Above 50 for an additional 50	An additional 10 and part thereof	24	5

- iii) The following features shall be permitted after leaving minimum 6.0 m. open corridor for fire tenders.
- Meter room as per norms of Electricity Authority.
  - Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - Other features as mentioned in Table 3.
  - Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
  - Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

**2. Floor Area Ratio shall include:**

- Mezzanine.
- The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- Meter room as per Electricity Authority norms.

**3. Floor Area Ratio shall not include:**

- A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- Basement area equivalent to maximum permissible ground coverage for services, parking.
- Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.

- v) Balconies (Up to 1.50 m width free) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3 in the Annexure.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.
- ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.

**4. 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage:**

1. Canopy projections of area as mentioned in Table 4 in the Annexure, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.50 m.
3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers.
5. Garbage shafts lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases.
7. Toilet blocks for visitors, drivers, guards etc. on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 m and 1.80 m in length.
10. Bay window upto a depth of 0.60 m and 1.80 m in length.
11. Refuge area as per definition for fire evacuation and National Building Code 2005.
12. Sewage treatment plant, water treatment plant, garbage collection center, Electric sub-station, service ducts.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by the Chief Executive Officer

depending on its requirement.

**5. Distance between two adjacent building blocks:**

Distance between two adjacent building blocks shall be minimum 6.0 m. and maximum 16.0 m. depending on the height of blocks. For building height up to 18.0 m., the spacing shall be 6.0 m. and thereafter the spacing shall be increased by 1.0 m. for every addition of 3.0 m. in height of building subject to a maximum spacing of 16 m. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9.0 m. instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m. space between two blocks.

6. The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of 1.5 Km from the boundary line of such buildings by recording reasons.
7. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.50 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.50 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
8. The height of basement shall be maximum 1.50 m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
9. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
10. At least one of the lifts provided shall be of the specification of goods lift.
11. Minimum requirement for sanction/completion/occupancy: Minimum covered area required for sanction/completion/occupancy shall be as per lease deed or Memorandum of Understanding or as follows: -

Sr. No.	Plot Size (Sq.m)	Minimum Built Up Area (As % of Total Permissible FAR)
1	Up to 4000	50
2	Exceeding 4000 but not exceeding 10,000	40
3	Exceeding 10,000 but not exceeding 20,000	35
4	Exceeding 20,000 but not exceeding 1,00,000	30
5	Exceeding 1,00,000 but not exceeding 2,00,000	25

6	Exceeding 2,00,000 but not exceeding 4,00,000	20
7	Above than 4,00,000	15

**Note:**

- i. No further time extension shall be required if the completion/occupancy has been taken by the allottee as per table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
- ii. However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion/occupancy of minimum area,
- iii. In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000 sq.m built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

**12.Provision of following item in building shall be mandatory for issue of completion/occupancy certificate:**

- i) Flooring i.e., hard surface and finished floors for common areas or public use areas.
- ii) Electrical wiring.
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher.
- v) Number plate and illumination board as per direction amended or direction issued from time-to-time.
- vi) Internal and external finishing (Plastering may not be mandatory).
- vii) Boundary wall and gates shall be mandatory.
- viii) Buildings shall be lockable i.e.; all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
- ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x) Any other special provision as mentioned in the lease deed.
- xi) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

### 6.3.6 Provisions for Clause 6.2.35,6.2.36, 6.2.37

#### i. Other Provisions:

#### 1. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except:

- i) A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Watchman Shelters and Watch Towers with following provisions:
  - a) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
  - b) Maximum height of watchman shelter shall be 4.0 m and for watch towers 15.0 m. Total area, as mentioned below, under such shelters shall be split in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size (Acres)	Total area for watchman shelter and watch tower (Sq.m)	Max. area under each watchman shelter (Sq.m)	Max. area under each watch tower (Sq.m)
1	Upto 0.5	15	15	5
2	Above 0.5 upto 10	30	24	5
3	Above 10 upto 25	45	24	5
4	Above 25 upto 50	60	24	5
5	Above 50 for an additional 50	An additional 10 and part thereof	24	5

- iv) The following features shall be permitted after leaving minimum 6.0 m. open corridor for fire tenders.
  - a) Meter room as per norms of Electricity Authority.
- v) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - b) Other features as mentioned in Table 3.
  - c) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top. and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

- d) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
- e) Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

**2. Floor Area Ratio shall include:**

- i) Mezzanine.
- ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- iv) Meter room as per Electricity Authority norms.

**3. Floor Area Ratio shall not include:**

- i) A cantilever projection at any level (in setbacks) of a width of 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - a) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - b) In plots bigger than 10,000 sq.m. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv) Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v) Balconies (Up to 1.50 m width free) may be projected in open setbacks provided 6.0 m clear space is available for fire tender movement.
- vi) Other features as mentioned in Table 3.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii) 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 Chief Executive Officer on case-to-case basis.

- ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in Total FAR & ground coverage.
- x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
- xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10,000 sq.m.
- xii) In multistorey buildings service floor may be allowed after 4 nos. of floors. Maximum of 3 nos. of service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m from floor to bottom of the beam.

**4. 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage:**

1. Canopy projections of area as mentioned in Table 4 in the Annexure, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.40 m x 4.50 m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.50 m.
3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers.
5. Garbage shafts lift shafts and 10 sq.m lobby in front of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases.
7. Toilet blocks for visitors, drivers, guards etc. on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 m and 1.80 m in length.
10. Refuge area as per definition for fire evacuation and National Building Code 2005.
11. Sewage treatment plant, water treatment plant, garbage collection center, Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

**5. Distance between two adjacent building blocks**

Distance between two adjacent building blocks shall be minimum 6.0 m. and maximum 16.0 m. depending on the height of blocks. For building height up to 18.0 m., the spacing shall be 6.0 m. and thereafter the spacing shall be increased by 1.0 m. for every addition of 3.0 m. in height of building subject to a maximum spacing of 16 m. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9.0 m. instead of 16.0 m. Moreover, the allottee may provide or propose more than 16.0 m. space between two blocks.

6. The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of 1.5 Km from the boundary line of such buildings by recording reasons.
7. The internal height of the basement (floor to ceiling) shall be minimum 2.40 m from bottom of beam and maximum 4.50 m. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.50m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.50 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
8. The height of basement shall be maximum 1.50 m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
9. Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
10. At least one of the lifts provided shall be of the specification of goods lift.
11. **Minimum requirement for sanction/completion/occupancy:** Minimum covered area required for sanction/completion/occupancy shall be as per lease deed or Memorandum of Understanding or as follows: -

Sr. No.	Plot Size (Sq.m)	Minimum Built Up Area (As % of Total Permissible FAR)
1	Up to 4000	50
2	Exceeding 4000 but not exceeding 10,000	40
3	Exceeding 10,000 but not exceeding 20,000	35
4	Exceeding 20,000 but not exceeding 1,00,000	30
5	Exceeding 1,00,000 but not exceeding 2,00,000	25
7	Exceeding 2,00,000 but not exceeding 4,00,000	20
8	Above 4,00,000	15



**Note:**

- i. No further time extension shall be required if the completion/occupancy has been taken by the allottee as per table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
- ii. However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion/occupancy of minimum area,
- iii. In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

**12.Provision of following item in building shall be mandatory for issue of Completion/occupancy certificate:**

- i) Flooring i.e., hard surface and finished floors for common areas or public use areas.
- ii) Electrical wiring.
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher.
- v) Number plate and illumination board as per direction amended or direction issued from time-to-time.
- vi) Internal and external finishing (Plastering may not be mandatory).
- vii) Boundary wall and gates shall be mandatory.
- viii) Buildings shall be lockable i.e., all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory.
- ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x) Any other special provision as mentioned in the lease deed.
- xi) In case of Completion/Occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## Chapter-VII

### 7. Agriculture Land Use in the Authority

#### 7.1 Agriculture Use Zone

##### 7.1.1 Agri Industries

###### 7.1.1.1 Purpose

For setting up dairy, poultry-farm, horticulture, sericulture, floriculture, fisheries, bio-genetic industries and high value agri industries in controlled/natural climates.

###### 7.1.1.2 Permissibility

Permissible in Agriculture Use Zone A1 as main use Zone and in agriculture use zone A2 as supportive use. The extent of permissibility shall be as per Planning Standards & Norms defined in this Regulation of Authority.

###### 7.1.1.3 Minimum size of plot

Minimum size of a plot for farm house shall be 1.0 acre.

##### 7.1.2 Farm House for Agri-Industries

###### 7.1.2.1 Purpose

For Providing Guest-house/business support of Agri-products for Agri Industries in Industrial Development Area.

###### 7.1.2.2 Permissibility

Permissible in Agriculture Use Zone A2 as main use Zone. The extent of permissibility shall be as per Planning Standards & Norms defined in this Regulation of Authority.

###### 7.1.2.3 Minimum size of plot

Minimum size of a plot for farm houses shall be 1.0 hectare.

##### 7.1.3 Maximum Ground coverage and FAR

(a)	Maximum permissible ground coverage for all types of activity	10 percent
(b)	Maximum permissible FAR	0.15
(c)	Residential accommodation of watch and ward/maintenance Staff	15 percent of permissible FAR
(d)	Maximum height	10.0 m
(e)	Setback	As per Table No.2

###### 7.1.3.1 Other Provisions

- (a) The maximum permissible floor area includes the area of mezzanine floor also.
- (b) The maximum height of boundary wall shall be 3.0 mtrs from external drain top.
- (c) Running creeper or flowering creeper will be planted all along the wall.
  
- (d) Minimum 50 percent of the total area of the farm house shall be under plantation/cultivation. At least 100 trees per hectares have to be planted out of

which at least 50 percent shall be evergreen trees.

- (e) Basement within the outer walls of the buildings equivalent to the area of ground coverage shall be allowed. In the event of open areas falling within the outer walls of the buildings, maximum area of the basement may be allowed equivalent to double the area of the ground coverage.
- (f) Minimum requirement for sanction and completion/occupancy shall be 25% of permissible FAR.

#### 7.1.4 Water supply, sewerage and drainage:

- (a) In case of a plot for a farm house having dwelling unit the owner thereof shall be responsible to make lawful arrangements for potable water in the farm house.
- (b) The owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm, open or closed sanitary drains to clean sheds, as may be required by the Authority.
- (c) The owner shall be responsible to provide septic tank with necessary dispersion trenches for disposal of human and animal wastes in the farm house within his own premises.

#### 7.1.5 Electrification

The owner of a farm house shall obtain electric connection directly from the appropriate authority authorized for distribution on such terms and conditions and at his own cost as decided by the appropriate authority.

#### 7.1.6 Other Provisions:

- (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except
  - (i) A Chajja (projection) of maximum width of 0.75 meter at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - (ii) Underground water tanks with top flush with the adjoining ground level.
  - (iii) Watchman Shelters and Watch Towers with following provisions:
  - (iv) No projection of watchman shelters and watch towers shall be allowed outside the plotline.
  - (v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

S.No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman Shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square meter	15 square meter	5 square metre
2	Above 0.5 acres upto 10 acres	30 square metre	24 square meter	5 square meter
3	Above 10 acres upto 25 acres	45 square meter	24 square meter	5 square meter

S.No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman Shelter	Maximum area under each watch tower
4	Above 25 acres upto 50 acres	60 square meter	24 square meter	5 square meter
5	Above 50 acres for an additional 50 acres	An additional 10 square meter and part thereof	24 squaremeter	5 square meter

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
- i. Metre room as per norms of Electricity Authority.
  - ii. Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - iii. Other features as mentioned in Table-3
  - iv. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts ondrains.
  - v. Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
  - vi. Open generator set, filtration plant, Electrical distribution equipment's, feeder pillars, telephone distribution equipment's may be permitted in open setbackasaserviceutilityprovidedafterleavingclearspaceforfiretender.

(2) Floor Area Ratio shall include

- (i) Mezzanine
- (ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- (iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- (iv) Metre room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

- (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No constructionofanytypeeoranymaterialshallbepermittedoverprojections.
- (ii) Basement shall be for storage, services and parking only. It shall not be more than permissible ground coverage.
- (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
- (iv) Stilt area of non-habitable height 2.40 meters from bottom of beam proposed to be used for parking, landscaping, etc.
- (v) Balconies (up to 1.5 metre width) free from FAR may be projected in open

setbacks provided 6 m clear space is available for fire tender movement.

- (vi) Other features as mentioned in Table 3.
  - (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 meter high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
  - (viii) 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 Chief Executive Officer on case to case basis.
  - (ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- (4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage
- (i) Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
  - (ii) Loft up to maximum height of 1.5 meter.
  - (iii) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  - (iv) Watchmen/ Security shelters and watchtowers
  - (v) Garbage shafts, lift shafts and 10 sq mtr lobby in front of each lift (excluding area of corridor beyond the lift).
  - (vi) Fire escape staircases
  - (vii) Toilet blocks for visitors, drivers, guards etc. on ground floor only.
  - (viii) Mumty, machine room for lift.
  - (ix) Cupboards up to a depth of 0.60 mtr and 1.80 mtrs. in length.
  - (x) Bay window up to a depth of 0.60 mtr and 2.0 m length.
  - (xi) Sewage treatment plant, water treatment plant, garbage collection centre  
Electric sub-station, service ducts.
  - (xii) Covered walkways and pathways.
  - (xiii) Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.
- (5) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometre from the boundary line of such buildings by recording the reasons.
- (6) The height of basement shall be maximum 1.5 meters up to bottom of the slab above the top of the drain. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.

- (7) Provision of following item in building shall be mandatory for issue of completion/occupancy certificate:
- (8) Flooring;/ i.e hard surface and completely finished floors for commonareas.
- (9) Electrical wiring;
  - (i) Plumbing work to be complete.
  - (ii) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time-to-time whichever is higher;
  - (iii) Number plate and illumination board as per direction amended or direction issued from time-to-time;
  - (iv) Internal and external finishing (Plastering may not be mandatory);
  - (v) Boundary wall and gates shall be mandatory;
  - (vi) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
  - (vii) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
  - (viii) Any other special provision as mentioned in the lease deed;
  - (ix) In case of completion/occupancy of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## Chapter-VIII

### 8. Plots for the farmers against land acquisition

**(a) Purpose**

For Residential purpose, only residential dwellings shall be permitted.

**(b) Permissibility**

Permissible only in Residential Use Zone R1 as its main use.

**(c) Setback Ground coverage and FAR:-**

Sr.No	Size of Plot (Sqmt r.)	Ground Coverage (In %age)	Front Setback (Mtr.)	Rear Setback (Mtr.)	Side Setback (Mtr.)	Maximum FAR
1	Upto 50.0	75	1.5	1.5	-	1.8
2	51 to 75	75	1.5	2.0	-	1.8
3	76 to 120	75	2.0	2.4	-	1.8
4	121 to 200	75	3.0	2.4	-	1.8
5	201 to 300	75	3.5	3.0	-	1.8
6	301 to 400	65	4.0	3.0	3.0	1.8
7	401 to 500	65	4.5	3.5	3.0	1.8
8	501 to 750	60	5.0	3.5	3.0	1.5

**Note:-**

- (i) Maximum building height in all size of plots shall be 15Metres.
- (ii) Total height shall be counted from top of drain to top of building without exception.
- (iii) In case the permissible ground coverage is not achieved within setbacks, the setbacks of the preceding category may be followed. In special cases where ground coverage is not achieved in the preceding category also, then Chief Executive Officer may relax the setbacks to the extent he considers fit.
- (iv) In the Residential Plots with in the permissible FAR and Ground Coverage equivalent of 40 % area of rear Set Back construction shall be allowed on either side/both side in the rear setback.

Note:- Basement shall be permitted within the building line only i.e., area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.5 metre and shall be used for parking and storage only.

All formalities as per clause (viii) of sub regulation (2) of regulation 24.1 will have to be completed for construction of basement.

**(d) Use of the Plot**

On plots allotted in planned village expansion scheme or in sectors (5% or 6% or 7%): Non – Residential activities shall be allowed maximum upto 50 percent of the total permissible ground coverage on payment of prescribed charges and it should be a part of the following activities--

- (i) Dharmshala/Night shelter/BaratGhar/Community Hall
- (ii) Dispensary/clinic/laboratory

- (iii) Hostel
- (iv) Guest House
- (v) Motor garage and workshop
- (vi) Office for professionals – out of which minimum 50% of the space shall be used for self use.
- (vii) Restaurant
- (viii) Vending booth/kiosks
- (ix) Bank
- (x) Post Office
- (xi) Telegraph Office
- (xii) Crèche and Day-care center
- (xiii) Retail shop
- (xiv) Telecommunication tower (only ground based)

No activity whatsoever other than those mentioned above shall be allowed. Allottees under this category will intimate in advance and provide an undertaking to the Authority that the proposal is in conformity with the bye-laws and other regulations prevalent at that time.

**(e) Fees for Conversion of Use**

- (i) On roads of ROW upto 12.00 metre -prevailing residential rate revised from time to time.
- (ii) On roads of ROW above 12.0 metre and up to 18.0 metres. 1.25 times of the prevailing residential rate revised from time to time.
- (iii) On roads of ROW above 18.0 metre and up to 24.0 metres. 1.50 times of the prevailing residential rate revised from time to time.
- (iv) On roads of ROW above 24.0 metre and up to 45.0 metres. 2.00 times of the prevailing reserved residential rate as per plot size, revised from time to time.
- (v) For corner plot 5% additional of above-mentioned charges shall be levied.

**(f) Other Provisions**

- (i) Safety requirements shall be as per National Building Code and Uttar Pradesh Agani Nivaranam Agani Suraksha Adhinyam, 2005.
- (ii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per regulation 24.
- (iii) Provisions of parking, loading and unloading spaces:
  - Parking space to be provided for motor vehicles, shall not be less than 20 square metres in open area ( under stilts; 30square metre) and for scooters and cycles the parking spaces provided shall not be less than 3 square metres and 1.40metre respectively.
  - parking space for other vehicles shall be provided as per table-5.
- (iv) Boundary wall height provision shall be as per prevailing direction issued by the Authority from time to time.



## Chapter-IX

### 9. Purchasable FAR

(1) Purchasable FAR may be permitted in all categories up to permissible limit on payment of charges as prescribed in this chapter, where:

- (i) The Plots exist on 24.0 m for Group Housing and rest of the uses on roads 18.0 m above.
- (ii) The allottee wants to construct new building on the vacant plot.

OR

The allottee wants to construct a new additional building within the limits of permissible ground coverage.

OR

The allottee has already constructed building within purchasable F.A.R limits.  
The allottee wants to construct new building on the vacant plot.

OR

The allot tee wants to construct a new additional building within the limits of permissible ground coverage.

OR

The allot tee has already constructed building within purchasable F.A.R.limits.

(iii) The Floor Area Ratio for Industrial, Warehousing/ Go down and truck terminal plots may be allowed to the extent given in the table below on purchasable basis on payment of charges as prescribed in this chapter on terms and conditions enumerated in this chapter of this regulation:

The Floor Area Ratio Industrial, Warehousing/Go down and truck terminal plots may be allowed to the extent given in the table below on purchasable basis on the payment of charges as prescribed in this chapter on terms and conditions enumerated in this chapter of this regulation.

Plot Location	Purpose	Maximum F.A.R.
Plots on roads of 18-meter width	Industrial/Warehousing/ Go down	2.5
	Truck Terminal	1.5
Plots on roads of more than 18-meter width	Industrial/Warehousing/ Go down	2.5
	Truck Terminal	2.0

(2) Old Occupiers of plots for any premises use may purchase FAR to the extent of maximum FAR including purchasable as per Clause-1 of this chapter prevailing for the same premises use at the time of application for demand of additional purchasable FAR as per these regulations, over and above the FAR that was allowed to them at the time of allotment/conversion of premises use. Such additional FAR shall be permitted on payment of prescribed charges as per clause (6)of this chapter in this regulation

- subject to restrictions imposed by Authority, if any, in this regard.
- (3) In case the proposal is found to be in accordance with the provision of this regulation and sufficient supportive infrastructure is available in Industrial Development Area Purchasable FAR up to the limit specified above in Clause-2 in this chapter may be permitted by Chief Executive Officer based on the regional requirements for additional FAR subject to conditions specified in Clause (4) of this chapter of the Regulation.
- (4) Purchasable FAR shall be allowed with the following provisions/conditions :-
- (i) No construction shall be allowed beyond the limit of maximum permissible ground Coverage.
  - (ii) Parking facilities shall be provided within the plot as per the provisions of this regulation.
  - (iii) No objection certificate from the Airport Authority of India/ Competent Authority shall be obtained for the height of the building wherever applicable.
  - (iv) Structural design shall be submitted duly checked and verified by IIT/NIT/Govt. Engineering Colleges authorized in this Regulation in case where additional floors are being proposed.
  - (v) No objection certificate from Fire Safety and Environmental Clearance shall be obtained from the Competent Authorities.
  - (vi) Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure.
  - (vii) In case where purchasable FAR is allowed, the Authority shall permit increase in the height of building as per requirement.
  - (viii) Additional Proportionate residential units shall be allowed on the purchasable FAR for Group Housing.
  - (ix) Total FAR (including purchasable) in the plot shall be subject to the overall permissible FAR for other uses.

**Note:**

- (i) Purchasable FAR is an enabling provision. It shall not be allowed to occupier as a matter of right.
  - (ii) With the consideration of Traffic density, conditions of approach road, availability of physical infrastructure, distance from the protected area and heritage sites or in the light of planning standards, the Authority may identify the zones/ areas where purchasable FAR shall not be allowed.
- (5) Calculation Method for the rate of charges of Purchasable FAR:-

Rate assessment for purchasable FAR shall be calculated in proportion to the land requirement for additional built-up area. The Fraction of land value shall be charged from the occupier on the basis of following formula:-

$$C = Le \times Rc \times P$$

C=Charge

Le=Proportionate Land required against purchasable FAR i.e.  
 $F_p \times 100 / FAR$

$F_p$  = Allowed Additional covered area (sq.m.) as per purchasable FAR.

FAR= Floor Area Ratio allowed to occupier as per UPSIDA regulations at the time of allotment of plot prior to consideration of purchasable FAR.

**Rc**= Prevailing Lease Premium Rate of Plot (applicable prevailing rates for the sector in which the plot is located)

**P**=Value of purchasable Factor is as follows:-

Sr. No	Use	Factor
1	Industrial	0.30
2	Warehousing/Go-down	0.30
3	Truck-Terminal	0.30
4	All other than mentioned uses	0.60
5	Group Housing	0.40
6	Commercial	0.60
7	Institutional/Institutional Green	0.30
8	Green/Sport/ Recreational Area	0.20
9	Community/Public & Semi-Public Facilities	0.20

**Note:-**

- (i) In case the Construction on the plot is found to be beyond previously sanctioned FAR at the time of application, the charges of un-sanctioned area shall be payable at the rate of Rs.200/- per sqmtr along with the submission of Application for sanction of purchasable FAR. This penalty shall be over and above the fee charged for purchasable FAR and Compounding of Offences as per chapter-XIII.
- (ii) In case the construction is beyond the limit of purchasable F.A.R as per this Regulation, the occupier will have to first remove the extra construction beyond permitted F.A.R., before sanction of purchasable F.A.R.

## Chapter-X

### 10. Facilities in Supportive Use Zones

#### 10.1 Permissibility of Facilities in Supportive Use Zones at the stage of Amendment of Plan

- (i) The activities permitted in Facility Use Zone (F1, F2, F3) as described in Chapter-2 of this Regulation are provided in corresponding main use zone at the stage of preparation & finalization of Development Plan/ Deemed Development Plan. Many of such permitted activities may also be provided in Supportive Use Zone as described in chapter-2 (Table-1 of Chapter-2 of this Regulation) upon Amendment of Development Plan/ Deemed Development Plan on consideration of requirement of such facilities in Industrial Development Areas depending upon regional requirements.
- (ii) The facilities which are required in Industrial Development Area of the Authority may also be permitted in Supportive Use Zone as listed in Chapter-2 of this Regulation by way of Amendment of Development Plan/ Deemed Development Plan of Industrial Development Areas in accordance with the provisions of Clause 3.3.8 of Preparation & Finalization of Plan Regulation 2004.
- (iii) Conditions of Permissibility of facilities in Support Use Zone.**
  - a) Plots located in Support Use Zone (as listed in Chapter-2 of this Regulation) of the Main Use Zone for the facility under consideration will only be considered.
  - b) Facility to be permitted in Support Use Zone shall comply with their respective provisions related to FAR, Ground Coverage and other Technical Standards prescribed in this Regulation.
  - c) Planning standards including population density assignment for the region with respect to permitted facilities shall be strictly adhered.
  - d) Facilities in plots located in Support Use Zone shall be considered only after a detailed analysis of the impact on neighboring plots as well as impact of activities in neighboring plots on the creation of proposed facility in plots located in Support Use Zone is examined by Authority and approved as Amendment of the Development Plan under Clause-3.3.8 of Preparation & Finalization of Plan Regulation 2004.
  - e) Infrastructure of the industrial development area shall be augmented based on the detailed analysis of impact of providing facility in support use zone as amendment in plan. Such infrastructure augmentation shall be listed by the Authority and necessary provisions for creation of augmented infrastructure shall be made in the Development Plan.
  - f) Additional Infrastructure in the said plot in Support Use Zone as approved by the Authority for permitting facility in Support Use Zone which is required to be created by occupier shall be clearly mentioned in the permit issued to occupier for this purpose. It would be imperative on the part of occupier to ensure that such infrastructure as required by the authority is put in place before the said facility is made operative. No completion/occupancy certificate shall be issued before ensuring the same.
  - g) Additional Infrastructure for creation of facilities in the plot located in Support Use Zone shall be provided to ensure that basic Infrastructure facilities in Support Use Zone such as water supply, drainage, sewerage, power supply, open space, transportation and parking are not affected adversely. The proposed facility shall not affect the light ventilation, privacy and pollution (sound, air and odour) level of adjoining plots. As far as possible the facilities

shall be provided on the outer fringes of Main Use Zone or segregated in Support Use Zone and should be compatible with the Land uses of adjoining plots.

- h) The facilities to be provided in support zone shall be permitted as amendment of plan only on the payment of the Impact Fee and other charges as decided by the Authority the Impact Fee shall be determined on the basis of present Land-Use of the plot and the Land-use under which the activities related to proposed facility are permitted.
- i) Facility in the plots located in the Support Use Zone shall be permitted only to the extent that such provision does not exceed the Project FAR for the Industrial Development Area as assigned by Authority. Project FAR for the Industrial Development Area means the ratio of maximum covered area permitted for all developed plots created in the Development Plan /Lay-out Plan with respect to total land area of the Industrial Development Area. Such project FAR for each Industrial Development Area shall be notified by the Authority from time to time based on the infrastructure available in the area.
- j) Grant of permission for creation of facilities in Support Use Zone is an enabling provision and shall not be granted to Occupier as a matter of right. Such permission shall be granted only on the consideration of regional requirement and shall not have any adverse effect on the basic structure of the Development Plan.

#### **10.2 Incorporation of Facilities permitted by UPSIDC Ltd. In the Development Plan as Amendment of Plan**

UP State Industrial Development Corporation Ltd.(UPSIDC) is a Company incorporated under The Company Act,1856 and wholly owned by State Government of Uttar Pradesh. UPSIDC has developed infrastructure for setting up industries in Industrial Development Areas of Authority and has leased land parcels to entrepreneurs as Lessor for setting up industries and facilities in accordance with the layout plan/development plans of industrial development areas of Authority.

UPSIDC has permitted activities to set up facilities such as hotels, multiplex, multiplex-cum-hotels, commercial complex in industrial plots carved out under Development Plans of Industrial Development Areas of Authority. These activities entail higher FAR than permitted for the premise use of plots as prescribed in the Development Plan and require more intensive infrastructure development in the respective regions.

Activities listed above which have been permitted by UPSIDC as described above shall be incorporated in the Development Plan of the respective Industrial Development Areas, the procedure for the same is outlined as under:

#### **Eligibility**

Plots where permission for creation of facilities has been granted by UPSIDC as described above and fulfilling following criteria shall be eligible:

- i. Plots in industrial use zone where creation of facilities have been permitted by UPSIDC as Change of Project under the provisions of Office Order no 4653-59/SIDC-IA-Policy dated 15.02.2003 and Office Order no-1000-1003/SIDC/IA/HO/Site-4,GZB dated 27.07.2006 (annexed as Schedule A) shall only be considered for incorporation in Development Plans of their respective areas.

- ii. Outstanding Dues arising out of above permitted change of project by UPSIDC are fully paid and Building Construction have started as per building plan approved by UPSIDC or Building Construction have not yet commenced but Building Plan approved by UPSIDC is within the validity period.

**Conditions of Incorporation in Development Plan as Amendment of Plan**

- i. Plot shall be in the Supportive Use Zone of the permitted facilities as prescribed in Chapter- 2 of this regulation.
- ii. Planning Standards and Technical Requirements as prescribed in Chapter -2 & Chapter- 6 for permitted facilities are complied fully.
- iii. Approval of Authority and other requirement for amendment of Plan is completed as required under clause 3.3.8 of Preparation & Finalization Regulations, 2004 of Authority.
- iv. Impact Fee estimated as per Chapter -XI of this regulation is paid by occupier. However, the amount earlier paid to UPSIDC as charges against Change of Project and other extra levies charged by UPSIDC due to creation of facilities shall be adjusted with interest @10% per annum.
- v. Industrial Plots where permission have been granted by UPSIDC for creation of facilities as described above and are not incorporated in the development plans of their respective areas as amendment of plan are obstructions in the planned development of area and are liable for action under section 16 of the Act.

## Chapter-XI

### 11. Parking Provisions

#### (i) Provisions of parking, loading and unloading spaces-

Parking may be provided in open, under stilt, or underground in basements or separate block plots for multi-level parking through mechanized methods or conventional ramps. Other option in selected areas is through podium parking. Creation of underground parking below parks and open spaces without disturbing the green areas on the surface may be considered only in exceptional cases as per policy approved by the Authority. In plots, having area equal to or more than 10000 sqm., surface parking shall be allowed in setback after leaving clear space of 7.5 mtrs., and fulfilling the requirement of tree plantation and Fire Tender movement. Parking requirements to be provided in the plots for various premises use are described in Table-5. For all other premises use parking of 1 ECS per 100 sqm covered area shall be provided unless specified in chapter-VI of this regulation.

#### (ii) Other Provisions

##### (1) Multi-level Parking plots-

- a) Multi-level parking facility should preferably be developed in the designated parking spaces/plots.
- b) In order to compensate the cost of multi-level parking in designated areas and also to fulfill the growing need of parking spaces within urban areas, a maximum 25% of ground floor covered area may be utilized as commercial space. The balance covered area may be utilized on top floors for office use on a plot designated or planned for parking facility.
- c) In addition to the required parking spaces for maximum permissible FAR, 3 times additional space for parking component shall be provided.
- d) Maximum ground coverage shall be 70%.
- e) For development of multilevel parking, models should be worked out to encourage the private sector initiative without commercial component.
- f) Multi-level parking facility shall be allowed in all type of plots.

##### (2) Basement Parking

- (i) In plots larger than 10000 sq.m., the basement shall be allowed upto minimum setback of 6.0mtrs. There will be no restriction on the number of levels of basement subject to mechanical ventilation as per provisions in National Building code - 2005, water proofing and structural safety. Evergreen trees shall have to be planted in setback as per landscaping norms of these byelaws.
- (ii) Height of first basement above ground level will be maximum 1.5 mtrs below the roof slab. Where stilt or podium parking is permitted, the first basement roof will be levelled with the ground and the roof slab of the extended basement up to envelop line shall be designed for the fire tender load.

- (iii) The height of basements from floor to ceiling shall be maximum up to 4.5 mtrs.
- (iv) The ramp within setbacks shall be permissible subject to free and convenient movement of fire tender.
- (v) Adequate fire safety, light and ventilation and air change through mechanical means shall be provided as per provisions in National Building Code, 2005.
  
- (vi) The basements may be used only for parking, services like fire rooms and storage of non-hazardous materials.

### **(3) Podium Parking**

For adequate parking space, podium parking up to maximum two floors may be permitted within the envelope line, only for parking, with the following conditions:-

- (i) Minimum plot area = 10000sqmtrs.
- (ii) Minimum width of the road = 18mtrs.
- (iii) Minimum set back at the ground level will be 7.5 mtrs. all around where stilt and one storey podium will be permitted, however, other floors of podium parking may be permitted with larger setback.
- (iv) The height of one level of podium will be maximum 2.4mtrs. from floor to the bottom of beam.
- (v) Podium levels will not be enclosed by any material on the outer periphery except with one-metre-high metal Jali/mesh for safety.
- (vi) Adequate sprinklers, exits, ramps and firefighting provisions as per provisions in National Building Code - 2005 will be provided.
- (vii) Structural safety measures as per BIS codes and for fire tender movement will be ensured.
- (viii) Ramp for podium shall not be allowed in the setback.
- (ix) Services and storage shall be allowed upto the extent of permissible ground coverage.

### **(4) Mechanized Parking**

- (i) Mechanized multi-level parking will be permitted subject to the following;
- (ii) Minimum plot size = 1000sq.mtrs.
- (iii) Minimum width of road = 18mtrs.
- (iv) ECS = 18 sq. mtrs. or as per the design and Technology.
- (v) Clear Height of one level = 2.1mtrs.
- (vi) Adequate safety measures for mechanical equipment.
- (vii) Backup of electricity through automatic generators.



- (viii) The company shall ensure proper maintenance, structural safety equipment and machinery.

#### **(5) Underground Parking**

Parking facilities can be created under the open spaces/parks (except heritage park), playground without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned Authority are mandatory after following due process of public hearing before taking up such works. The guidelines for approval are as follows.

- (i) Minimum area of open spaces/park/playground = 5000sq.mtrs.
- (ii) Minimum width of abutting road =18mtrs.
- (iii) Up to 50% of the area to be utilized for underground parking with minimum two basements.
- (iv) Ramps to be provided with not more than 1:10slope.
- (v) Maximum height from the road level shall be 0.5 mtrs with provision for mechanized light and ventilation.
- (vi) Minimum set back from the boundary of the park will be 1.5 mtrs for the purpose of staircase and ramps.
- (vii) Fire & structural safety measures shall be as per National Building Code, - 2005.
- (viii) Minimum depth of the earth shall be 0.5mtrs.for planting shrubs and grass.
- (ix) Adequate drainage for irrigation facilities and for water proofing shall be mandatory.
- (x) The Authority may consider to relax the minimum area limit depending upon the requirement in a particular area.
- (xi) When parking space is to be provided for motor vehicles, it shall not be less than 20 square metre in open area and 30 square metre in basement and in stilts and for scooters and cycles the parking spaces provided shall not be less than 3 square meters and 1.40 square meters respectively.
- (xii) For buildings of different types, parking space for vehicles shall be provided as specified in tableNo.5.

#### **(6) Extended Basement**

The basement shall be allowed within the setback only for parking purpose all around the plot boundary after leaving a minimum setback of 6.0 mtrs. for fire tender movement. The top of the slab shall be flushed with the ground level and the roof shall be designed to take the load of the fire tender with mechanized ventilation.

## Chapter-XII

### 12. Levy of Impact Fee by Authority on Land Use Conversion of plots

**12.1** Where in any Industrial Development Area the land use of a particular plot is changed as a result of amendment of Development Plan approved by Authority under section-3.3.8 of the Preparation and Finalization Regulation, 2004, the Authority shall be entitled to levy impact fee on the occupier in the manner and at such rates as mentioned in this chapter.

Provided that impact fee shall not be levied in the following circumstances:-

- (i) Where the land use of a particular land is changed as a result of coming into operation of Master Plan or Development Plan.
- (ii) Where total or partial exemption from payment of impact fee has been granted by the State Government under the Act.

#### 12.2 General Provisions

**12.2.1** Following land uses are permitted for plots in the development plans of industrial development areas in accordance with the provisions of Preparation and Finalization Regulation, 2004. Land uses of different premises use of plots are listed in chapter-VI clause-6.2:

1. Residential
2. Group housing
3. Industrial
4. Institutional
5. Commercial
6. Park, Open Space & Greenbelts
7. Network Services & Utilities
8. Public Amenities

#### 12.2.2 Assessment and rates of Impact Fee

The Impact Fee payable at the time of grant of approval of amendment of plan by Authority and shall be assessed as the higher amount of Land Use Conversion Charges (I) and Purchasable Value of Enhanced Permissible Max. FAR (V) estimated as per following formula:

A. Land Use Conversion Charges (I) = Factor (F) \* Lease Premium rate (R) \* Area (A)

F = Multiplication factor prescribed in schedule-A in this chapter

R = Prevailing Lease premium rate (Rs. Per sq .m.) of the sector in which plot is located, applicable at the time of approval of amendment of development plan including change of land use by Authority as mentioned in clause (1) of this chapter.

A = Area of plot in sq. m.

B. Purchasable Value of Enhanced Permissible Max. FAR (V) as per this Regulations for proposed land use of plot permitted after approval of amendment of Development Plan by Authority. Purchasable Value shall be estimated as per the procedure prescribed in Chapter IX of these Regulations.

Impact Fee estimated as above shall be payable by occupier at the time of approval of amendment of development plan by Authority.

### **12.2.3 Payment of ImpactFee**

(1) The occupier shall pay the amount of impact fee within 1 month from the date of issue of demandnotice.

Provided that the CEO of the Authority may permit payment of impact fee in quarterly installments along with interest as approved by the Authority subject to terms and conditions that may be imposed by the Authority

(2) In case the occupier fails to pay the entire sum of impact fee within the stipulated period the permission granted shall be deemed to have lapsed.

### **Infrastructure Development Fund**

All money collected as impact fee shall be credited to a separate account to be known as 'Infrastructure Development Fund'.

**Schedule 'A'- Multiplication Factor for assessment of Impact Fee**

Sr. No	Existing land use	land use as approved by authority							
		Res.	GH	Ind.	Inst.	Comm.	Park, open space, green belt	Network Services & Utilities	Public Amenities
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Residential	0	NP	NP	NP	NP	0	0	0
2.	Group housing	NP	0	NP	NP	NP	0	0	0
3.	Industrial	NP	NP	0	1.25	1.5	0	0	0
4.	Institutional	NP	NP	NP	0	1.5	0	0	0
5.	Commercial	NP	NP	0	0	0	0	0	0
6.	Park, Open Space & Green Belts	NP	NP	NP	NP	NP	0	NP	NP
7.	Network Services & Utilities	NP	NP	NP	NP	NP	NP	0	NP
8.	Public Amenities	NP	NP	NP	NP	NP	NP	NP	0

NP: Not Permitted

"0" means no impact fee will be charged.

## Chapter-XIII

### 13. Compounding of Offences

- 13.1** Any act by the occupier that contravenes any provisions of UP Industrial Area Development Act 1976 (UP Act No-VI of 1976), provisions under this regulation and provisions in UP State Industrial Development Area (Preparation & Finalization of Plans) Regulations 2004 and provisions of Development Plans, Deemed Development Plans of the industrial development area or any directions issued by authority under section 8 of the Act shall be an offence under these regulations.
- 13.2** Offences committed on the plots/land parcels in the Industrial Development Area as described above in Section 13.1 may be compounded by the Authority in accordance with the section 32 of the Act.
- 13.3** Compounding of compoundable offences shall be done with the condition that offender will not continue the offences in relation to un-compoundable construction. Construction or development work within the area in which offence has been committed and which are not eligible for compounding shall be demolished within 30 days from the date of the orders issued by Authority or any officer authorized by it under section 32 of the Act. In case of Non-Compliance of the same, Authority shall be entitled to take necessary action for demolition of construction falling under Section 13.1 of this chapter.
- 13.4** Authority shall consider the following before issuance of permission/rejection for compounding of Offences of Unauthorized construction/ Development works as specified under section 13.1 of this chapter:
- a. Location of unauthorized construction/ development work as per section 13.1 of this chapter and its effect on structural stability and lighting/ventilation and privacy of neighboring buildings and neighboring plots.
  - b. Whether the construction of building is beyond the permissible limit and its effect on nearby properties and existing infrastructure.
  - c. Whether the permission for compounding of offences for unauthorized construction as specified under section 13.1 of this chapter has been rejected earlier if so the justification for compounding.
  - d. Whether the unauthorized construction as specified under section 13.1 violates existing building line in the area and its effect on neighboring buildings/plots.
  - e. Whether the construction is affected by Road-side Land Control Act. If so, the necessary permissions from competent Authority have been obtained.
- 13.5** Following offences will not be compounded:
- a. Construction on the land reserved for public and semi-public utilities, parks, green belt, and network services such as roads, railway lines, bus stands, public toilets, footpath, power substation etc.
  - b. Construction in contravention to the prescribed land-use in lay-out plan, development plan/ deemed development plan of Industrial development area.

- c. Construction that are not regularized by Authority/ State Government in subdivided / amalgamated plots which are not in accordance with the provisions of this regulation.
- d. Construction in Government or Public Land for which permission from the competent Authority has not been obtained.
- e. Construction on the disputed land.
- f. Construction within the area reserved for Stilt Floor and Parking spaces.
- g. Construction within the limit of setback as prescribed in section 13.6 of this chapter and fire-tender for the building.
- h. Constructions in contravention to the prescribed ground-coverage, FAR, building height and setback including the limit for compoundable offences as mentioned in section 13.6 of this chapter.
- i. Construction without obtaining necessary No Objection Certificate from competent authority in Fire Department and UP Pollution Control Board.
- j. Construction within the Heritage Zone, Civil Aviation Zone, Monuments and in the buildings violating the norms for maximum building heights.
- k. Construction without making arrangement for prescribed parking space.
- l. Construction without making arrangement of roof-top rain-harvesting system where ever necessary.
- m. Construction on the land shown as pond/water bodies, river, naala in the lay-out plan/ development plan/ deemed development plan/revenue records.
- n. Sub-division/ amalgamation within permissible norms without sanction of subdivision/amalgamation plan as per clause 3.3.6 & 3.3.7 of chapter-III of this regulation.

**13.6** Permissible construction and unauthorized construction as per this regulation shall be shown separately in the building plan. Unauthorized construction as prescribed in section 13.1 of this chapter in the front set-back, side set-back and rear set-back as applicable shall be compoundable in contiguity of the main building. Unauthorized construction as prescribed in section 13.1 of this chapter shall be compoundable within the following limit:

- a. Construction in the front set-back of Industrial buildings maximum within 1m width and 25% of total area.
- b. Construction in the rear set-back of Industrial buildings maximum within 10% of total area.
- c. Construction in the side set-back of Industrial buildings maximum within 25% of side set-back width provided side setback required for fire tender is not affected and NOC from fire department is submitted along with the application by the occupier.
- d. Construction in the set-back of buildings other than industrial building shall be compoundable within the limits prescribed in a,b and c above with the restriction that compoundable area is not more than 10% of the plot area.
- e. Construction in the plots located in industrial (M0 to M5), residential (R1 & R2), Facilities (F1 to F3) and agriculture (A1 & A2) use zone within 10% of permitted ground coverage and within 10% of permitted FAR as per the sanctioned building.

plan but not exceeding the maximum permissible ground coverage and FAR prescribed in chapter-VI of this regulation for the premises use in this regulation.

### **13.7 Compounding Fees**

Compounding fee for unauthorized construction/development work as per section 13.1 of this chapter shall be assessed by the Authority or the person authorized by the Authority under section 32 of the Act as per the table-B given in this chapter.

### **13.8 Assessment of Compounding Fees**

- a. In case of unauthorized construction as per section 13.1 of this chapter is covered in one or more than one sub-clause of section 13.6 of this chapter, compounding fee shall be assessed by adding compounding fee applicable for each sub-clause referred here in for each floor separately.
- b. Compounding fee within the compoundable ground coverage will not be payable in addition to the compounding fee for additional compoundable FAR.
- c. Compounding fee shall be payable by occupier in single instalment or instalments rescheduled by Authority along with interest and other conditions regarding guarantee for payment as decided by Authority.
- d. In addition to the deposit of assessed compounding fee, the occupier shall submit an Affidavit for demolition of non-compoundable unauthorized construction as per section 13.5 of this chapter within period of one month at his own cost and risk.
- e. Authority will have unrestricted rights to demolish non compoundable unauthorized construction as per section 13.5 of this chapter.

#### **Note-**

- 1) Authority will take necessary action for demolition of unauthorized construction as per section 13.1 of this chapter in case occupier has not submitted an application for compounding of Compoundable offences as per the provision of this regulation and U.P. Industrial Area Development Act, 1976.
- 2) Application for compounding of compoundable offences shall be considered by Authority only after obtaining NOC from Fire-department, National Highway Authority of India, Airport Authority of India and Pollution Control Board wherever necessary.
- 3) Compounding fee shall be assessed on the basis of prevailing lease premium rate of plot or wherever such rates will not be available, circle rate prescribed by the Local Administration shall be considered.
- 4) In case the non-compoundable unauthorized construction is not demolished by occupier within the prescribed time limit, Authority shall demolish such construction at the risk and cost of occupier.

**TABLE -B (Compounding Fees)**

Sr.No	Nature of Construction	Industrial	Residential		Facilities			Unit
		M0-M5	R1	R2	F1	F2	F3	
1	Without Sanction of building plan but within permissible ground coverage, permissible FAR and Setback	100	100	100	100	100	100	Rs. Per sqm of Built up area
2	Without Sanction of plan but within the limit of compoundable offences as prescribed in section 13.6 of this chapter for FAR, Ground Coverage & Setback	100	50	400	400	400	400	Rs. Per sqm of Built up area Additional compounding fee as per Sr.No. 3 &4 of this table as applicable
3	Within prescribed ground coverage as per chapter-VI of this regulation but with extra FAR within limit prescribed in clause 13.6 of this chapter	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	
4	Extra Ground Coverage within compoundable limit and Within limit of compoundable FAR as per clause 13.6 subject to clause 13.8 of this chapter:-							
	A. Extra Ground Coverage not falling within Setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	
	B. Extra Ground Coverage falling in setback area							
	a) Front setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	
	b) Side Setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	
	c) Rear setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	
5	n without revalidation	10	10	10	10	10	10	Rs. Per sqm of Built up area

Note:-

R=lease premium rate for the industrial use zone or circle rate wherever lease premium rate not available prevailing at the time of application for compounding

P=Compoundable covered area as per clause 13.6 of this chapter

\*= Multiply

1 The Authority shall be competent to revise the amount/ rate of compounding fees / charge mentioned in these regulation.



**Note:**

1. Compounding fee for Dairy, Poultry Farm, horticulture, sericulture, high value agri- industries, floriculture and fisheries industries (premises use-69) in use zone A-1 shall be same as applicable for Industrial Use Zone(M0-M5).
2. Compounding fee for farm houses for Agro based industries (premises use-70) in use zone A-2 shall be same as applicable for residential Use Zone(R1).
3. In case of construction without revalidation, a fee of Rs 10 per square metre of covered area shall be levied if all provisions as per byelaws are complied with.

## CHAPTER-XIV

### 14.0 Structural Safety – Fire Safety and Service

#### 14.1 Fire Safety Requirements

- (a) Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India as amended from time to time.
- (b) In case of multistoried buildings above 15 metre in height, building which are more than three storeys and building with more than 400 square metres ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, provisions of Uttar Pradesh Agni Nivaran aur Agni Suraksha Adhiniam (Act no. 6 of 2005) shall apply.

#### 14.2 Structural Design

The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part VI (Structural Design, Section-1, Boards, Section-2, Section-5, Concrete, Section-6 Steel, as the case may be) of National Building Code of India *National Building Code-2005* prepared by Indian Standard Institution and as prevalent at the time of execution of the works.

#### 14.3 Quality of Material and Workmanship

All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Work Department of Uttar Pradesh, Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India 2005 as amended from time to time .

#### 14.4 Building Services

The planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part VIII (Building Services, Section 2, Electrical Installations, Section 3, Air-conditioning and heating, Section-5, Installation of lifts and escalators, as the easy may be) of National Building Code of India 2005 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.

#### 14.5 Plumbing

The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in accordance with the Part IX (Plumbing Services Section I, Water Supply Section 1, Drainage and Sanitation, Section-1, Gas Supply, section 2, of National Building Code of India prepared by Indian Standard Institution as amended from time to time.

#### 14.6 Water supply requirements

The requirements of water supply in a building shall be in accordance with the provision of National Building Code as amended from time to time.

#### 14.7 Sanitary Fitting

- (1) Subject to the provision of any law for the time being in force, the sanitary fittings and installations in building shall be in accordance with the provisions of National Building Code as amended from time to time.
- (2) Every factory building within the area shall be provided with such latrines and urinals as may be prescribed by or under the provisions of the Factories Act 1948 as amended from time to time.

#### 14.8 Structural Safety for Natural Hazard Protection-

For buildings more than three storeys (including ground floor) or more than 12.0 metre height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for structural safety and natural hazards protection of buildings. The details of the relevant codes and guidelines are given in Annexure -11-A/B/C/D.

#### 14.5.9 Provision for Physically Handicapped

Provisions for physically handicapped persons shall be made in all buildings and facilities used by public in accordance with the provision of Part III, Annex D of National Building Code-2005

**14.10 Note:-** All the provisions made in the building which are not specifically provided in these regulations shall be as per the provisions of National Building Code, Indian Standard Institution

Code as amended from time to time. The technical person shall be responsible for ensuring the same as per Annexure -7.

**14.11 Note:-** The Owner, Technical Person shall be fully responsible for all provisions to be made in accordance with clause 14.1, 14.2, 14.3,14.4, 14.5, 14.6, 14.7, 14.8, 14.9 &14.10. A certificate to this effect shall be given as per Annexure -7.

### 14.12 Risk Based Classification of building proposals

There is a need to make provisions for fast-tracking building permission procedures for all non-automatic approvals. Therefore, in the spirit of 'Ease of Doing Business', the buildings have been classified further on the basis of risk parameters/ risk based classification to clear the building permits on fasttrack system. This kind of classification shall be used for fast tracking the sanction of building plans, which shall facilitate regulated and faster construction permits, and also aid in improving the rating of the country in World Bank's assessment in 'Ease of Doing Business'.

#### 1. Residential Buildings

For approval of the residential plotted and group housing buildings, risk based classification shall be as per below Table-

**Risk Matrix for different Residential buildings**

Risks	Parameters	Very Low	Low	Moderate	High
<b>Criteria</b>					
Size of the Plot	Square Meters	Below 300m <sup>2</sup>	300-500m <sup>2</sup>	Above500m <sup>2</sup>	Allsizes <sup>ii</sup>
Heightofbuildin g	Meters	Upto15 m	Upto15 m	Upto15m	15mabove
Use of the premise	VariousCategori es	Residential Plotted	Residential Plotted	Residential Plotted	GroupHousin g

*Note:*

i. Considering no other issue like Monuments, Metro, DUAC, Airports etc. are involved. In case the property lies within the regulated zone of metro rail, airport etc. the online clearance from the local body concerned shall be taken.

ii. Group Housing area is minimum 2000 sq.m

iii. The fees shall be derived by an automated built-in calculator in the online system of submission.

#### **Fast Tracking Tools:**

##### **for Very Low / Low Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned local body along with the fees and other requisite documents. The Authority shall grant the building permit within 10 days.

##### **For Moderate risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned local body along with the fees and other requisite documents. The Authority shall grant the building permit within 15 days.

##### **For High-risk Buildings:**

1. Online application
2. Clearance from Fire department and other necessary clearances from AAI, NMA and other agencies have to be obtained. Building plans will have to be prepared

by a competent professional and the building plans will have to be submitted to the concerned local body along with the fees and other requisite documents. The Authority shall grant the building permit within 15 days.

## 2. Storage/Warehouse Buildings

For approval of the buildings meant for use as storage buildings/warehouses/godowns, risk-based classifications shall be as below Table.

### Risk Matrix for Storage/Warehouses

Risks	Very Low	Low	Moderate	High
Covered Area on all floors/Built-up area	Upto 2500 m <sup>2</sup>	Above 2500 m <sup>2</sup> & upto 5000 m <sup>2</sup>	Upto 5000 m <sup>2</sup> to 10000 m <sup>2</sup>	Above 10000 m <sup>2</sup>
Height of building	No limit	No limit	No limit	No limit
abutting Road width	Min. 12m	Min. 12m	Upto 18m	Upto 18m
Type of Material storage	Category A	Category A	Category B (Stacking Height-Medium)	Category B (Stacking Height-High)

Note:

- i. The level of Risk is classified according to the material stored in the warehouse/storehouse. Material shall be classified according to the Categories defined in Appendix.
- ii. The building application processing fees shall be derived by an automated built-in calculator in the online system.

#### **Modes of Fast Tracking:**

##### **For Very Low Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The Authority shall grant the building permit within 10 days.

##### **For Low Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The Authority shall grant the building permit within 10 days.

##### **For Moderate Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The Authority shall grant the building permit within 15 days.

##### **For High-Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a qualified architect and the building plans will have to be submitted to the concerned Authority along with the fees

and other requisite documents. The Authority shall grant the building permit within 15 days.

### 3. Industrial Buildings

For approval of the buildings meant for use of industrial buildings risk based classification shall be as per below Table;

#### Risk Matrix for Industries

Risks		Low	Moderate	High
Criteria	Parameters			
Size of the Plot	Square Meters	Upto2000m <sup>2</sup>	Above2000m <sup>2</sup>	Allsizes
Height of building	Meters	Upto15m	Upto 15m	Above 15m
Abutting Road width	Meters	Min.12m	Min.12m	Min.12m

Note:

- i. The level of Risk is classified according to the size and height of the industrial building proposed.
- ii. The building application processing fees shall be derived by an automated built-in calculator in the online system.

#### **Suggested modes of Fast Tracking:**

##### **For Low-Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The Authority shall grant the building permit within 10 days.

##### **For Moderate Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The Authority shall grant the building permit within 15 days.

##### **For High Risk Buildings:**

1. Online application
2. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The Authority shall grant the building permit within 15 days.

## CHAPTER-XV

### 15.0 PROVISION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

#### 1.0 Electric Vehicle Charging Infrastructure (EVC)

Based on the occupancy pattern and the total pending provisions on the premises of the various building types, charging infrastructures shall be provided only for EVs which is currently assumed to be 20% of all vehicles holding capacity/packing capacity at the premises.

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 Notice Annexure E-1)

#### 1.1 Residential Buildings (Plotted house):

**Table 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	AO (Single Charging gum)
Norms of Provisions	Min. 1 SC and additional provisions as per the owner individual

**Note:**

The charging infrastructure installed by a home owner shall be constructed as a Private CI meant for self-use (non-commercial basis) as per the note at clause no. 4 of the explanatory note at Annexure E-1

#### 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, in order to provide sufficient charging points for the EV share in all vehicles (refer clause 3 of the Explanatory Note-Annexure E-1) ratio of types of chargers is recommended in the table below-

**Table 2: 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)			
Additional Chargers	PCS service providers shall install additional number of kisk/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 1SC-each 2EVs 1FC-each 10EVs	3Ws 1SC- each 2 EVs	2Ws 1SC-each 2 EVs	PV (Buses) 1 FC- each 10 EVs

**Note:**

- Charging bays shall be planned currently at 20% capacity of all vehicles including 2Ws and PVs(cars)
- Open metering and on-spot payment options to be available for all users.
- Provision of FCB CS and BS shall not be mandatory and will be at the discretion of the service provider.

**Abbreviation 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
- FCB CS - Fluid Cooled Battery Charging Station
- BS - Battery Swap

**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 ratios (minimum 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/ Eatenes	Equipped with CCE and LCC. as may be required for fast charging
B.	Fasts Charging facility/FCB CS (for long Distance & Heavy Duty EVs)	Every 100Kms. both sides along the highways/roads	At least 2 chargers 1 CCC type 1 CHA de MO type (min. 100KW each)	Min. 15mx7m	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 Provided along with FBC charging Stations	Min 5.5mx2.75m	May be coupled with PCS at item A or FCB CS at item B above

(Source: Urban & Regional Development Plans Formulation and Implementation Guidelines (URDPFI-2014))

## Annexure E-1

### Explanatory Note on Electric Vehicle Charging Infrastructure

#### 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 Vehicle
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
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

#### 1. 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<sup>0</sup>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 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 CO<sub>2</sub> 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 these changes are required in Infrastructure provisions (at Regional and city levels) and in



Development Control Regulations (in terms of provisions therein) to include the formulation of norms and standards for “Charging infrastructure” in the said Master Plan Regulations and State Bye-Laws for adoption across the country suiting local conditions.

## **2. EV Charging Technology:**

### **2.1 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.

- Authentication
- Integrated payment gateways
- 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.

### **2.2 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 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 2.5KW of power. The EVSE supplies AC current to the vehicle’s on board 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. Fast 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.

## **3. 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.

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.

**Table 1, EVs charging “modes” and availability’**

Vehicle Type	Slow Charging	Fast Charging	Public CI
2 Wheelers	Y	N	Yes/limited
3 Wheelers	Y	N	Yes/Limited
PVs (Cars)	Y	Y	Yes
PVs (Buses)	N	Y	Yes

**Table 2- Charging options for EV types (by ownership)**

Vehicle Type	Private CI	Public CS	Predominant place of charging
2 Wheelers	SC/BS	SC	Point of residence/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:**

- The option of Battery Swapping (BS) for privately owned 2Ws and PV(Cars) is limited to Private CI.
- For 3 WS the BS is proposed to be made available in PCS for faster recharge experience only.
- For PV (Buses), Captive Fast charging infrastructure for 100% internal use for feets 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.

**4. 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 feet will not be required to install all type of chargers and to have NSP tie ups.

#### **5. 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 with regard to 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 1 PCS, as per minimum specification laid under MoP guidelines.
  - Standalone Battery Swapping Stations may be added with the PCs.

No. 12/2/2018-EV  
Government of India, Ministry of Power

New Delhi, the 14<sup>th</sup> December. 2018

To,

1. The Secretaries of all the Ministries/Departments of Government of India.
2. The Chief Secretaries of the States/UTs.

**Sub.: Charging Infrastructure for Electric Vehicles - Guidelines and Standards -reg.**

**Sir/Madam,**

Government of India have undertaken multiple initiatives to promote manufacturing and adoption of electric vehicles in India. With support of the Government, electric vehicle have started penetrating in the Indian market However. of adequate Charging Infrastructure is one of the key requirements accelerated adoption of electric vehicles in India. It is proposed to encourage this by laying down an enabling framework.

**Objectives**

- To enable faster adoption of electric vehicles in India by ensuring safe, reliable, accessible and affordable Charging Infrastructure and con-system.
- To promote affordable tariff charges e from FA' owners and Charging Station Operators/Owners.
- To generate employment/income opportunities for small entrepreneurs.
- To proactively support creation of LV Charging Infrastructure in the initial phase and eventually create market for EV Charging business.
- To encourage preparedness of Electrical Distribution System in adopt EV Charging Infrastructure.

**In light of the above, it has been decided as follows:**

1. Private charging at residences /offices shall be permitted. DISCOMs may facilitate the same.
2. Setting up of Public Charging Stations (PCS) shall be a de-licensed activity and any individual/entity is free to set up public charging stations, provided that, such stations meet the technical as well as performance standards and protocols laid down now as well as any further norms/standards specifications laid down by Ministry of Power and Central Electricity Authority From time w time.

2.1 Any person seeking to set up a Public Charging Station may apply for connectivity and be shall be provided connectivity on priority by the Distribution Company licensee to supply power is the area.

**2.2 Public Charging Infrastructure (PCI)- Minimum Requirements**

3.1 Every Public Charging Station (PCS) shall have the following minimum Infrastructure :

- i. An exclusive transformer (PCS) with all related substation equipment including safety appliance.
- ii. 33/11 KV line/cables with associated equipment including as needed for line terminal/metering etc.
- iii. Appropriate civil works.
- iv. Adequate space for Charging and entry/ exit of vehicles.
- v. Current international standards that are prevalent and used by most vehicle Manufacturers internationally are CCS and CHadeMO. Hence. Public Charging Stations shall have, plc 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)
East	CCS (min 50 kW)	200- 1000	1/1 CG
	CHAdeMO (min 50 kW)	200- 1000	1/1 CG
	Type- 2 AC (min 22 kW)	380-480	1/1 CG
Slow/ Moderate	Bharat DC- 001 (15 kW)	72- 200	1/1 CG of 3.3 kW each

\* In addition, any other first/slow/ moderate charger as per approved BIS standards whenever notified.

- vi. The kiosk/ board may have options for installation of additional chargers if required.
  - vii. 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.
  - viii. 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.
  - ix. 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.
  - x. Appropriate public amenities.
  - xi. Where, in addition to the above, fast charging facility is also planned to be provided at the provider, the following additional infrastructure must be provided:
    - a. Appropriate Liquid Cooled cables if High Speed Charging Facility for onboard Cooled Batteries (FCBs) is also planned.
    - b. Appropriate Climate Control Equipment for Fast Charging of Batteries to be used not onboard)
- 3.2 Every Public Charging Station (PCS) shall be operational only after inspection & communicated by a suitable clearance certificate, by the concerned electrical in personnel designated specifically by the respective DISCOM for this purpose. DISCOM may also empanel one or more third party authorized technical agencies for this purpose.
- 3.3 Electric "chick Service Equipment (EVSE) shall be type tested by an appropriate reputed agency.
- 3.4 The above minimum infrastructure requirements do not apply to Private Charging Point use of individual EV owners (non-commercial basis).
- 3.5 Captive charging infrastructure for 100% internal use for a company's own/ leased fleet will not be required to install all type of chargers and to have NSP tie ups.
- 3.6 Public Charging Station can also have the option to add Standalone battery swapping facilities to the above mandatory facilities, provided space/other conditions permit.
- 4. Public charging Infrastructure (PCI) for long distance EVs and/or heavy duty EVs:**
- 4.1 Public charging stations for long distance EVs and/or heavy duty EVs (like trucks, following minimum requirements:
- i. At least two chargers of minimum 100 kW (with 200-1000 V) each of different specifications and with single connector gun each in addition to the minimum charging infrastructure mandated for Public Charging Stations in part 3.
  - ii. Appropriate Liquid Cooled Cables for high speed charging facility for onboard Batteries (currently available in some long range EVs).
  - iii. In addition to 4.1 (i) and (ii) above, the Fast Charging Stations (FCS) for Long Distance EVs may also have the option of swapping facilities for batteries for meeting the client

para 3 and para 4.1(i)&01 above. It is notable that Fluid Cooled Batteries (FCBs) are gene Fast Charging/ Long Distance use of EVs and/or fin Heavy Duty Vehicles like buses trucks ( higher charging rate and longer life.

- 4.2 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 tier its in- house company EVs.

**5. Location of Public Charging Stations:**

- 5.1 In case of Public Charging Sun inns, the following minimum requirements are laid down with regard to density distance between two charging points:

- I. At least one Charging Station should be available in a grid of 3 Km X 3 km Further one Charging Station be set up ta every 25 Km on both sides of highways/roads.
- II. For long range EVs (like long lunge SUV) and heavy duty EVs like buses/trucks etc. there should be at least one Fuss Charging Station with Charging Infrastructure Specifications an per para4.l 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 Nagare, bus depots. Moreover, swapping facilities are also not mandatory within cities for Buses /trucks.

- 5.2 Additional public charging stations shall he set up in any area only after mains the above requirements.

- 5.3 The above density/distance requirements shall he 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 he done in all cases including where no central/state subsidy is provided.

- 5.4 The appropriate Governments (Central/State/UTs) may also give priority to misting 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.

- 5.5 Any deviation from above norms shall be admissible only after specific approval of State Nodal Agency in consultation with the Central Nodal Agency.

**6. 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.

**7. Tariff for supply of electricity to EV Public Charging Stations:**

- 7.1 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.

- 7.2 The tariff applicable for domestic consumption shall be applicable for domestic charging.

**8. Service charges at PCS/BCS:**

- 8.1 Charging of EVs is a sent as already clarified by Ministry of Power vide letter No. 23/08/2018-R&R dated 13.04.2018.

- 8.2 The State Nodal Agency shall this the Service Charges to be charged by the Public Charging Stations.
9. **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.
- 9.1 **Phase 1 (1.3 Years):**  
All Mega Cities with population of a million plus as per census 2011, all existing expressways connected to these Mega Cities & important Highways connected with each of these Mega Cities shall be taken up for coverage. A first of their Mega Cities and existing connected expressways is attached at Annexure.
- 9.2 **Phase II (3.5 Years):**  
Big cities like State Capitals, UI 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.
- 9.3 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.
10. **Implementation Mechanism for Rollout:**
- 10.1 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.
- 10.2 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.
11. **Selection of Implementation Agency for Rollout:**
- 11.1 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 Government.
- 11.2 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/PCS/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 a prepay, a cohesive regional package, the selected identified cities may be divided into one or more parts as necessary for such purpose.
- 11.3 Where Implementing Agency is selected by bidding, all bidding shall be conducted by the State Nodal Agency.
- 11.4 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.



This issues with the approval of Hon'ble Minister of State (IC) for Power and New & Renewable Energy.

(Anoop Singh Bisht)  
Under Secretary to the Govt. of India  
Tel: 23766236  
Email: anoopsingh.bisht@nic.in

**Copy to:**

1. Prime Ministers Office Cabinet Secretariat
2. CEO, NITI Aayog
3. The Secretaries of the CERC/ State Commissions/ JERCs.

(Anoop Singh Bisht)  
Under Secretary to the Govt. of India  
Tel: 23766236  
Email: anoopsingh.bisht@nic.in

**Copy for information to:**

1. PS to MoS (IC) for Power and NRE.
2. PPS to Secretary (Power)
3. PPS to Add. Secretary (SNS)
4. PPS to Joint Secretary (Thermal) MoP
5. PPS to Director (UMPP), MoP

(Anoop Singh Bisht)  
Under Secretary to the Govt. of India  
Tel: 23766236  
Email: anoopsingh.bisht@nic.in



## List of Annexure

### Annexure-1 Form for Development/Re-Development

To,

**The Authorised Officer,**

----- **Development Area Office,**

..... **District**.....

**Uttar Pradesh State Industrial Development Authority,  
Uttar Pradesh.**

Sir,

I here by give application (intwocopies)that I intend to develop/redevelop the Landon Plot No. .... in Sector ..... of..... U.P. State Industrial Development Area in accordance with the U.P. State Industrial Development Area this Regulationsforward herewith the following plans and specifications (Items I to 6) in quadruplicate duly signed by me and . . . . . (Name in block letters) the Licensed Architect / Engineer / Town Planer/ Group-License NO. . . . . who will supervise the development work and a copy each of Statements / Documents (Items 7 and 9)is enclosed theherewith:-

1. KeyPlan
2. SitePlan
3. Location in Master Plan,
4. Layout Plan
5. ServicesPlan
6. Specifications
7. OwnershipTitle
8. Attested copy of Receipt of Payment of ApplicationFee.
9. Other Essential information /Documents.

I request that the scheme may be approved and permission accorded to me to develop the land.

Signature of Owner .....

Name of Owner .....

(in BLOCK LETTERS)

Address of Owner .....

.....  
.....

Dated .....

**Annexure-2 Form for Notice for Commencement of Land  
Development Works**

**To,**

**The Authorised Officer,**

----- **Development Area Office,**

----- **District.....**

**Uttar Pradesh State Industrial Development Authority,**

**Uttar Pradesh.**

Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the  
landon Plot No. .... in Sector ..... of.....  
U.P. State Industrial Development Area will be commenced on .....  
..... as per your permission and plans sanctioned, vide no. ....  
..... dated ..... under the supervision of .....  
.... Licensed Architect / Engineer / Town Planer/ Group-License no. ....

Signature of Owner .....

Name of Owner .....

(in BLOCK LETTERS)

Address of Owner .....

.....  
.....

Dated .....

**Annexure-3 Form for Completion/Cccupancy Plan for development of area**

To,

**The Authorised Officer,**

----- **Development Area Office,**

----- **District.....**

**Uttar Pradesh State Industrial Development Authority,**

**Uttar Pradesh.**

**Sir,**

I hereby give application (in two copies) that I intend to develop / redevelop the land on Plot No. .... in Sector .....of.....U.P. State Industrial Development Area in accordance with the U.P. State Industrial Development Area Regulations forward herewith the Completion/occupancy Plan and specifications (Items I to 6) in quadruplicatedulysignedbymeand . . . . . (name in block letters) the Licensed Architect / Engineer / Town Planer/ Group-License No.. . . . . The Plans were sanctioned vide letter No. ....dated .....and the work has been completed to my best satisfaction. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.

1. Layout Plan
2. ServicesPlan
3. Specifications
4. Attested copy of Receipt of Payment of Completion/occupancy PlanFee.
5. Other Essential information /Documents.

I request that the Completion/occupancy Plan may be approved.

Signature of Owner .....

Name of Owner .....

(in BLOCK LETTERS)

Address of Owner .....

.....

.....

Dated .....

## Annexure-4: Form for Building Construction

### Form for the application to erect, re-erect, or to make material alteration in a building

To,  
The Authorised Officer,  
----- Development Area Office,  
..... District.....  
Uttar Pradesh State Industrial Development Authority,  
Uttar Pradesh.

Sir,

I hereby give application that I intend to erect/re-erect or to make material alteration in the building on Plot No..... in Sector..... of..... U.P. State Industrial Development Area in accordance with the Uttar Pradesh Industrial Development Area Building Regulations and Planning and Development Directions of the Authority, and I enclose herewith the documents as per checklist 1-A/1-B annexed to this application.

I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters).

Address of the applicant:

**Dated :-**

**i) NOTE :- Strike out which is not applicable.**

## **Annexure-4A: Checklist for Residential Building**

### **CHECKLIST-4A (For buildings on individual residential plots)**

- i) Ownership documents: copies of allotment letter (transfer letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority)
- ii) Form for first application to erect, re-erect, or to make material alteration in a building(Annexure-4)
- iii) Certificate prescribed in Annexure-5 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorized Officer in writing.
- iv) Structural stability certificate from the Architect/Structural Engineers as per Annexure-6
- v) Certificate for sanction of Building Plan as per Annexure-7
- vi) Indemnity bond as per Annexure-8 in case where basement is proposed to be constructed on Rs.100/- stamp paper duly attested by a Notary
- vii) Specification of proposed building as per Annexure-9
- viii) Application for drainage of premises as per Annexure-10
- ix) Photocopy of the registration of the licensed technical person as per Annexure-15 duly authenticated with Plot No. for which it is submitted.
- x) Application form for water and sewer connection.
- xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xiii) Any other document as may be required by the Authority from time to time

## **Annexure-4B: Checklist for Non-Residential Building**

### **CHECKLIST-4B (For buildings other than those on individual residential plots)**

- i) Ownership documents: copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.
- ii) Form for first application to erect, re-erect or to make material alteration in a building (Annexure-4)
- iii) Certificate prescribed in Annexure-5 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorised Officer in writing.
- iv) Structural stability certificate from the Architect / Structural Engineers as per Annexure-6
- v) Certificate for sanction of Building Plan as per Annexure-7
- vi) Indemnity bond on Rs.100/- stamp paper duly attested by a Notary as per Appendix-8 in case where basement is proposed to be constructed.
- vii) Specification of proposed building as per Annexure-9
- viii) Application for drainage of premises as per Annexure-10
- ix) Photocopy of the registration of the licensed technical person as per Annexure-15 duly authenticated with plot No. for which it is submitted.
- x) Application form for water and sewer connection (if applicable)
- xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xiii) Certificate of registered structural engineer and owner regarding earthquake resistance of building as per Annexure 11/A/B/C, if applicable.
- xiv) Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- xv) Approval from the competent authority in case of hazardous buildings.
- xvi) Soft copies of the drawings.
- xvii) Valid time extension, if applicable.
- xviii) Any other document, as may be required by the Authority from time to time.
- xix) In case of revision and revalidation original sanction plan to be surrendered

## Annexure-5: Form for supervision of Building Work

To,  
The Authorised Officer,  
..... Development Area Office.  
..... District .....  
Uttar Pradesh Industrial Development Authority,  
Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection on plot and material alteration of building on plot No..... in ..... Sector of.....U.P.State Industrial Development Area shall be carried out under my supervision and I certify that all the material (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plan.

Signature of Licensed Technical Person .....

Name of Licensed Technical Person .....

License no. of Licensed Technical Person.....

Address of the Licensed Technical Person.....

Date :

NOTE - Strike out which is not applicable.

## Annexure-6: Certificate for Structural Stability

To,

**The Authorised Officer,**

.....Development Area Office

.....District.....

**Uttar Pradesh State Industrial Development Authority,**

**Uttar Pradesh.**

**Sir,**

I hereby certify that the structural design of the Building on Plot No.....in  
Sector.....of.....U.P. State Industrial Development  
Area shall be done by me/us and carried out in accordance with Part/IV structural design of  
National Building code of India corrected upto date.

**Signature of Licensed Technical Person** .....

**Name of the Licensed Technical Person** .....

**License No. Licensed Technical Person** .....

**Address of Licensed Technical Person** .....

**Dated :**



## **Annexure-7: Certificate for Sanctioning of Building Plan**

**(To be given by Licensed Technical Person as per Annexure-15)**

It is certified that the plans and all other drawings submitted for approval for building on Plot No..... in Sector of.....Uttar Pradesh State Industrial DevelopmentArea prepared in accordance with the U.P. State Industrial Development Area- Land Development and Building Regulations 2018 and the U.P. State Industrial Area Development Act-1976, U.P. State Industrial Development Area-Preparation and Finalization Regulation 2004, National Building Code, BIS Code and all other provisions as given in Chapter 14 of this Regulation, as applicable.

**Signature of Licensed Technical Person .....**

**Name of the Licensed Technical Person .....**

**Registration No. ....**

**Address of Licensed Technical Person .....**

### **Enclosure**

- ❖ **Attested photocopy of the certificate of Council of Architecture/Institution of Engineer**
- ❖ **Building Plan and all prescribed documents.**

**Date :**

**Place :**

**Annexure-8 Form for Completion/occupancy Certificate for Building Work**

**The Chief Executive Officer  
U.P. State Industrial Development Authority,  
..... Development Area Office.  
.....District  
Uttar Pradesh.**

**Sir,**

**I hereby certify that the erection/re-erection/material alteration of building on Plot No ..... in Sector .....of .....Industrial Development Area has been supervised by me and the completion/occupancy plan along with the required documents are attached herewith. The plans were sanctioned vide letter no..... dated and the work has been completed to my best Satisfaction and in accordance with the provisions and planning standard prescribed in relevant regulations, Development plan/layout Plan of the Authority as applicable on the date of sanction of building plan. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.**

**Name of the Licensed Technical Person \_\_\_\_\_**

**Address of Licensed Technical Person. \_\_\_\_\_**

**Dated:**

**NOTE—Strike out the words which are not applicable ,**

### **Annexure-8 (A) (For buildings on individual residential plots)**

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person, and owner.
- ii) Completion/occupancy Fees for all type of buildings @ Rs 10/- per square metre of covered area as per sanctioned building plan.
- iii) Valid time extension certificate, if applicable.
- iv) Photographs of the building from front and side setbacks.
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes.
- vi) Copy of receipt of payment of Water/Sewer connection charges and any other charges as may be required by the Authority.
- vii) For buildings more than three storeys (including ground floor) or more than 12.0-meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for Structural Safety And Natural Hazards protection of buildings. The details of be relevant codes and guidelines are given in Appendix 11-A/B/C/D.
- viii) Soft copy of the building plans submitted.

### **Annexure-8 (B) (For buildings on Plots other than individual residential plots)**

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person and owner.
- ii) Completion/occupancy fees for all type of buildings @ Rs 10/- per square meter covered area as per sanctioned building plan.
- iii) Valid time extension certificate, if applicable,
- iv) Photographs of the building from front and side setbacks,
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes.
- vi) NOC from Chief Fire Officer, wherever applicable-
- vii) NOC from Explosive Department, wherever applicable.
- viii) Copy of receipt of payment of water/sewer connection charges or any other charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
- ix) For buildings more than three storeys (including ground floor) or more than 12.0-meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for Structural Safety And Natural Hazards protection of buildings. The details of be relevant codes and guidelines are given in Appendix 11-A/B/C/D.
- x) Soft copy of the building plan submitted.

### Annexure-8 (C) : Indemnity Bond

In consideration of the Uttar Pradesh State Industrial Development Authority, a body constituted under section - 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no. 6 of 1976) (hereinafter referred to as 'the promisee' - which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned the construction of the building including basement if any in the building plans of the House/Factory building to be constructed on Industrial/Residential/Facility Plot No ..... in Sector .....of..... U.P. State Industrial Development situated in the .....U.P. State Industrial Development Area in District....., Uttar Pradesh. On production of the bond of indemnity by..... son of ..... aged about ..... years resident of .....(hereinafter called the 'promisor' which expression shall unless the context does not so admit include his/her heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused in respect of construction of basement referred to above the promisor hereby agrees to execute this bond of Indemnity.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS**

In consideration of the promisor having sanctioned the construction of building including basement if any in the building plan of the factory/residential building to be constructed in Industrial/Residential/Facility Plot No..... in Sector ..... situated in the..... U.P. State Industrial Development Area,..... District ..... the promisor agrees to indemnify the U.P. State Industrial Development Authority and at all times holds himself liable for all damages and losses caused to the adjoining building(s) on account of the construction of building including basement if any referred to above and further undertakes to indemnify the U.P. State Industrial Development Authority any such amount to the full extent which the promisee may have or to be required to pay to any person (s) having rights in the adjoining properties on account of the construction of building including basement if any(said) by way of compensation or otherwise and further to pay all costs and expenses which the promisee may have to spend in defending any action in the Court of Law regarding thereto.

In witness where of the promisor executed this Bond of Indemnity at.....Office U.P State Industrial Development Authority, District..... on ..... day of .....

(Promisor),

Witness:

**Annexure-9: General Specifications Sheet**  
**U.P. State Industrial Development Authority**  
**Specification of Proposed building**

1. Total Plot Area .....sqm./ Basement existing.....sqm/  
 Basement Proposed .....sqm./Ground floor existing .....sqm./ Ground  
 Floor Proposed..... sqm.
2. First Floor existing .....sqm./ First Floor Proposed.....  
 .....sqm.
3. Second Floor existing .....sqm./Second Floor Proposed.....sqm.
4. Mezzanine Floor existing ..... sqm./Mezzanine Floor Proposed .....sqm.
5. The purpose for which it is intended to use the building.....
6. Specification to be used in the construction of the
  - (i) Foundation.....
  - (ii) Walls.....
  - (iii) Floors.....
  - (iv) Roofs .....
7. Number of storeys of which the building will consist.....
8. Approximate number of persons proposed to be accommodated
9. The number of latrines to be provided.....
10. Whether the site has been built upon before or not.....
11. Source of water to be used for building purpose.....

Signature of the Applicant.....

Full Name (In Block Letter).....

Address .....

**Annexure-10: Application for Drainage of Premises**  
**U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY**  
**(To be submitted in duplicate)**  
**APPLICATION FOR DRAINAGE OF PREMISES**

To,  
The Authorised Officer,  
..... Development Area Office,  
.....District.....  
U.P. State Industrial Development Authority,  
Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on plot No..... in Sector .....of .....U.P. State Development Area The sanitary in the accompanying plans and sections in triplicate and described in the Appendix - 9 (submitted in triplicate) and the premises are open to inspection by the Officers of U.P.State Industrial Development Authority. I/We undertake to carry out the work in accordance with the provisions of U.P. State Industrial Development Area-Land Development and Building Regulations-2018 and to pay the Authority the cost of connection to the sewer at the rate given in the scheme of fees.

Signature of the Applicant .....  
Full Name (In Block Letters) .....  
Address .....  
Name of the Plumber/Licensed Technical Person carrying outwork..... License  
no .....

Address of the Plumber/Licensed Technical Person .....

Dated :

## **Annexure-11(A): Structural Safety and Natural Hazard Protection of Buildings**

Kindly tick the relevant codes that have been followed

Requirements specified in the following Bureau 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 : 1905 - 1987 "Code of practice for structural safety of buildings. masonry walls" Bureau of Indian Standards , March 1981**
  - 2) **IS : 1904 - 1978 "Code of practice for structural safety of buildings; foundation" Bureau of Indian Standards**
  - 3) **IS : 456 - 2000 "Code of practice for plain and Reinforced Concrete" Bureau of Indian Standards, September 2000.**
  - 4) **IS : 800 - 1984 "Code of practice for general construction in steel" Bureau of Indian Standards , February 1985**
  - 5) **IS : 883 - 1966 "Code of practice for design of structural timbers in buildings; " Bureau of Indian Standards , March 1967**  
Besides any other relevant Indian Standards will need to be referred to
- b) **FOR EARTHQUAKE PROTECTION**
  - 1) **IS : 1893 - 1984 "Criteria for Earthquake resistant Design of Structures (Fourth Revision)" June 1986**
  - 2) **IS : 13920 - 1993 "Ductile detailing of reinforced concrete structures subjected to Seismic forces-Code of Practice" November 1993**
  - 3) **IS : 4326 - 1993 "Earthquake Resistant Design and Construction of Buildings Code of Practice (Second Revision)" October 1993**
  - 4) **IS : 13828 - 1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines" August 1993.**
  - 5) **IS : 13827 - 1993 "Improving Earthquake Resistance of Earthen Building Guidelines" October 1993**
  - 6) **IS:13935-1993"Repair and Seismic Strengthening (if Buildings-Guidelines" November 1993.**
  - 7) **"Improving Earthquake Resistance of Building - Guidelines" by expert group, Bureau of Indian Standards Government of India, Ministry of Urban Affairs and Employment.**

**8) The National Building Code of India 1983**

**For location of the building in hazard prone area of earthquakes, cyclone or wind storms and floods, reference may be made to the following;**

- "Vulnerability Atlas of India" by expert group. Government of India. Ministry of Urban Affairs and Employment.

**NOTE:**

**1. As and when anyone of the above referred standards and documents is revised, the design and construction of Buildings thereafter must satisfy the latest version for approval of building plans by the Authority.**

**The above information is factually correct.**

**Signature of owner with date**

**Signature of the Engineer who had/will**

**Supervised the construction ( with qualification and experience as mentioned in Appendix 12)**

**Name(Block).....**

**Name(Block).....Address:**

**.....**

**Legible Seal:**

**(With address)**

**Signature of the Licensed Technical Person who had/will Supervised the construction.**

**Name (Block) ...  
Registration No.  
Legible Seal : ...  
With address**



## Annexure-11(B): Building Information Schedule

### Building Information Schedule

<b>1. Building Address</b>	<b>Plot No.</b>	<b>Sector</b>	<b>Development Area</b>	<b>District</b>
<b>2. BUILDING FUNCTION &amp; LOCATIONS</b>				
<b>2.1 Use</b>	<b>Industrial</b>	<b>Residential</b>	<b>Facility *</b>	
<b>2.2 Importance</b>	<b>Ordinary</b>	<b>Important</b>	<b>Hazardous</b>	<b>* IS:1873</b>
<b>2.3 Seismic Zone</b>	<b>(Design Intensity Used V(1X) IV (V111) III(VII)II(VI)</b>			
<b>3. Design EQ Factor</b>	<b>a0=.....</b>	<b>I=.....</b>	<b>b= ah=.....</b>	<b>IS:1893</b>
<b>4. FOUNDATION</b>				
<b>4.1 Soil type at site(Note2)</b>	<b>Rock / stiff Medium # Soft Liquefiable Expensive(B.C.)IS-.1904</b>			
<b>4.2 Type of Foundation</b>	<b>Strip Indiv.Col. Footings /Raft Bearing Piles Friction Piles IS:1893_</b>			
<b>5. LOAD BEARING WALL BUILDINGS</b>				
<b>5.1 Building Category</b>	<b>A(ah&lt;.05) B(ah=.05 to .06) C(ah.06 to&lt;.08) D(ah.08 to a &lt;0.12) E(ah&gt;0.12) IS:4326</b>			
<b>5.2 Bearing Walls</b>	<b>Brick</b>	<b>Stone</b>	<b>Solid Block</b>	<b>Hollow Block</b>
<b>5.3 Mortar (Note4)</b>	<b>C:S=1...</b>	<b>C:L:S=1 .....L:S=1:...</b>	<b>Clay Mud</b>	<b>*</b>
<b>5.4 Floors</b>	<b>R.C.slabs</b>	<b>Stone slabsonjoists</b>	<b>Prefab flooring elements*</b>	
<b>5.5 Roof structure</b>	<b>Flat like floors / pitched Trussed / Raftered / A Frame / Slopping R-C.Slab</b>			
<b>5.6 Roof covering</b>	<b>CGI Sheeting</b>	<b>AC Sheeting</b>	<b>Clay tiles / Slate Wood shingle</b>	<b>*</b>
<b>5.7 Opening in walls around?</b>	<b>Control used on sizes? Control used on location. Strengthening</b>			
	<b>Yes/No/NA</b>	<b>Yes/No/NA</b>	<b>Yes/No/NA</b>	
	<b>IS:13828</b>			
<b>5.8 Bands Provided</b>	<b>Plinth Band</b>	<b>Lintel Band</b>	<b>Roof /Eave Band</b>	<b>Gable Band Ridge</b>
<b>Band -do-</b>				
<b>5.9 Vertical Bars</b>	<b>At corners of rooms</b>		<b>At jambs of openings</b>	
<b>-do-</b>				

**5.10 Stiffening of Prefab R.C. screed & Band Peripheral band & Diagonal planks & IS:4326**  
**connectors all round band**

**FLOORS/ROOFS**

**6. STEEL/R.C- FRAME BUILDINGS**

**6.1 Building shape Both axes near symmetrical One axis near symmetrical / Un symmetrical (torsion considered)**

**6.2 In fills/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 (I: 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 Engineer who had/will supervised the construction (with qualification and experience as mentioned in Appendix 12)**

**Name(Block).....**

**Name (Block)**

**Address:.....**

**Address.....**

**Legible Seal:  
(with address)**

**Annexure-11(C): Certification of Compliance of Safety Standards  
(Building Permit)**

**Certification of Compliance Safety Standards Submitted with application  
for Building Permit**

(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 the safety requirements as stipulated in the Indian Standard, Codes, guidelines and documents specified in the Annexure 11(A) regarding earthquake safety awareness and the information given in the attached Building Information Schedule is factually correct to the best of my knowledge and understanding.

2. It is also certified that the structural design including safety from natural hazards including Earth Quake has been prepared by duly qualified Civil Engineer along with qualification and experience as mentioned in Annexure-15

3. Location /Address of Building

Plot No.-----

Sector-----

-----Development Area

District-----

4. Particulars of Building

I. 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 Engineer who had/will  
Supervised the construction ( with  
Qualification and experience  
as mentioned in Appendix 12)

Name (Block) .....Address:

Name (Block)-----

-----

-----

**Signature of the Licensed Technical Person who had/will  
Supervised the construction.**

Name (Block).....

Registration No.

Legible Seal:.....

With address.....

**Annexure-11(D): Certification of Compliance of Safety Standards  
(Completion/occupancy Plan)**

**Certificate for Compliance of Safety Requirements Submitted with  
application for Completion/Occupancy Plan**

**(To be submitted with the application for obtaining completion/occupancy certificate)**

1. Certified that the building plan for which completion/occupancy plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Annexure-11(A) 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 where 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 .....

4. Particulars of Building i).

Ground Coverage (sq.m)

ii). Total covered area (sq.m)

iii) Maximum Numbers of Floors aboveground.

Signature of ownerwithdate

Name(Block).....

Signature of the Engineer who had  
Supervised the construction ( with  
qualification and experience as  
mentioned in Annexure 15)

Name(Block) ..... Address:

Legible Seal:  
(with address)

Signature of the Licensed Technical Person who had  
Supervised the construction

Name (Block)..  
Registration No.  
Legible Seal : -.  
With address

**Annexure-12: Form for Completion/occupancy Certificate for  
Building Work during extended completion/occupancy  
notice period.**

**The Chief Executive Officer  
U.P. State Industrial Development Authority,  
..... Development Area Office.  
.....District  
Uttar Pradesh.**

**Sir,**

**I hereby certify that the erection/re-erection/material alteration of building on Plot No ..... in Sector .....of .....Industrial Development Area has been supervised by me and the completion/occupancy plan along with the required documents are attached herewith. The plans were sanctioned vide letter no..... dated ..... and the work has been completed to my best Satisfaction and in accordance with the provisions and planning standard prescribed in relevant regulations, Development plan/layout Plan of the Authority as applicable on the date of sanction of building plan. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.**

**Name of the Licensed Technical Person\_\_\_\_\_**

**Address of Licensed Technical Person.\_\_\_\_\_**

**Dated:**

**NOTE—Strike out the words which are not applicable,**

### **Annexure-12 (A) (For buildings on individual residential plots)**

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person, and owner.
- ii) Completion/occupancy Fees for all type of buildings @ Rs 10/- per square metre of covered area as per sanctioned building plan.
- iii) Valid time extension certificate, if applicable.
- iv) Photographs of the building from front and side setbacks.
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes-
- vi) Copy of receipt of payment of Water/Sewer connection charges and any other charges as may be required by the Authority.
- ix) For buildings more than three storeys (including ground floor) or more than 12.0-meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for Structural Safety And Natural Hazards protection of buildings. The details of be relevant codes and guidelines are given in Appendix 11-A/B/C/D.
- viii) Soft copy of the building plan submitted.

### **Annexure-12 (B) (For buildings on Plots other than individual residential plots)**

- xi) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person and owner.
- xii) Completion/occupancy fees for all type of buildings @ Rs 10/- per square meter covered area as per sanctioned building plan.
- xiii) Valid time extension certificate, if applicable,
- xiv) Photographs of the building from front and side setbacks,
- xv) Photocopy of registration of licensed technical person signing the plan and Appendixes.
- xvi) NOC from Chief Fire Officer, wherever applicable-
- xvii) NOC from Explosive Department, wherever applicable.
- xviii) Copy of receipt of payment of water/sewer connection charges or any other charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
- xix) For buildings more than three storeys (including ground floor) or more than 12.0-meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric sub station, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for Structural Safety And Natural Hazards protection of buildings. The details of be relevant codes and guidelines are given in Appendix 11-A/B/C/D.
- xx) Soft copy of the building plan submitted.

### Annexure-12 (C) : Indemnity Bond

In consideration of the Uttar Pradesh State Industrial Development Authority, a body constituted under section - 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no. 6 of 1976) (hereinafter referred to as 'the promisee' - which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned the construction of the building including basement if any in the building plans of the House/Factory building to be constructed on Industrial/Residential/Facility Plot No ..... in Sector .....of..... U.P. State Industrial Development situated in the .....U.P. State Industrial Development Area in District....., Uttar Pradesh. On production of the bond of indemnity by ..... son of ..... aged about ..... years resident of .....(hereinafter called the 'promisor' which expression shall unless the context does not so admit include his/her heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused in respect of construction of basement referred to above the promisor hereby agrees to execute this bond of indemnity.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS**

In consideration of the promisor having sanctioned the construction of building including basement if any in the building plan of the factory/residential building to be constructed in Industrial/Residential/Facility Plot No..... in Sector ..... situated in the..... U.P. State Industrial Development Area,..... District ..... the promisor agrees to indemnify the U.P. State Industrial Development Authority and at all times holds himself liable for all damages and losses caused to the adjoining building(s) on account of the construction of building including basement if any referred to above and further undertakes to indemnify the U.P. State Industrial Development Authority any such amount to the full extent which the promisee may have or to be required to pay to any person (s) having rights in the adjoining properties on account of the construction of building including basement if any(said) by way of compensation or otherwise and further to pay all costs and expenses which the promisee may have to spend in defending any action in the Court of Law regarding thereto.

In witness whereof the promisor executed this Bond of Indemnity at..... Office of U.P State Industrial Development Authority, District..... on ..... day of .....

(Promisor),

Witness:



**Annexure-13: Format for Sanction or refusal of Building permit**

**From:**

**The Authorised Officer,  
.....Development Area Office  
..... District .....  
U.P. State Industrial Development Authority,  
Uttar Pradesh.**

**To:**

.....  
.....  
.....

**Sir,**

**With reference to your application no..... ..Dated.....for grant of permit for the erection/re-erection/material alteration of building on Plot No ..... In..... Sector..... Development Area. I have to inform you that the sanction has been granted/refused by the Authority on the following conditions-**

- 1.
- 2.
- 3.
- 4.

**Office Stamp.**

**Signature  
Office communication no.**

**Name of the Officer**

**Dated.**

**Designation of the Officer**

NOTE—Strike out which is not applicable

**Annexure-14: Format for Issuance of Occupancy Certificate**

**From-**

**The Chief Executive Officer,  
U.P. State Industrial Development Authority,  
Uttar Pradesh.**

**To,**

.....  
.....

**Sir,**

**Hereby.....certify.....that.....the erection/re-erection /alteration of building on Plot No .....in.....sector of..... U.P.State Industrial Development Area completed under the supervision of Licensed Architect/Engineer/Draftsman/Group Licensee No.....has been inspected by the officers of the Authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy. Structural safety based upon the structural stability certificate and the completion/occupancy certificate submitted by the concerned licensed technical personnel, for fire safety, hygienic and sanitary conditions inside and the surrounding and is fit for occupation.**

**Signature .....**

**Name:.....**

**Dated:**

**Seal for release:**

**ANNEXURE- 14A**  
**(See regulation No. 5.16A)**  
**FORM FOR TEMPORARY OCCUPANCY CERTIFICATE**

From,  
The Chief Executive Officer,  
Uttar Pradesh State Industrial Development Authority,  
Kanpur.

To  
.....  
.....  
.....

Sir,  
I hereby certify that the creation / recreation / material alteration / demolition in / of Plot  
No.....of Block No..... Sector /  
Colony..... Road /  
Street.....Industrial Area.....completed under the supervision of  
.....licensed Architect/Engineer/Draftsman/Group License No.....has been inspected by  
me/officers of the Authority and declare that the building does not confirms in respect of the following  
requirements of the ..... Regulations / Directions as amended uptodate.

- 1.
- 2.
- 3.
- 4.
- 5.

However, a temporary occupancy certificate is being issued for a period of.....subject  
to the condition that the above-mentioned defects/discrepancies will be got corrected a fresh completion  
certificate is submitted to the Chief Executive Officer for further necessary action.

Office stamp.....	Signature.....
Office (communication).....	Name of the office.....
No.....	Designation.....

Dated

NOTE:- Strike out the works which are not applicable.

## **Annexure-15: Qualifications of Licensed Technical Personnel**

### **Qualifications of Licensed Technical Personnel for Preparation of Building Plans for Building Permit and Supervision**

The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as hereinafter indicated.

#### **a) ARCHITECTS**

##### **a-1) QUALIFICATION**

The qualification for licensing Architect will be the Membership of the Council of Architecture India.

##### **a-2) COMPETENCE**

licensed Architect shall be competent to carry out work related to building permit and shall be entitled to submit the following:

- (i) All plans and related information connected with building permit.**
- (ii) Structural details and calculations for building on plots up to 500 sq. mtrs. and up to four storeys high, and**
- (iii) Certificate of supervision for all buildings in accordance with the provisions of this regulation.**

**Note: All Architects having membership of Council of Architecture India shall be Deemed as licensee Architect of the Authority.**

#### **b) ENGINEERS**

##### **b-1) QUALIFICATIONS**

The qualifications for licensing of the engineers will be associate/corporate Membership (Civil) of the Institution of Engineers or such degree/in Civil, Engineering which makes him eligible for such membership .

##### **(b-2) COMPETENCE**

A licensed engineer shall be competent to carry out the work related to building permit and shall be entitled to submit the followings:

- i) All plans and related information connected with building permit on plots upto 500 sq. m. and upto four storeyes.**
- ii) Certificate of supervision for all buildings.**
- iii) Sanitary/water supply works for all type of buildings.**

**iv) Structural Calculation and details for building mentioned in accordance with the provisions of this regulation shall be as per following:**

Sr No.	Type of Building	Number of years of experience for Structural Engineer for structural design and supervision		Other Details
		Graduate Civil Engineer	Post Graduate Structural Engineer	
1	Multistoried / important facility buildings which are upto 4 storeys or 12 meter high or 2500 square meter covered area	5 years	3 years	
2	Multistoried/ important facility buildings which are upto 8 storeys or 24 meter high or 5000 square meter covered area	9 years	7 years	
3	Multistoried / important facility buildings which are above 8 stories or above 24 meter high or above 5000 square meter covered area	10 years	8 years	Copy of structural design to be signed by Professor of Structural Design of Indian Institute of Technology/N.I.T, or any other recognized technical institutes.

**c) GROUP ORAGENCY**

**When an agency or group comprising of qualified architect/engineer is practicing, then the qualifications and competence of work will be combination of the individual qualification and competence of Architects and Engineers as cited above. The Group or agency shall be licensed by the Authority.**

**d) SUPERVISOR**

**d-1) QUALIFICATIONS**

**The Qualification for licensing of Supervisor could be:**

**i) Three years Architectural Assistantship or Intermediate in Architecture with**

two years experience.

- ii) Diploma in Civil Engineering with two years' experience; or
- iii) Draftsman in Civil Engineering from I.T.I with years' experience under Architect/ Engineer; from a recognized Institution Which would enable him for the postSupervisor recognized by the Union Public Service Commission.

**d-2) COMPETENCE**

Supervisor will be entitled to submit;

- i) All plans related and related information connected with Building Permit on Plots upto 200 sq.m and upto two storey

**e) PLUMBERS**

Plumbers shall be licensed by the Authority through an examination of the candidates having the following minimum qualifications: -

**e-1) QUALIFICATIONS :**

- i) A fair knowledge of English/Hindi/Urdu.
- ii) Working knowledge of drawings and sketches.
- iii) Certificate of training from I.T.I, for the trade with minimum two years' experience of execution of sanitary and plumbing works under any Govt. Deptt./Local bodies or licensed Architect/Engineer.

or

A sound practical knowledge of experience of sanitary and plumbing work under any Govt. Deptt./local bodies or licensed Architect for a period of Five years.

**E-2) COMPETENCES**

A licensed plumber shall be competent to do following jobs independently:

- i) Submission of sanitary plans up to 500 sq.mtrs plot size and 4 storeyed buildings.
- ii) Execution / Supervision of works up to 500 sq. mtrs plot size and 4 storeyed Buildings.
- iii) Execution of sanitary works for all kind of buildings under the supervision of All licensed Engineer.

**f) LICENSING:**

**TECHNICAL PERSONNEL TO BE LICENSED-**

The qualified technical personnel or group as given above shall be licensed with the Authority and license will be valid for Three years ending on 31<sup>st</sup> December after which it can be renewed.

**Table No. 1: Town Planning Norms in Residential Plots (Other than Group Housing)**

S. No.	Size of Plot (Sq.mtr.)	Ground Coverage (In %age)	Front Setback (Mtr.)	Rear Setback (Mtr.)	Side Setback (Mtr.)	Maximum FAR
1	Upto 50.0	75	1.5	1.5	-	1.8
2	51 to 75	75	1.5	2.0	-	1.8
3	76 to 120	75	2.0	2.4	-	1.8
4	121 to 200	75	3.0	2.4	-	1.8
5	201 to 300	75	3.5	3.0	-	1.8
6	301 to 400	65	4.0	3.0	3.0	1.8
7	401 to 500	65	4.5	3.5	3.0	1.8
8	501 to 750	60	5.0	3.5	3.0	1.5

**Note:-**

- (i) Maximum building height in all size of plots shall be 15Metres.
- (ii) Total height shall be counted from top of drain to top of building without exception
- (iii) In case the permissible ground coverage is not achieved within setbacks, the setbacks of the preceding category may be followed. In special cases where ground coverage is not achieved in the preceding category also, then Chief Executive Officer may relax the setbacks to the extent he considers fit.
- (iv) In the Residential Plots with in the permissible FAR and Ground Coverage equivalent of 40 % area of rear Set Back construction shall be allowed on either side/both side in the rear setback.

**Table No-2: Setbacks of Plots other than Residential – Plotted / Industrial**

S. No.	Plot Size (in square metre)	Front (in metre)	Rear (inmetre)	Side (1) (in metre)	Side (2) (in metre)
1.	Up to 150	3.0	1.5	0	0
2.	Above 151 upto 300	3.0	3.0	0	0
3.	Above 301 upto 500	4.5	3.0	3.0	0
4.	Above 501 upto 2000	6.0	3.0	3.0	3.0
5.	Above 2001 upto 6000	7.5	6.0	4.5	4.5
6.	Above 6001 upto12000	9.0	6.0	6.0	6.0
7.	Above 12001 upto 20,000	12.0	7.5	7.5	7.5
8.	Above 20,001 upto 40,000	15.0	9.0	9.0	9.0
9.	Above 40,001	16.0	12.0	12.0	12.0

**Notes:**

- (i) Specific setbacks shall be as per scheme/layout/zonal plan prepared by the Authority whenever such a plan is prepared by the Authority.
- (ii) In case the permissible coverage is not achieved within setbacks, the setbacks of the preceding category may be followed.
- (iii) In case if the setbacks are mentioned in the premise use, they shall supersede the setbacks mentioned in this table.



**Table No-3: Features permitted in the setbacks of the plots**

S.No.	Features	Description
1.	Decorative Column	Columns purely decorative and not load bearing shall be Permitted in setback. Such columns of any material and number shall be permitted but maximum size of each column shall not exceed 0.30mtrs x 0.30mtrs
2.	Buttresses	Buttresses, any number, shall be permitted in setback up to Maximum width of 0.750 mtrs in setback.
3.	Moulding, Cornices and Murals	Murals, moulding and cornices if provided along under any projection shall be permitted upto a maximum width of 150 millimeter over and above the maximum permissible Dimensions of a projection or a canopy.
4.	Planters and Sun Control Devices	Projection in form of planter, cantilevered fins, egg crates and other sun control devices shall be permitted in setback upto Maximum width of 0.750 metre. Maximum depth of such Planters shall not exceed 0.600 metre.
5.	Jali	Jali of any material shall be permitted over projections which are primarily meant to cover window Air-conditioning units And dessert cooler. Maximum width of such jalties shall not be More than 0.75 mtrs.
6.	Casing Enclosure to cover Rain Water pipe	Casing/enclosures of any material to cover rain water pipe shall be permitted in setback upto depth of maximum 0.50mtrs and maximum width of 0.75mtrs

**Note:**

Above features shall be permitted in the setbacks of the plots after leaving 6.0m clear space for fire tender.

**Table No -4: Area under canopy in buildings other than residential buildings**

S. o.	Plot size (in square metre)	Maximum area under canopy (insqmtrs.)
1.	Upto 150	Nil
2.	Above 150 upto 300	12 (only in side setback)
3.	Above 300 upto 500	25
4.	Above 500 upto 2000	40
5.	Above 2000 upto 4000	55
6.	Above 4000 upto 10,000	70
7.	Above 10,000 upto 20,000	85
8.	Above 20,000 upto 40,000	100
9.	Above 40,000	115

Note: Minimum width of canopy shall be 1.8 mtrs.

**Table No-5: Provision of Parking Requirement**

Sr.No.	Building/plot	Parking Space
1.	(a) Group Housing	1.25 ECS/parking space per 100 square metres of permissible FAR area.
	(b) Hostel, Lodges,	One parking space for every 2 guest rooms.
	<b>(c) Guesthouse/Hotel.</b>	<b>01 ECS/Parking Space for every 2 guest rooms</b>
2.	Educational Building	One parking space for every 100 square metres of permissible FAR area.
	(a) IT/ ITES, Offices, and Institution	4.5 ECS parking space for 100 square metre of Permissible FAR area.
	(b) Auditorium	One Parking space per 15 seats
	(c) Bus parking	One bus parking per 750 square metre of Permissible FAR area.
	(d) Off street parking	Higher Secondary School 4.5 mtrs. off-Street parking depth in the entire frontage with boundary wall shifted back and front setback will be considered from property line and in other institutions upto 4.5 mtrs. In half the width of the front of the plot would be required for providing off- street parking on roads of 18.0 mtrs or more width.
	(e) Residential Area	One parking space per 150 sq mtrs. of permissible FAR area, in plot size of 112 sq mtrs. and above.
3.	Medical	One parking space for every 65 sq mtrs. of permissible FAR area. One ambulance for every 375 sq mtrs of Permissible FAR area.
4.	Commercial Buildings as per clause 6.2.7	One parking space for 50 sq mtrs of Permissible FAR area.
5.	Industrial	One parking space per 100 sq mtrs of Permissible FAR area.
6.	(a) Storage for goods/ warehouses/ Dharamkanta / Weigh bridge	One parking space for 100 sq mtrs of Permissible FAR area.
	(b) Loading/Unloading for goods/ warehouses/ Dharamkanta/ Weigh bridge	One truck parking space for every 100 sq mtrs. for industries and storage building
7.	Multiplex/Cinema	One parking space per 5 seats for cinema. 4.00 ECS/100 sq.m. of FAR Area for other uses
8.	Religious	One parking space per 100 sq mtrs of

9.	Utilities (FireStation,Police)	Permissible FAR area. One parking space per 100 sq mtrsof Permissible FAR area.
10	Recreational	One parking space per 50 sq mtrs of permissible FAR area.

**Note:**

- I. Area Requirement 30 sq mtrs. per ECS in basement/stilt/podium/ covered parking and 20 sq mtrs for surface parking
- II. Notwithstanding anything contained in these regulations, the Chief Executive Officer may where having regard to the features of a particular sector and the width of a road abutting any building / plot and the master plan consider it expedient to do so order for the preparation of architectural control detailed drawing for any of all the major projects specifically, especially of non-residential character which may or may not deviate partly or wholly from the provisions of these regulations. For such purpose, Chief Executive Officer may constitute a committee, which shall submit its report to him for final decision.
- III. Helipad may be permitted on the roof top of buildings above 60 mtrs. Height subject to the clearance from Airport Authority and structural safety.
- IV. Development of parking facilities may be permitted proportionately on the basis of proposed phase wise development. However, provision of parking facilities has to be made on the basis of maximum permissible F.A.R.
- V. Parking norms are revised from time to time. Parking facilities have to be provided on the basis of revised norms for new proposed construction. Parking facility developed on the basis of old norms for old construction may be allowed to continue. If no parking facility has been developed, provisions have to be made on the basis of new norms for the entire old and proposed construction.

**Table No-6: Provisions for Landscaping**

(a) Institutional, commercial, office / Industrial units / group housing, farm house shall be required to plant a minimum number of trees in their premises as follows.

<b>Plot size (in square metre)</b>	<b>Number of trees required</b>	<b>Minimum open space to be kept for landscaping</b>
Upto 2000	One tree per 100 square metres of open space out of which minimum 50 percent to be in the category of Evergreen trees.*	25 percent of open area. In case of industrial plots, no soft landscaping is required.
Above 2000 to 12000	One tree per 100 square metre of open space out of which minimum 50 percent trees to be in the Category of evergreen trees.	25 percent of open area
More than 12000-	One tree per 100 square metre of open space out of which minimum 50 percent to be in the category of Evergreen trees.	50 percent of open area

(b) In case of plotted development in group housing plantation provision shall be as per Landscape Master Plan and following norms shall be followed.

- (i) On 18.0 metre and 24.0-metre-wide road, alternate variety of evergreen and ornamental trees shall be planted @ 7.5 metre center to center.
- (ii) On road up to 12 metre ornamental trees will be planted @ 5 metre center to center of single variety in each pocket.

(c) Recreational, Institutional Green: In addition to the requirement as mentioned in clause (a) detailed landscape plan will have to be got approved by the Authority as per specification in Landscape Master Plan and landscape manual approved by the Authority.

(d) Residential plots other than group housing (flatted):-

- (i) One tree in every plot for plot size up to 120 square meter.
- (ii) Two trees in every plot for plot size above 120 and up to 300 square meter.
- (iii) One tree additional in every 100sqm for plot above 300 square meter.

(e) The minimum height of plantation of sapling should be 3.6 mtrs at the time of occupancy. \* Evergreen Tree: Tree that remains green for most part of the year and sheds leave slowly throughout the year, having height more than 2.0 mtrs, with a well distinguished trunk,