क्रम-संख्या–319

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लाइसेन्स टू पोस्ट ऐट कन्सेशनल रेट

सरकारी गजट, उत्तर प्रदेश

उत्तर प्रदेशीय सरकार द्वारा प्रकाशित

असाधारण

विधायी परिशिष्ट

भाग–4, खण्ड (क)

(सामान्य परिनियम नियम)

लखनऊ, सोमवार, 12 अक्टूबर, 2026

आश्विन 20, 1948 शक सम्वत्

उत्तर प्रदेश शासन

औद्योगिक विकास अनुभाग–4

संख्या 5322 / 77–4–26
लखनऊ, 12 अक्टूबर, 2026

अधिसूचना

सा0प0नि0–67

IN pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no. 5322/LXXVII-4-26, dated October 12, 2026 :

No. 5322/LXXVII-4-26

Dated Lucknow, October 12, 2026

IN exercise of the powers conferred by section 19, sub-section (2) of section 9 and section 12 of the Uttar Pradesh Industrial Area Development Act, 1976 (UP Act No.6 of 1976), the ——— Authority with the previous approval of the State Government, is pleased to make the following regulations with a view to regulate the erection of building within the notified areas of all Industrial Development Authorities, namely:-

THE ———BUILDING REGULATIONS, 2026

1. Short Title, Definitions and Applicability

1.1 Short Title, commencement and extent

(i) These regulations may be called the———Building Regulations, 2026.

(ii) They shall come into force with effect from the date of their publication in official *Gazette*.

(iii) These regulations will extend to the notified areas of all the Industrial Development Authorities within Uttar Pradesh viz., NOIDA, Greater Noida, YEIDA, GIDA, BIDA, UPSIDA and UPEIDA and any other industrial development authority that may be created in future.

1.2 Definitions

(i) In these regulations unless the context otherwise requires, -

1. **"Act"** means the Uttar Pradesh Industrial Area Development Act, 1976;

2. **"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;

3. **"Alteration"** means a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting into of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to the fixtures or equipment of the building or closing of any required means of access ingress or egress as provided in these regulations;

4. **"Affordable Housing Scheme"** refers to Government initiatives or programs designed to make housing accessible and affordable for low to middle-income individuals and families, often through subsidized housing, interest rate reductions, or other financial incentives. E.g. Pradhan Mantri Awas Yojana (PMAY) and similar programs;

5. **"Air-conditioning"** means the process of treating air to control simultaneously its temperature, humidity, purity, distribution and air movement and pressure to meet the requirements of the conditioned space;

6. **"Amalgamation"** means putting together two or more premises and treating the conjugate plot as one for the purpose of building construction;

7. **"Amenity"** includes roads, water supply, street lighting, drainage, sewerage, development of public parks and open spaces, solid waste management and disposal, sewage treatment plant and other public works including utilities, services, and such other conveniences as the State Government may, by notification in the Gazette, specify to be an amenity for the purposes of Uttar Pradesh Industrial Area Development Act, 1976;

8. **"Ancillary Use"** means any use of the premises subordinate to the principal use and incidental to the principal/ main use;

9. **"Application"** means an application made in such form as may be prescribed by the Authority from time to time;

10. **"Approved"** means as approved/sanctioned by the Authority or any person authorized by the Authority;

11. **"Area"** in relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building;

12. **"Authorised Officer"** means an officer authorized by the Chief Executive Officer/ Authority;

13. **"Atrium"** means a sky lighted central area, often containing plants, in modern buildings especially for common area;

14. **"Authority"** means the Industrial Development Authority which has been created under the provisions of Uttar Pradesh Industrial Area Development Act, 1976;

15. **"Balcony"** means a horizontal projection, cantilevered or otherwise, provided with a parapet and/or handrail, and balustrade;

16. **"Basement or Cellar"** means the lower storey of a building, below ground level, with one or more than one levels;

17. **"Building"** means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes: (i) foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms etc., (ii) verandahs, balconies, cornices, projections etc., (iii) parts of a building or anything affixed thereto; (iv) any wall enclosing or intended to enclose any land or space, sign and outdoor display structures; *etc*., (v) tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc., (vi) all types of buildings as defind under the 'use group or occupancy' or based on 'design, height or other features', except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes (for less than three months) and ceremonial occasions and the types of building based on use of premises/ activity and based on design/height, shall be as given below, namely:-

Types of buildings based on use of premises or activity (Use group or Occupancy

(a) "Residential building" includes a building in which sleeping and living accommodation is provided for normal residential purposes, with cooking facilities and includes one or more

family dwellings, apartment houses, boarding houses, flats, and private garages of such buildings;

(b) **"Educational buildings"** includes a building exclusively used for a school or college or training institution recognized by appropriate board or University or any other competent authority, involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses as research institution. It shall also include quarters for essential staff required to reside on the premises, and buildings used as a hostel captive to an educational institution whether situated on its campus or outside;

(c) **"Institutional buildings"** includes a building used for purposes such as hospital, nursing home, health center or other treatment or care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of inmates ordinarily providing sleeping accommodation and includes dharmshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, reform homes, etc;

(d) **"Assembly Building"** includes a building or part thereof, where groups of people (not less than 50) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and related purposes, and this includes buildings such as theatre, cinema hall, community hall, auditorium, exhibition hall, museum, skating rink, gymnasium, eating or boarding houses, place of worship, dance hall, clubs, gymkhanas and passenger station/ terminals of air, land or other public transportation services, amusement park, etc;

(e) **"Mercantile/ Business/ Commercial Building"** includes a building or part thereof used for shops, stores, restaurants, markets for display and sale of wholesale or retail business related activities like bank, hotel, petrol pump and facilities incidental to the sale of merchandise including office, storage, and service facilities incidental thereto and located in the same building;

(f) **"Office/business building"** includes a building or part thereof used principally for transaction of business and/or keeping of accounts and records including offices, banks, professional establishments, court houses, etc., if their principal function is transaction of business and/or keeping of books and records;

(g) **"Industrial building"** includes a building or part thereof wherein products or material are manufactures/fabricated, assembled, or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, and factories, etc. **Industrial buildings (flatted)** refer to those buildings having two or more storeys, where every floor has independent industrial unit or units, wherein, the land, amenities, open space and passages are jointly owned and collectively used are included;

(h) **"Storage building"** includes a building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, silos, barn, and stables;

(i) **"Hazardous building"** includes 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;

(j) **"Mixed Use Building"** means a building partly used for non-residential activities and

partly for residential purpose or a mix of two non-residential activities;

(k) **"Wholesale Establishment"** means an establishment wholly or partly engaged in wholesale trade and manufacture, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies;

Types of buildings based on design, height, and other features:

(l) "Detached Building" includes a building with walls and roofs independent of any other building and with open spaces (defined as per these regulations) on all sides within the same plot;

(m) "Multi-Storeyed Building or High-rise Building" means building above four storeys, and/or a building exceeding 15 meters or more in height (without stilt) and 17.5 meters (including stilt);

(n) "Semi-detached Building" means building detached on three sides with open space as specified in these regulations;

(o) "Group Housing" means premises of size not less than 2000 square meters comprising of either residential flats or a cluster of flats and independent houses/ villas, with basic amenities like parking, park, convenience shops, public utilities, etc.;

(p) "Multiplex" means a group or conglomeration of two or more than two cinema halls (or as prescribed by State Tax Department) within same premises with commercial, cultural and other entertainment related facilities; **"Miniplex"** means a two cinema halls/screens, licensed for cinematograph exhibition or exhibitions through digital projection system in a permanent building with seating capacity not exceeding 250 with commercial activities (or as prescribed by State Tax Department) within the same premises; **"Cinemas"** means the entire place licensed for cinematograph exhibition and exhibitions through digital projection system and includes all appurtenances, plant and apparatus located therein; and includes Single Screen, Miniplex and Multiplex;

(q) "Special Building" includes all buildings like assembly, industrial, buildings used for wholesale establishments, hotels, hostels, hazardous, critical, mixed occupancies with any of the aforesaid occupancies and centrally air-conditioned buildings having total built up area exceeding 500 sq m., as defined in the National Building Code as amended from time to time;

(r) "Multi Level Car parking" means a building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters, or any other type of light motorized vehicle;

(s) "Stand-alone factory" refers to a manufacturing unit that operates independently, with its own facilities and processes, rather than being part of a larger industrial complex or park. As per the Occupational Safety, Health and Working Conditions Code, 2020, it means any premises where twenty or more workers are working or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on with the aid of power;

(t) "Flatted factory" means a multi-storied industrial building (non-polluting in nature) designed to accommodate several businesses, each occupying a separate unit, for activities like manufacturing, assembly, and storage. Flatted factories are developed to encourage industrial growth and make land usage more efficient;

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

(v) "Multi-Unit" refers to residential building having one or more independent residential

units on one floor with four or less storeys and height not exceeding 17.5-meters (including mandatory stilts);

(w)"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, lay tarpaulin, asbestos sheets/plastic sheets, etc., without any permanent foundation, wall, beam, column, concrete and such other material of permanent nature;

(x) "Other Buildings" means any other building which is not covered in the above;

(y) "Tower-like Building" refers to a tower like structure wherein the height of the tower like portion is at least twice the height of wider base at ground level;

18. "**Building Block**" or "Block" means a building structure which is divided into different rooms, flats / apartments, or offices, which are in continuity, wherein the block length shall be a maximum of 200 meter and shall also cover total length of built structures joined through expansion joint;
19. **"Building Height" or "Height of building"** means the vertical distance measured (i) in the case of flat roofs above the top level of the adjoining external drain, whichever is higher and continuance to the highest point of the building; (ii) in case of pitched roofs up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof and; (iii) in the case of gables facing the road midpoint between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights. The height of the building shall be taken up to the terrace level for the purpose of fire safety requirement;
20. **"Building activity"** means erection, re-erection, making material alteration, or demolition of any building;
21. **"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;
22. **"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;
23. **"Building Envelope"** means the horizontal spatial limits up to which a building may be permitted to be constructed on a plot. It is the residual area after leaving the setbacks prescribed for a plot, within which construction is permissible as per rules;
24. **"Building Line"** means the line up to which the plinth of building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any, in any scheme and/or layout plan. The building line may change from time to time as decided by the Authority;
25. **"Built-up area (Building)"** in the context of building construction refers to the total covered area on all floors of an immovable property or building;
26. **"Canopy"** shall mean a cantilevered projection from the face of the wall over any entrance to the building at the lintel or slab level and if provided in setbacks shall be either cantilevered or supported on columns provided that: (i) It shall not project beyond the plot line, (ii) It shall not be lower than 2.3 meters when measured from the ground, and (iii) There shall be no structure on it and the top shall remain open to sky;
27. **"Carpet Area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;

28. **"Chhajja"** means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for architectural considerations;

29. **"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;

30. **"Construction on plots allotted to farmers against land acquisition"** refers to construction on plots allotted to the farmers against land acquisition (5% or 6% or 7% or more as the case may be) in planned Village Abadi expansion scheme or in sectors;

31. **"Construction"** means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include, any reconstruction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or, the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public; or provision for similar facilities for publicity;

32. **"Construction on Farmer Plots"** refers to construction on plots allotted to the farmers against land acquisition (5% or 6% or 7% or more as the case may be) in planned Village Abadi expansion scheme or in sectors;

33. **"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;

34. **"Corner Site/Plot"** means a site at the junction of and fronting on two or more intersecting streets;

35. **"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 meters in the area equal to 1/5th of area of the highest wall abutting it;

36. **"Convenience Shop"** means a small retail shop or a corner shop that carries a limited selection of basic items and is open long hours for the convenience of local residents or shoppers;

37. **"Covered area"** also referred to as **"Built-up area (building)"** means the covered floor area above the plinth level over which a building is constructed. The following structures shall not be included under the covered area: (a) Garden, rockery, well and any structure related to a well, plant nursery, water pool, uncovered swimming pool, platform around a tree, tank, fountain, bench, open platform. (b) Drainage culvert, catch-pit, gully pit, chamber, gutter, etc. (c) Compound wall, entrance gate, floorless porch and portico canopy, slide, swing, uncovered stairs, uncovered ramp etc. (d) Watchman booth, pump-house, garbage shaft, electrical cabin/sub-station and such other utilities structures related to various services;

38. **"Development"** - 'Development' with grammatical variations means the carrying out of building, engineering, mining, or other operations, in, or over, or under land or water, on the making of any material change, in any building or land, or in the use of any building, land, and includes re-development and layout and subdivision of any land and 'to develop' shall be construed accordingly;

39. **"Development Plan"** interchangeably referred to as **"Master Plan"** means an overall plan for the development of Industrial Development Area under the Uttar Pradesh Industrial Areas Development Act, 1976 or any other Act for any town within the notified industrial area, approved and notified by the competent authority;

40. **"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;

41. **"Drain"** means a conduit or channel for the carriage of storm water, sewage, wastewater, or other waterborne wastes in a building drainage system;

42. **"Drainage"** means the removal of any liquid by a system constructed for this purpose. **"Drainage system"** means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage; and includes an open channel for conveying surface water or a system for the removal of any wastewater;

43. **"Dwelling Unit"** means a building or a portion thereof which is designed or used wholly or principally for residential purposes for one family;

44. **"Encroachment"-** means the act of entering into the possession or rights either of permanent or temporary nature on a land or built-up property of local body/authority or State/ Central Government;

45. **"Enclosed Staircase"**- means a staircase separated by fire resistant walls and doors from the rest of the building;

46. **"Existing Building"** means building structure or its use as sanctioned / approved by the competent authority, or existing before the declaration of the notified area of respective Authority;

47. **"Existing Use"** means use of a building or structure existing in authorized manner with the approval of the Authority before the commencement of these regulations;

48. **"Exit"** means a passage channel or means of egress from the building, its storey or floor to a street or, other open space of safety; whether horizontal, outside, and vertical exits meaning as under: - (i) Horizontal exit means an exit, which is a protected opening through or around a fire well or bridge connecting two or more buildings. (ii) Outside exit means an exit from building to a public way to an open area leading to a public way or to an enclosed fire-resistant passage leading to a public way. (iii) Vertical exit means an exit used for ascending or descending between two or more levels including stairways, fire towers, ramps, and fire escapes;

49. **"Extended Basement"** means the construction of floor(s) below the ground which is permitted to stretch out beyond the building line into the internal courtyards or peripheral setback zones, leaving a minimum prescribed setback 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 engineered and structurally designed to withstand the heavy load of fire tender load with adequate and fully functional mechanized ventilation to ensure air circulation system;

50. **"External Wall"** means an outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;

51. **"Farmhouse"** means a plot of land including construction thereon in the area designated for agricultural use by the Authority;

52. **"Floor"** means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor- 2, and so on upwards;

53. **"Floor area"** means the area covered on any floor of a building;

54. **"Floor Area Ratio (FAR)"** means the quotient obtained by dividing the combined covered area (plinth area) of all floors, excepting areas specifically exempted under these regulations, by the total area of the plot, viz.: - Floor Area Ratio (FAR) = Total covered area on all floors/ Plot Area;

(a) "**Compensatory FAR"** means the additional FAR allowed on the plot up to the specified limit to compensate for the land being transferred free of cost by the landowner from the private plot to the Authority for right-of-way/road expansion or public facilities. or The FAR received by the owner from the Authority as compensation for surrender of land to the government body without any monetary compensation and free from encumbrances;

(b) "**Base FAR**" or "**BFAR**" refers to the free FAR which is permissible without any fee as per the applicable building regulations and is sanctioned to the allottee as part of the sale/lease deed; *Note: In case the Base FAR (BFAR) sanctioned as part of the sale/lease deed is less than the BFAR permissible under current regulations, a differential FAR benefit charge (DFBC) is payable to avail BFAR as per current regulations*. Refer paragraph 2.1.3.2 (iv) ;

(c) "**Purchasable FAR"** or "**PFAR**" means the additional FAR permissible to the extent specified over and above the base FAR (that was allowed to him/her at the time of allotment or as per the prevailing Master Plan / Regional Plan / Building Byelaws/ Regulations), which can be purchased by the applicant on payment of prescribed fee as per *Chapter-10* of the regulations;

(d) "**Premium purchasable FAR**" or "**PPFAR**" means the additional FAR permissible to the extent specified over and above the base FAR (that was allowed to him/her at the time of allotment) and the purchasable FAR in the Master Plan/ Regional Plan/ Building Byelaws/ Regulations, as per *Chapter-10* of the regulations;

(e) "**Maximum Permissible FAR (MFAR)**" means the sum of Base FAR (BFAR), Purchasable FAR (PFAR) and, Premium Purchasable FAR (PPFAR) as per *Chapter-10* of the regulations;

55. **"Fire Lift"** means a special lift designed for the use of fire service personnel in the event of fire or another emergency;

56. **"Footing"-** A foundation unit constructed in brickwork, stone masonry, or concrete under the base of a wall or column for the purpose of distributing the load over a larger area;

57. **"Foundation"-** A substructure supporting an arrangement of columns or walls in a row or rows which is in direct contact and transmitting the loads to the ground/ soil;

58. **"Gallery"**- An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, and/additional seating accommodation and includes the structures provided for seating in stadia;

59. **"Green building"** means a building which has less water usage, proper energy efficiency, conservation of natural resources, minimum generation of waste and provides healthy environment to the occupants as compared to conventional building;

60. **"Ground Floor"-** shall mean storey, which has its floor surface nearest to the ground around the building. **"Upper Ground Floor"** refers to a floor that is situated above the ground level but is not considered a full first floor or higher. It can be slightly elevated compared to the standard ground floor and is usually used in buildings where the terrain or design requires a split-level approach. **"Lower Ground Floor"** refers to a floor which has more than half of its height above the mean ground level and rest of the height below the mean ground level;

61. **"Habitable Room"** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, but not

including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods;

62. **"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;

63. **"Land Use"** means the use of land for which land or building is used or intended to be used as per the provisions of Master Plan or the Zonal Development Plan or the Sector Plan or the Layout Plan;

64. **"Mixed Land Use"** means mixing / planning of two or more compatible uses horizontally or vertically on a property/ land parcel, such as commercial, offices, residential or institutional in accordance with the Zoning regulations. This is also referred as **"Mixed Occupancy"** under **"Occupancy"** definition;

65. **"Lay-out plan/sub-division plan"** means sub-dividing of any land or part thereof into more than one plot for sale or otherwise, in which the configuration of roads, measurement of plots along with set-back lines and method of development (e.g. row-housing, semi-detached detached group housing) should be shown and details of size, use, area of all the plots should be given. Typically, a layout plan includes 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 land parcels;

66. **"Licensed Technical Person (LTP)"** means a qualified professional (Architect/ Town Planner/ Engineer/ Supervisor) who is registered under the building construction and development regulations or registered under any body constituted under any Act under which the said profession is governed. The qualifications and competence requirements for registration of professionals as 'Licensed Technical Person' or LTP, shall be as per *Chapter-15* of the regulations;

67. **"Lift"** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car or platform. The word 'elevator' is also synonymously used for 'lift';

68. **"Lobby"-** means a covered space in which all the adjoining rooms open;

69. **"Loft"** means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage with maximum clear height of 1.5 meters;

70. **"Means of Escape"** means an escape route provided in a building for safe evacuation of occupants;

71. **"Mezzanine Floor"** means an intermediate floor, between two floors, above ground level, accessible only from the lower floor;

72. **"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,

73. **"Mumty or Stair Cover"** means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation;

74. **"Occupancy or use"** means the principal occupancy/ use for which a building or a part of a building is intended to be used. For the purposes of classification of a building according to occupancy, an occupancy shall be deemed to include the subsidiary occupancies which are contingent upon it. **"Mixed occupancy"** buildings being those in which more than one occupancy is present in different portions of the buildings;

75. **"Open to sky"** means an area forming an integral part of a building left open to the sky;

76. **"Open Space"** means a space forming an integral part of the plot left open to the sky;

77. **"Owner"** means a person who has legal rights over any land or building or receives rent or is entitled to receive rent in case the premises are on rent and will also include the following: (1) any agent or person who receives rent on behalf of the owner; (2) any agent or person who receives rent or is entrusted with the management of any land or building for religious or charitable purposes; (3) any receiver or manager appointed by a court of competent authority who has been given the charge/authority of exercising the rights of the owner in the premises. **"Owner"** shall also mean 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;

78. **"Parapet"** means a low wall or railing built along the edge of a roof or a floor;

79. **"Park and open space"** means a space which is open and un-built, or which has been laid out and developed as a public park or garden;

80. **"Parking space"** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress and egress of vehicles;

81. **"Partition Wall"** includes (i) a wall forming part of a building and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or constructed or adopted to be occupied by different persons; or (ii) a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners;

82. **"Permission or Permit"** means a valid permission or authorization in writing by the competent Authority to carryout development or a work regulated by the building regulations;

83. **"Pergola"** means a perforated slab constructed in such a manner that at least 50% of which is open to sky;

84. **"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;

85. **"Plinth"** means the portion of a structure between the surface of the surrounding ground surface of the floor immediately above the ground;

86. **"Plinth Area"** means the built-up covered area measured at the floor level of the basement or of any storey;

87. **"Plot/ Site"** means a parcel or piece of land enclosed by definite boundaries; "Corner plot" means a plot which is situated on two or more intersecting/ meeting roads; "Island Plot" means plot surrounded by roads on all four sides;

88. **"Plotted Development"** refers to a type of layout wherein a stretch of developed land is divided into regular sized plots for uniform controlled building volumes. "Residential-Plotted Development" refers to layouts with residential plots;

89. **"Podium Parking"** means floor / floors above ground, of at least 2.4-metres height each below the bottom of beam for parking purposes under the building envelope line, 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;

90. **"Porch"** means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building;

91. **"Prohibited area"** means any area specified or declared to be a prohibited area under section 20A of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, and as defined under other relevant acts;

92. **"Protected monument"** means an ancient monument which is declared to be of national importance by or under the Ancient Monuments and Archaeological Sites and Remains Act, 1958;

93. **"Rainwater Harvesting"** means utilizing rainwater for recharging of ground water, sanitation, irrigation etc. by adopting various techniques approved by the Authority;

94. **"Redevelopment"** refers to rehabilitating or constructing new infrastructure on a site by renovating or replacing existing uses with new development or construction, following an approved layout plan;

95. **"Regulated area"** means any area specified or declared under section 20B under the Ancient Monuments and Archeological Sites and Remains Act, 1958;

96. **"Refuge Area"** means an unenclosed area within the building for a temporary use during egress. It generally serves as a staging area which is protected from the effect of fire and smoke. For all buildings exceeding 24 meters in height, refuge area of 15 square meters shall be provided as follows: (a) 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. (a-i) The floors above 24 meters and up to 39 meters- one refuge area on the floor immediately above 24 meters. (a-ii) For floors above 39 meters - one refuge area on the floor immediately above 39 meters and so on after every 15mtrs. (b) Residential flats in multi-storied buildings with balconies need not be provided with refuge area, however flats without balcony shall provide refuge area as above;

97. **"Road/Street/Right-of-way (RoW)"** refers to any road, street, lane, highway, pathway, alley, stairway, passageway carriageway, footway, square, place or bridge whether a thorough-fare or over which the public have a right of passage or access or have passed and have access uninterruptedly for specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts sidewalks, traffic islands, roadside trees and hedges, retaining walls fences, barriers and railing, street furniture within the street lines, which shall be a part of Right of Way;

98. **"Road/Street Level or Grade"** means the officially established elevation or grade of the centerline of street upon which a plot fronts, and if there is no officially established grade, the existing grade of street at its mid-point;

99. **"Road/Street Line"** means the line defining the side limits of a road/ street;

100. **"Road Width or Width of Road/Street"** means the overall width of the road or right-of-way or the whole extent of space within the boundaries of a road when applied to a new road/street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road;

101. **"Row Housing"** refers to a row of houses with only front, rear, and interior open spaces;

102. **"Room Height"** means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement for determining the head room;

103. **"Service Road/Lane"** means a road that runs parallel to a main road, providing access for local traffic to properties along the main road, minimizing disruption to through traffic;

104. **"Service floor"** means a floor up to a maximum height of 2.40 meters from floor to beam between any two floors which is used only for pipes, service ducts etc. related to the building;

105. **"Service Apartment"** means a fully furnished and self-contained apartment having cooking facilities (cooking/kitchen) and operated or serviced through hospitality and allied services provided by suitable service providers for short term or long-term stay;

106. **"Set-back Line"** means a line usually parallel to the plot boundaries or center line of a road (as specified in these regulations) and laid down in each case by the Authority or as per recommendations of Master/Zonal Plan, beyond which nothing can be constructed towards the plot boundaries excepting with the permission of the Authority;

107. **"Shelter Fee"** refers to a charge levied on private developers in lieu of non-construction of EWS and LIG houses in a residential project, the area of which is less than 4 ha (refer para 5.3.1 and 5.3.11);

108. **"Special Amenity"** includes projects of vital importance such as mass rapid transit system (metro rail, light rail, regional rapid rail, bus rapid transit system, ropeway, etc.), freeways (elevated roads, etc.), urban revitalization projects (river front development, etc.) or any other major infrastructure project which may be notified to be as such by the State Government;

109. **"Site Depth"** or "**Plot Depth**" means the mean horizontal distance between the front and rear site boundaries;

110. **"Site Plan"** means a detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code;

111. **"Spiral Staircase"** means a staircase forming continuous winding curve round a central point or axis provided in an open space having tread without risers;

112. "**Stilt Floor**" means a structure built on a plinth on pillars which is intended for the purpose of parking;

113. **Storey"** means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it;

114. **"Soft Landscape"** means the natural elements in a landscape design, such as plant materials and the soil itself;

115. **"Storage"** means a place where goods of non-hazardous nature are stored and including bank safe vault and cold storage;

116. **"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;

117. **"Tot-lot"** means a park or playground situated in a residential area and planned for the use of small children;

118. **"Transfer Deed"** refers to a legal document, executed after receiving a Transfer Memorandum (TM) from the concerned Industrial Development Authority, that formally transfers ownership rights, liabilities, and title of a leasehold property from the original lessee (transferor) to a new owner (transferee);

119. **"Un-authorized Construction"** means erection or re-erection, addition or alternations which is not approved or sanctioned by the Authority or in violation of Uttar Pradesh Industrial Areas Development Act, 1976;

120. **"Underground/Overhead Tank"** means an installation constructed or placed for storage of water;

121. **"Unsafe Building"** means a building which is structurally unsafe and constructionally unsafe or insanitary or not provided with adequate means of egress or which constitutes 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;

122. **"Urbanisable Area"** means the area earmarked for any of the following uses in the Development Plan/ Master 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/Master Plan/ Scheme duly approved by the Authority;

123. **"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 demarcated premises/plot. This also has similar meaning as "Building Use/Occupancy" ;

124. **"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. Area other than the urbanisable area shall be named Agriculture use zone;

125. **"Ventilation"** refers to supply of outside air into, or the removal of inside air from an enclosed space. (a). Natural Ventilation - Supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building. (b). Positive Ventilation - the supply of outside air by means of a mechanical device, such as a fan. (c). Mechanical Ventilation - Supply of outside air either by positive ventilation or by infiltration by reduction of pressure inside due to exhaust of air, or by combination of positive ventilation and exhaust of air;

126. **"Verandah"** refers to a covered area with at least one side open to the outside except for one-meter-high parapet on the upper floors to be provided on the open side;

127. **"Village Abadi" or** "**Rural Abadi**" means such rural area used continuously for residential purpose as on 30 June 2011 and which has continued to remain so till the date of commencement of concerned Industrial Development Authority's Rural Abadi Sites (Management and Regularization) Regulations, 2011. The aforesaid regulations shall also extend to such Gram Sabha land which has been repossessed by the Revenue Department in favour of the Authority and placed at the disposal of the Industrial Development Department and on which any person has constructed residential place;

(ii) The words and expressions used herein but not defined in these regulations and defined in the Act, shall have the meanings assigned to them in the Act, and if not defined in the Act or these regulations, shall have the meaning assigned to them in the Master Plan/ Development Plan prepared under Uttar Pradesh Industrial Area Development Act, 1976, 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.

1.3 Applicability of regulations

(i) These building regulations shall be applicable to all land development and building construction activities in the notified industrial area (as per following conditions) *including LFD, SEZ, SDZ, Township Projects* and read in conjunction with the master plan/ development plan/ regional plan/ any other statutory plan in force, if any, and notifications, if any, with regard to the same. Till such time the revised building regulations are notified, these building regulations will continue to be in force.

(a) **Sectors exclusively falling under Industrial Landuse:** For land development or

building construction activities in the sectors exclusively falling under industrial land use (as per prevailing master plan), the benefits of these regulations shall apply to whole of the sector.

(b) **Developed Sectors not exclusively falling under Industrial Landuse:** For land development or building construction activities in the vacant plots of the developed sectors (i.e. sectors with 60 percent or more plots having *full completion certificate* at the time of publication of these regulations)[1] in Noida, Greater Noida and YEIDA, the Authority Board will decide to provide benefits of these regulations or else the prevailing regulations will continue.

(c) **Undeveloped Sectors not exclusively falling under Industrial Landuse:** For land development or building construction activities in undeveloped sectors (i.e. sectors with less than 60 percent plots having *full completion certificate* at the time of publication of these regulations) in Noida, Greater Noida and YEIDA, and all other notified industrial areas the benefits of these regulations shall apply to whole of the sector.

(d) **Construction activities in village abadi area**: Chapter 5.4 shall apply to the regulation of construction activities in village abadi area as per policy of the authority.

(e) **Construction activities on plots allotted to the farmers against land acquisition**: Chapter 5.5 shall apply to the construction activities on plots allotted to the farmers against land acquisition (5% or 6% or 7% or otherwise of the acquired land as per policy of the authority) in planned Village Abadi expansion scheme or in sectors.

(f) **Construction activities on agriculture use lands**: Chapter 8.1 and 8.2 shall apply to the area designated for agriculture use by the authority.

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

(iii) The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the building plan or submit the new building plan as per these regulations for that part of building where construction has not yet started.

(iv) FAR, as indicated in these regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these regulations. Additional FAR (if any) permissible on such plots as per these regulations may be purchased as per conditions and charges in Chapter-10 (Additional FAR). For calculation of charges for plots allotted/auctioned as non-residential plots and group housing plots the cumulative benefit due to the allottee because of changes in Ground Coverage, Setbacks, Height relaxations, etc. shall be charged through FAR only, in the form of *Differential FAR Benefit Charges (DFBC).* Such charges shall be payable on the difference of the FAR that is proposed to be availed and the base FAR prevailing at the time of allotment/auction. The charges are calculated using the formula of purchasable FAR applicable to that particular plot use. Any additions, alterations or revisions must comply with requirements in Chapter-2 (Permission for Land Development and Building Construction), Chapter-3 (Standards for Land Development and Building Construction) and Chapter-12 (Structural Safety and Quality Control) and shall be subject to provisions outlined in Chapter 16 (Deviation Provisions) in case of deviations.

(v) Notwithstanding anything contained in these regulations, the special provisions contained in the- (a) Lease deed executed before commencement of these regulations, and (b) Bids accepted by the Authority before commencement of these regulations shall continue to be effective unless

[1] At the time of commencement of these regulations

amended with the mutual consent of the lessor and the lessee/ sublessee. In cases where such mutual agreement is reached, a correction deed/ agreement shall be executed to formally record and reflect the revised development rights.

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

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

1.4 Difficulty Removal

In case of any clarification regarding any term or omission or contradiction or interpretation of any provisions and difficulty removal of these regulations, the following committee shall be constituted under the chairmanship of IIDC, whose decision shall be final.

1	Infrastructure and Industrial Development Commissioner (IIDC)	Chairperson
2	Additional Chief Secretary, Infrastructure and Industrial Development Department	Convenor
3	Principal Secretary, Housing and Urban Planning Department	Member
4	Chief Town and Country Planner	Member
5	One Chief Executive Officer from Industrial Development Authority (to be nominated by the Government)	Member

The Committee can invite any other member with the permission of the Chairperson.

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

1.5 Effect on relevant Government Orders

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

1.6 Sectoral Policies

Provisions of various sectoral policies notified by the State Government from time to time which are at variance with these regulations shall prevail. Specific provisions in sectoral policies in relation to parameters like FAR, building height, Ancillary/ Mixed uses, if prescribed beyond the permissible limits of these regulations, shall be valid. An indicative list of (but not limited to) these policies is given below:

- The Uttar Pradesh Electronics Manufacturing Policy 2020
- The Uttar Pradesh Warehousing & Logistics Policy 2022
- The IT & ITeS Policy of Uttar Pradesh, 2022
- The Uttar Pradesh Data centre Policy 2021
- The Uttar Pradesh Tourism Policy 2022 (incl. Homestay/ Heritage Hotels)
- The Uttar Pradesh Micro Small and Medium Enterprises Policy 2022 & Pledge Park
- The Uttar Pradesh State Bio-Energy Policy 2022
- The Uttar Pradesh Solar Energy Policy 2022
- The Uttar Pradesh Textile and Garmenting Policy 2022
- The Indian Telegraph Right-of-way (Amendment) Rules, 2022
- The Uttar Pradesh Energy Conservation Building Code (UPEBC), 2018
- The Uttar Pradesh Semiconductor Policy, 2024

2 Permission for Land Development and Building Construction

2.1 Land Development and Building Construction Permission

2.1.1 Development Permission

No person shall carryout any development or redevelopment on any plot or land (including sub-division) or cause to be done without obtaining a prior Development Permission from the Chief Executive Officer or an Officer authorized by the Chief Executive Officer for this purpose. No such permission shall be in contravention of the Master Plan/ Development Plan/ Zonal Plan/ Layout Plan.

2.1.2 Building Permission

No person shall erect any building without obtaining a prior permit thereof, from the Chief Executive Officer or an Officer authorized by the Chief Executive Officer for this purpose. No such permission shall be in contravention of the Master Plan/ Zonal Development Plan.

2.1.2.1 Low-risk category buildings

Permit Exemption and only Registration for affordable housing (Low-risk category) - Only Registration to be required for residential buildings up to 100 sqm (plot area), commercial buildings up to 30 sqm (plot area) and building height up to 15 metres, in the Notified Industrial Development Area. Provided the restriction shall be that all provisions of master plan, zonal plan and building regulations, have been followed. The applicant however needs to register online with a token amount of Rs.1/- and duly self-certifying his title, the size of the plot and floors, and details mentioned in table below.

a.	Land use of the plot as per Master Plan/ Sector Plan
b.	The location of plot along with existing roads with their width.
c.	Plan showing dimension within plots/premises along with setback.
d.	Include floor plans of all floors together with the covered area clearly indicating sizes of rooms and the position and width of staircases, and other exits
e.	Height of proposed building
f.	Details of parking spaces provided (If plot size is more than 50 sqm)
	Note: Where Plans are prepared by licensed technical person and certified that the proposed construction/ reconstruction is as per the sector plan and building regulations, the building owners shall ensure authenticity of self-declaration and compliance with the self-certification lies on the building owner, applicant, licensed technical person, who shall all be held personally responsible and accountable in case of false declaration, and the owner, applicant and the licensed technical person will be liable for action as per law.

A completion certificate will not be required in such cases. Any plot bigger than 100 square meters cannot be split for this purpose or this provision cannot be misused for taking up constructions in government or prohibited or disputed land. An online mechanism shall be developed for submission of a self-declaration in a prescribed format and an affidavit. A certificate of acceptance shall be generated automatically on submission, which shall serve as a certification from the Authority. The onus to ensure authenticity of self-certification and compliance with the self-certification lies with the applicant, who shall be held personally accountable and liable in case of false declaration and action shall be initiated against the said person, as specified.

2.1.2.2 Medium-risk category buildings

Deemed Sanction of Medium-risk category buildings – Deemed Sanction shall be accorded for the following medium-risk category buildings

(i) For Residential Building Reconstruction (< 500 sq.m.) - For residential building reconstruction up to 500 sq.m., plans shall be deemed approved upon submission if prepared by a licensed technical person who certifies that the proposal complies with the area's development plan and regulations.

(ii) For Residential Buildings as per standard design (< 500 sq.m.) - No permission shall be required to construct residential buildings on plots up to 500 sq.m. The building shall be deemed approved if the design follows the Authority's standard design. Internal changes are allowed, but setbacks and open spaces must remain unchanged. For non-standard designs, intimation to the authority is required if plan is prepared by a licensed technical person in compliance with the area's development plan and regulations. The plan must be submitted along with requisite fees and documents at the time of intimation for deemed sanction.

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

(iv) For industrial plots of size up to 10 acres: For industrial use plots of size upto 10 acres, where the plans are prepared by a licensed technical person and certified that the proposed construction is as per the master plan and building bye-laws, classified as medium-risk buildings, the applicant upon furnishing all required information/details and payment of fees, shall get instant online approval.

2.1.2.3 High-risk category buildings

High-risk category buildings include all types of High Rise Buildings, Group Housing, Multiplexes, Community Facilities, Industrial buildings, and all other categories, etc., and exclude low-risk buildings and medium-risk buildings as described in paragraph 2.1.2.1 and 2.1.2.2. For seeking approval of such buildings, one common application form shall be submitted through web based online system as prescribed.

The permission issued under paragraphs 2.1.2.1 and 2.1.2.2 can be revoked by the Authority within 30 days from the date of approval. However, such limitation of 30 days shall not be applicable if it is found that approval has been obtained by misrepresentation of the facts or false statements, and/or against the building regulations and Master Plan land use provisions.

Other exemptions from taking building permit are specified in paragraph 2.5.1. Provided that the Government may exempt certain buildings from taking building permission under this section, as per section 53 of Uttar Pradesh Industrial Area Development Act, 1976.

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

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

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

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

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

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

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

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

(iv) As already highlighted in paragraph 1.3 (iv), FAR as indicated in these regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these regulations. Additional FAR (if any) permissible on such plots as per these regulations may be purchased as per conditions and charges in Chapter-10 (Additional FAR). For calculation of charges for plots allotted/auctioned as non-residential plots and group housing plots the cumulative benefit due to the allottee because of changes in Ground Coverage, Setbacks, Height relaxations, etc., shall be charged through FAR only, in the form of *Differential FAR Benefit Charges (DFBC).* Such charges shall be payable on the difference of the FAR that is proposed to be availed and the base FAR prevailing at the time of allotment/auction. The charges are calculated using the formula of purchasable FAR applicable to that particular plot use. Any additions, alterations or revisions must comply with requirements in Chapter-2 (Permission for Land Development and Building Construction), Chapter-3 (Standards for Land Development and Building Construction) and Chapter-12 (Structural Safety and Quality Control) and shall be subject to provisions outlined in Chapter-16 (Deviation Provisions) in case of deviations.

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

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

2.2 Procedure for obtaining Development and/or Building Permit

2.2.1 Application

(i) Every person who intends to carry out any development or redevelopment including sub-division on any plot or land or to erect, re-erect or make alteration in any place in a building shall give application in the prescribed format (See *Appendix-1* of these regulations).

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

2.2.2 Documents/Information Accompanying Application

(i) In case of development permission, the application shall be accompanied by documents mentioned in the format of *Appendix-1*. The documents include the key plan, location plan, site plan, layout/sub-division plan, indicating setback lines, and services plan/ infrastructure plan, landscape plan and specifications and other documents as prescribed by the Authority.

(ii) In case of building construction, the application shall be accompanied by documents mentioned in the format of *Appendix-1*. The documents include the location plan, site plan, subdivision / layout plan, building plan, services plan, specifications and certificate of supervision, ownership title and other documents as prescribed by the Authority.

2.2.3 Documents

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

Sl.	Documents Required ☑ Yes ☒ No	Individual Residences on Plots Checklist 1A	Other than Individual Residences Checklist 1B	Layouts/ Sub-division of Plots Checklist 1C	Temporary Structures Checklist 1D
1	Ownership documents, copies of allotment letter (transfer letter/memo or mutation letter in case of transfer), possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.	☑	☑	☑	☑
2	Form for first application to erect, re-erect, demolish or to make material alteration in a building (**Appendix-1**)	☑	☑	☑	☑
3	Certificate prescribed in **Appendix-2** for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.	☑	☑	☑	☑
4	Structural stability certificate from the Architect/Structural Engineers as per **Appendix-3**.	☑	☑	☑	
5	Certificate of sanction of Layout Plan as per **Appendix-4**			☑	
6	Certificate for sanction of Building Plan as per **Appendix-4**.	☑	☑		☑
7	Where basement is proposed to be constructed, Indemnity bond on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted.	☑	☑		
8	Specification of proposed layout development as per **Appendix-6**.			☑	
9	Specification of proposed building as per **Appendix-6**.	☑	☑		☑
10	Application for drainage of premises as per **Appendix-7**.	☑	☑	☑	
11	Photocopy of the registration of the Licensed Technical Person as per **Chapter-15** duly authenticated with plot number for which it is submitted.	☑	☑	☑	☑
12	Application for water and sewer connection (if applicable). In case of demolition photo of existing building.	☑	☑	☑	☑
13	In case of revalidation and revision original sanctioned plan to be surrendered/ submitted as the case may be.	☑	☑	☑	☑
14	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.	☑	☑	☑	☑
15	Three copies of drawings (one cloth mounted) duly signed by the Technical Person and Owner.	☑	☑	☑	☑
16	Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per **Appendix-8A/ Appendix-8B/ Appendix-8C**, where-ever applicable.		☑	☑	
17	Fire NOC (if applicable).	☑	☑	☑	
18	Approval from the competent authority in case of hazardous buildings/ storage of hazardous material.		☑	☑	
19	Soft copies of the drawings.	☑	☑	☑	
20	Valid time extension letter, where-ever applicable.	☑	☑	☑	☑
21	NOC from Airport Authority if building is more than 30.0 metres high.		☑		
22	NOC from Ministry of environment if covered area is more than 20,000 square metres.		☑	☑	

Sl.	Documents Required ☑ Yes ☒ No	Individual Residences on Plots Checklist 1A	Other than Individual Residences Checklist 1B	Layouts/ Sub-division of Plots Checklist 1C	Temporary Structures Checklist 1D
23	Any other document as may be required by the Authority from time to time.	☑	☑	☑	☑

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

(iii) No objection certificates (NOCs) required (if any) to be attached.

(iv) Wherever feasible, system level validation based on GIS layering and/or PM Gati Shakti National Master Plan (PMGS-NMP) may be ensured by relevant departments concerned with issuance of NOC. Eg. No-Objection Certificate Application System (NOCAS) workflow by Airports Authority of India (AAI). In case of NOCAS, to obtain height clearance of buildings and structures in-and-around airports by Airports Authority of India (eg. YEIDA), the NOC may be obtained from AAI as per workflow based online system of NOCAS.

2.2.4 Scale for Site/ Building Plans

Site / Building plan shall be drawn to a scale as follows.

Sl.	Document type	Site Plan
Site Plan	Up to 0.1 hectare	Not less than 1:200
Site Plan	0.1 to 1 hectare	Not less than 1:500
Site Plan	More than 1 hectare	Not less than 1:1000
Building Plan– Key Plan	Residential Plotted	Not less than 1:1000
Building Plan	Buildings under 15m Height	Not less than 1:200
Building Plan	Temporary Buildings	Not less than 1:200

2.2.5 Recommended notation for colouring of plans

The site and building plans shall be coloured as specified in the table given below. Where items of work are not identified, the colouring notation used shall be indexed. Further, prints of the plans shall be on one-side of paper only.

Sl.	Document type	Site Plan	Building Plan
1	Plot lines	Thick Green	Thick Green
2	Existing Route/ Street	Green	NA
3	Permissible Building Lines	Thick dotted green	NA
4	Open Spaces	No Colour	No Colour
5	Existing work (outline)	Green	Green
6	Work proposed to be demolished	Yellow hatched	Yellow hatched
7a	Proposed work – additions/ alterations	Red (Filled)	Red
7b	Proposed work – Entirely new work	Not to be coloured	Not to be coloured
8	Drainage and Sewerage	Dotted Red	Dotted Red
9	Water Supply works	Thin Green Dotted	Thin Green Dotted

Note:

(1) For land development, sub-division, layout, suitable colouring notations shall be used which shall be indexed.
(2) The colouring and notation of plans shall be based on formats adopted in online portal, which may be revised from time to time.

2.3 Information accompanying Application for Layout Plan/ Building Permit

2.3.1 Key Plan

A 'Key Plan' drawn to a scale shall be submitted along with application/ notice for development permission or building permission, showing boundary and location of the site (along with north point indicator and scale) with respect of neighbourhood landmarks in areas where there are no approved layout plans. If site is part of layout plan, then it shall be shown in the layout plan.

2.3.2 Site/Building Plan Details

The site plan or building plan shall show details as specified in the table below:-

Sl.	Information ☑ Yes ☒ No	Layouts regarding Subdivision of plot	Residential Plotted (excluding Group Housing)	All Other Buildings (less than 15-metre height)	Multistorey Building (more than 15-metre height)	Temporary Building
(1)	(2)	(3)	(4)	(5)	(6)	(7)
A	**SITE PLAN**					
1	Boundaries of plot, name and number of properties and road abutting the plot	☑	☑	☑		☑
2	Plot number of the property on which building is intended to be erected	☑	☑	☑		☑
3	All existing buildings and physical features standing on, over or under the site	☑	☑	☑		☑
4	Building envelope at each floor level in relation to the site	☑	☑	☑		
5	Total plot area and the break-up of area under different uses, roads and open space with their percentages with reference to the total area of the plot	☑	☑	☑		
6	Total floor area ratio, ground coverage and height of the building of each category proposed	☑				
7	Setbacks of building (or of total plot and individual proposed plots)	☑	☑	☑		☑
8	Details of setback, floor area ratio, ground coverage, on each irregular shaped plots in the proposed layout on at least 1:500 scale	☑				
9	Sewerage and drainage lines up to discharge point and water supply lines (including rainwater harvesting for residential flatted)	☑	☑	☑	☑	☑
10	Details of boundary wall, plinth, culvert and ramp, trees (including concealing of water tank on roof with jali for residential flatted)	☑	☑	☑	☑	
11	Scale used and the direction of north point relating to plan of proposed building	☑	☑	☑	☑	☑
12	Parking plans indicating parking spaces for building/ all buildings	☑	☑	☑	☑	
13	Landscape plan	☑		☑	☑	
14	Location and size of temporary structures like stores, labour hutments, site office and such like	☑		☑	☑	☑
15	Electrical load requirement	☑		☑	☑	
B	**BUILDING PLAN**					
16	Key Plan –drawn to a scale of not less than 1:1000 shall be submitted along with building permit application showing boundary locations of the site with respect to neighbourhood landmarks		☑			
17	Total Height of the Building		☑	☑		☑
18	Setbacks of building		☑	☑		☑
19	Details of Projections and structures in setbacks		☑	☑	☑	☑
20	Location details of facilities to be provided for physically challenged persons.			☑	☑	
21	Building Plans within layout, as per category (Residential, Other Buildings, Multi-storeyed, Temporary Building) drawn to a scale not less than 1:200	☑		☑	☑	☑
22	Plan of the building, elevations, and sections shall be drawn to a scale of not less than 1:200	☑		☑	☑	☑
23	Terrace plan indicating the drainage and the slope of the roof			☑	☑	
24	All street elevations			☑	☑	☑
25	Sectional drawing showing thickness of walls, size & spacing of framing members & floor slabs, and height of the rooms & parapet. At least one cross section shall be taken through the staircase			☑	☑	☑
26	All floor plans of the building together with the covered area			☑	☑	☑
27	Use of all parts of the building			☑	☑	☑
28	Water supply, sewerage, drainage lines, and the like			☑	☑	☑
29	Scale used and the direction of north point relating to plan of proposed building		☑	☑	☑	☑

Sl.	Information ☑ Yes ☒ No	Layouts regarding Subdivision of plot	Residential Plotted (excluding Group Housing)	All Other Buildings (less than 15-metre height)	Multistorey Building (more than 15-metre height)	Temporary Building
(1)	(2)	(3)	(4)	(5)	(6)	(7)
30	Access for fire appliances and vehicles and details of vehicular turning circle and clear motorable access way around the building				☑	
31	Size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach				☑	
32	Location and details of lift enclosures				☑	
33	Location and size of fire lift				☑	
34	Smoke stops lobby doors, if provided				☑	
35	Refuge area, refuge chute, refuge chamber, service ducts, etc. if any				☑	
36	Air conditioning system with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes, etc. if any				☑	
37	Details of exits including provision of ramps for hospital and special lifts				☑	
38	Location of generator, transformer and switch gear room				☑	
39	Smoke exhauster system, if any				☑	
40	Details of fire alarm system				☑	
41	Location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system				☑	
42	Location & dimension of static water storage tank and pump rooms with firefighting inlets for mobile pump and water storage tank				☑	
43	Location and details of first aid and firefighting equipment and installations				☑	
44	Location and details of fixed fire protection installations such as sprinklers, wet risers, hose – reels, drenchers, CO_2 installation, etc				☑	
	SERVICE PLANS					
45	Service Plans – Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rainwater harvesting system, solar passive architecture as per Uttar Pradesh Government orders	☑		☑	☑	
	DOCUMENTS					
46	Documents as per Checklist 1A annexed to Appendix-1		☑			
47	Documents as per Checklist 1B annexed to Appendix-1			☑	☑	
48	Documents as per Checklist 1C annexed to Appendix-1	☑				
49	Documents as per Checklist 1D annexed to Appendix-1					☑

General Specifications: General specification of materials to be used in the building are provided in Appendix-6

Documents: As per *paragraph 2.2.3*, wherein the Checklist 1A/B/C/D depending on building type, is also annexed to *Appendix-1*.

2.4 Preparation and signing of Plans

2.4.1 Signing of Layout Plans

All layout plans before submission to the Authority shall be prepared and signed by the Licensed Technical Person as per *Chapter-15*.

2.4.2 Signing of Building Plans

(i) All building plans before submission to the Authority shall be signed by the Licensed Technical Person (except as given in *paragraph 2.5.1* of these regulations) as per *Chapter-15*.

(ii) This shall not apply in case of standard designs/ building plans as described in *paragraph 2.1.2.2*.

2.5 Application for alteration

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

2.5.1 Exempted Activities from Building Permit

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

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

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

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

(iv) No separate permission is required for use of plotted residential buildings (even in plots allotted by Industrial Development Authority) by service professionals up to 25 percent of availed FAR such as architects, chartered accountants, doctors, lawyers, etc, provided that adequate parking

requirements are provisioned. However, to avail this benefit, the user shall send a formal intimation to the CEO of concerned Industrial Development Authority and further, it must be ensured that the user resides in the same residential premises.

(v) No separate permission is required for use of plotted residential buildings (even in plots allotted by Industrial Development Authority) as home-based creche, home-stays, paying guest accommodation, provided that adequate parking requirements are provisioned. However, to avail this benefit, the user shall send a formal intimation to the CEO of concerned Industrial Development Authority and further, it must be ensured that the user resides in the same residential premises.

2.6 Development/ Building Permit Fees

(i) Fees for sanction of development/ building permit shall include plan submission fees, scrutiny fees, inspection fees, betterment charges, external development fees and other charges as determined by all the Industrial Development Authorities, time to time. The Industrial Development Authority shall be competent to revise the rate/ amounts of fees/ charges mentioned in these regulations. Details related to calculation of permit fees as amended from time to time shall be made available by the Authority to the applicants of development/ building permit.

(ii) In case of reconstruction and renovation, the fee specified as plan fee, inspection fee, scrutiny fee shall be payable. No external development fee shall be payable, as the internal/external development cost is part of costing prior to allotment, if the reconstruction at the time of allotment is as per prevailing byelaws/regulations. However, if the owner desires to go for new FAR, the differential amount as external development fee shall be payable as per clause 2.1.3.2.

2.7 Permit Process

2.7.1 Withdrawal of Application

The applicant may withdraw his/her 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 fee paid shall in no case be refunded.

2.7.2 Resubmission of Application

In case of objections, the permit fees so paid shall not be refunded to the applicant, but the applicant shall be allowed to resubmit the plan without any additional permit fees after complying with all the objections within a period of one year from the date of receipt of the objection order.

2.7.3 Scrutiny of Building Permit

2.7.3.1 Verification by Authorized Officer

The Authorized Officer shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified. All documents submitted with the plans should be self-attested by the owner and Architect/Licensed Technical Person (LTP).

2.7.3.2 Examination of Information

The Authorized Officer shall examine the information listed in the table under *paragraph 2.3.2* for residential-plotted buildings (on plots other than Group Housing), other buildings, multi-storied buildings and temporary buildings respectively, review all details as per *paragraph 2.2*.3 to ensure compliance with fire safety, public convenience, and other relevant laws.

2.7.3.3 Responsibility of Licensed Technical Person

For layout plans, other buildings and temporary structures, the Licensed Technical Person shall provide the information in the table under *paragraph 2.3.2* and provision of building requirements, fire-safety requirements, public convenience, safety provisions and other relevant laws. The Authorized/ Licensed Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning

and Development Directions, the National Building Code, Indian Standard Institution standards, and such other provisions as required by the Authority from time to time.

2.7.3.4 Liability and Indemnity Bond

The Owner and Licensed Technical Person shall be jointly and severely liable and all of them shall submit indemnity bond in favour of the Authority against violation of these Regulations, Planning and Development Directions, and the National Building Code.

2.7.3.5 Authority's Rights

The Authority, however, reserves the right to perform test checks by complete scrutiny of the plans submitted for approval. In case of any violation, the Licensed Technical Person shall be blacklisted under intimation to concerned registration organizations from practicing in the Industrial Development Area for a period of 5 years. In case owner is found responsible for violation, action may be taken as per provision in lease deed.

2.7.4 Sanction or Refusal of Building Permit

2.7.4.1 Commencement of Construction

After filing of the application for building permit duly certified by Licensed Technical Person as per *Appendix-4*, the applicant can commence construction in accordance with the requirements of Zoning Regulations of Development Plan/ Master Plan, these Regulations or Planning Development Directions and terms of lease deed. Provided that, where no decision is communicated by the Competent Authority within a period of sixty (60) days from the date of submission of the application, the applicant may, upon giving written intimation to the Chief Executive Officer (CEO), proceed to commence construction. The Authority shall endeavour to create and implement an online system to facilitate such process.

2.7.4.2 Objections and Violations

In case any objections are found *during scrutiny* of the plans, the same shall be got rectified by the applicant and if any violations are found *during or after the construction*, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the date such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance, and the expenditure incurred on doing so shall be recovered from the owner before issue of occupancy certificate.

2.7.4.3 Deemed Sanction of Permit

If within sixty days of the receipt of the application, refusal or sanction is not granted, the application with its annexures shall be deemed to have been allowed and the permit sanctioned, provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the period of sixty days but nothing herein shall be construed to authorize any person to do anything in contravention of the Master Plan, lease conditions, these Regulations and Planning and Development Directions issued under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.

In case of any violations, the action against all the concerned Licensed Technical Persons who prepared the plan will be taken in following steps.

(i) First violation: Warning to the concerned Licensed Technical Person

(ii) Second violation: Blacklisted in the Authority for one year.

(iii) Third violation: Refer to professional bodies (Council of Architecture/ ITPI/ MIC) for cancellation of Registration and barred from practicing in all IDAs.

2.7.4.4 Refusal of Permit

In case of refusal, -

(i) The Authorized Officer shall give reasons and quote the relevant provision 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 resubmitted after compliance of earlier objections.

(ii) The Authority shall demolish the unauthorised construction at the expense and cost of the owner/ lessee/ sub-lessee. In case the owner/ lessee/ sublessee fails to pay the above said cost, the same may be recovered from him/her as arrear of land revenue

2.7.4.5 Compliance with Objections pointed out by Authority

Once the plans have been scrutinised 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 unremoved for a period of sixty days, the permit shall be refused, the plan shall stand rejected. After such rejection, the lessee shall have the right to resubmit the modified plan within the period of six (6) months, failing which, the fee submitted shall be forfeited.

2.7.4.6 Inspection for issuance of completion/ occupancy certificate and Penal actions

When Allottee submits the application for seeking the occupancy certificate without actually completing the building, inspection shall be done within thirty (30) days. If during the inspection for issuance of completion certificate any building is found incomplete, the allottee will be penalised fifty (50) percent of occupancy charges or Rs. 5000/- whichever is more and his/her/their application for occupancy shall be rejected. On such rejection of application, the allottee will be required to apply afresh along with penalty charges and time extension charges if required. The action against all the concerned Technical Person who prepared the plan will be taken in following steps.

(i) First violation: Warning to the concerned Licensed Technical Person

(ii) Second violation: Blacklisted in the Authority for one year.

(iii) Third violation: Refer to professional bodies (Council of Architecture/ ITPI/ MIC) for cancellation of Registration and barred from practicing in all IDAs.

2.7.5 Appeal against refusal or sanction with modification of a building permit

Any applicant aggrieved by an order of refusal of a building permit or its sanction with modifications as per these regulations or directions, may, within sixty days from the date of communication of such order may appeal to the Chairman of the Authority. Such appeal shall be accompanied by a true copy of the order appealed against, and receipt of the appeal fee which shall be 50 percent of the original plan fee. The decision of the Chairman on such appeal shall be final, conclusive and binding. The chairman shall provide opportunity of hearing to all concern parties regarding the dispute map. The appeal may be referred after sixty days of communication of such order if within thirty days after the previous period of sixty days he satisfies the Chairman that he was prevented by sufficient causes from not filing of appeal and not thereafter.

2.7.6 Duration of Validity of building permit

(i) A layout plan or building plan permit sanctioned under these regulations shall remain valid for the period of 5 years. In case part completion has been taken on the plot, then also validity of layout plan or building plan permit shall remain valid for 5 years. If there is any alteration/ revision in the plan, fresh revised plan permit shall be required. After the said period, on application, permit validity can be extended for a maximum of five years by charging the revalidation fee specified by the authority (i.e. 10 percent of the fresh building permit fee), if the application is made within the period of validity of the building permit. The Authority shall seek separate approval from the Board for specific agreements made (if any) with sanctioned validity period beyond five years. However, in case application is made after the expiry of validity, revalidation shall be given for the remainder of five (5) year period. Revalidation fee shall be eual to the original building permit fee. Revalidation shall be as per terms and conditions of the

Authority and subject to the Master Plan/Zonal Plan/Sector Plan and building regulations, as in force, for the area where construction has not started.

(ii) Validity of a building permit for a temporary structure shall be 5 years. Temporary structures shall be removed immediately after the construction of building is over.

(iii) After lapses of validity period the applicant shall be liable to remove all such structures and completion certificate shall not be granted without removal of such structures.

(iv) If the building construction is not completed within the period of building permit validity for any reasons attributable to statutory orders, additional time will be allowed.

(v) In case the purchasable FAR is sanctioned on payment of requisite fees prior to expiry of building permit validity period, additional time of three (3) years will be allowed from the date of expiry of current validity of building permit which is extendable on proportionate basis on payment of the revalidation fee as prescribed by the Authority.

(vi) In case of sub divided plot, five (5) year building permit validity may be availed through fresh application for construction permit.

2.7.7 Additions or alterations during construction

If any external additions or alterations from the sanctioned plans are intended to be made, permission of the Chief Executive 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 as mutatis mutandis given in *paragraph 2.7.4.4*.

2.7.8 Cancellation of permit for building activity

If at any time after the issuance of permit, 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, after giving an opportunity to the applicant of being heard, cancel such permit and any work done there under shall be deemed to have been done without permit. The Technical Person found responsible shall be blacklisted and debarred for 5 years from practicing in the notified area. If the owner is found responsible for violations, action may be taken as per lease deed.

2.7.9 Conditional permit

In case of buildings of more than 30 meters height (where NOC from Airport Authority is required) and in buildings where built-up area is more than 20,000 sq.m. (where EIA is required) Authority can issue conditional building permits.

2.7.10 Compliance of work with Zoning Regulations, Building Regulations and Directions

Neither granting of the permit nor the approval of drawings and specifications, nor inspection made by the Authority during such erection shall in anyway relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of Zoning Regulations of Master Plan, these Regulations and/ or Planning Directions.

In case any violations are found during construction or after obtaining occupancy certificate, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days (for plots measuring <= 10,000 sqm) and 60 days days (for plots measuring >10,000 sqm), from the time such violations are intimated to the owner:

Provided that, the Chief Executive Officer (CEO) may, on a written request, grant an extension of time for rectification beyond the said period of thirty (30) days, or such extended time, at his/her discretion. In case the owner fails to comply, the Authority shall ensure compliance, and the expenditure incurred on doing so shall be recovered from the owner before issue of occupancy certificate. In case occupancy

certificate has already been obtained, such expenditure if not paid within stipulated time, shall be recovered from the owner, as arrears of land revenue.

2.7.11 Documents at Site

The following documents shall 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.

If the above documents are found missing for two consecutive visits by the Authorized Officer of the Authority, a penalty of Rs. 1000/- shall be levied for each such lapse. In case building permit has not been granted and applicant has applied for building permit then copy of receipt of documents shall be kept (wherever applicable) at site.

2.8 Minimum requirements for Completion

2.8.1 Minimum requirement for sanction/completion:

Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:

Sl.	Plot Size (Sqm.)	Minimum Built-up Area (As percentage of Permissible FAR at the time of allotment)
1	≤ 4000 Sqm.	50%
2	>4000 Sqm but not exceeding ≤ 10000 Sqm.	40%
3	>10000 Sqm but not exceeding ≤ 20000 Sqm.	35%
4	>20000 Sqm but not exceeding ≤ 100000 Sqm.	30%
5	>100000 Sqm but not exceeding ≤ 200000 Sqm.	25%
6	>200000 Sqm but not exceeding ≤ 400000 Sqm.	20%
7	>400000 Sqm.	15%

Note-1: No further time extension shall be required if the completion 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 may be followed.

Note-2: However, validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area.

Note-3: 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.

2.8.2 Items mandatory for issue of occupancy certificate:

Provision of following item in building shall be mandatory for issue of occupancy certificate:

(i) Flooring; i.e hard surface and completely finished floors for common areas/ public use areas.

(ii) Electrical wiring;

(iii) Plumbing work to be complete (however chrome-plated/CP fittings shall not be mandatory).

(iv) Parking provisions as per *paragraph 3.3.4* and landscaping provisions as per *paragraph 14.7* or as per directions issued from time to time whichever is higher;

(v) Number plate, 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 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.

Note: In case any reference has been made to Completion Certificate in the ownership document/ lease deed, the same shall be considered under requirements for Occupancy Certificate.

2.9 Notice for Issuance of Occupancy Certificate

Every owner shall have to submit a notice of completion of the building to the Authority regarding completion of work described in the building permit as per *Appendix-9* accompanied by the documents as per checklist annexed with *Appendix-9*.

2.9.1 Occupancy Certificate necessary for Occupation

(i) No building erected, re-erected, shall be occupied in whole or part until the issuance of occupancy certificate by the Chief Executive Officer in the Form given in *Appendix-11*.

(ii) Provided that, if the Chief Executive Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 90 days of the date of receipt of application for occupancy certificate, a written online intimation to this effect shall have to be sent to the Authority by the owner for occupying the building. Upon submission of such intimation, the Occupancy Certificate shall be deemed to have been issued.

(iii) The provisions relating to deemed issuance of Occupancy Certificate under paragraph 2.9.1 (ii) shall apply only to residential (plotted development) and shall not apply to any other category of development or occupancy, in including but not limited to group housing, commercial, institutional, industrial, mixed-use, hospitality, warehousing, recreational, for which occupation shall be permitted only after the issuance of an Occupancy Certificate by the Chief Executive Officer.

(iv) In case objections are intimated by the Chief Executive Officer or by an authorized officer showing inability to issue occupancy certificate the owner shall take necessary action to remove the objections.

(v) If the objections remain un-removed for a period of six (6) months the application for issuance of occupancy certificate shall stand automatically rejected. Thereafter the Chief Executive Officer shall take suitable action for removal of unauthorised construction with fee. Thereafter, the applicant has to apply afresh with fee for occupancy certificate subject to following conditions for time extension, namely:-

(a) *Exemption from time extension charges:* An exemption from time extension charges shall apply only if the Authority determines that the building was substantially complete and habitable as per the minimum standards of completion at the time of the initial application.

(b) *Filing completion for incomplete building:* In cases where the initial application for issuance of occupancy certificate is found to be a premature filing for incomplete building (i.e., the building lacked essential structural elements, services, or fire safety requirements as per *paragraph 2.8.2* of the regulations) based on inspection as per

paragraph 2.7.4.6 of these regulations, the Chief Executive Officer reserves the right to declare the initial application as void-ab-inito (invalid from its inception).

(c) *Penalty for premature filing:* Where an application for issuance of occupancy certificate is declared void under paragraph 2.9.1 (iv) (b), the applicant shall be liable to pay time extension charges calculated from the original deadline for completion of building construction until the date of a valid, compliant fresh application for occupancy certificate, notwithstanding any interim filings.

2.9.2 Occupancy Certificate with regard to Multi-storied Buildings

Without prejudice to the provision of *paragraph 2.9.1*, in case of a multistorey building, the work shall also be subjected to the inspection of the Chief Fire Officer, Uttar Pradesh Fire and Emergency Service and the occupancy certificate shall be issued by the Chief Executive Officer only after the clearance from the Chief Fire Officer regarding the completion of work from the fire protection point of view. Other certificates such as fees, structural safety, water harvesting, etc also have to be submitted along with the completion drawings.

2.10 Unsafe Building

An unsafe building shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repair or demolished or dealt with as otherwise directed by the Chief Executive Officer of the Authority.

2.11 Unauthorized Development

In case of unauthorised development, the Chief Executive Officer or an authorized officer by the Chief Executive Officer shall (i) take suitable action which may include demolition of unauthorized works, sealing of premises, prosecution and criminal proceedings against the offenders in pursuance of relevant Acts in force; and (ii) take suitable action against the technical person concerned.

2.12 Permission near protected monuments/heritage sites

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

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

3 Standards for Land Development and Building Construction

3.1 General Land Development Requirements

3.1.1 Layout map:

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

3.1.1.1 Contents of the proposed layout map:

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

3.1.1.2 Minimum plot sizes in a layout map:

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

3.1.1.3 Means of Access:

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

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

Note:

(a) For a residential layout comprising of large group housing projects, the minimum width of access road shall be 18m.

(b) For buildings permissible in agricultural land use in the Master Plan of concerned Industrial Development Authority, such as single factory unit, the minimum width of access road shall be 7.0 m. For such buildings permitted on plots along 7-meter existing roads in agricultural use, adequate setbacks shall be ensured to enable future expansion of approach road.

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

3.1.1.4.1 Sub-division of plots in Industrial and Facility Use Zones – Developed Areas

(i) Areas in which the greater part has been developed as commercial, industrial or residential and has been provided with essential facilities or has been shown as 'developed area' in development plan of Industrial Development Area or has been delineated as such, the subdivision of leased industrial plots shall be carried out as per the conditions stipulated in this Regulations. This shall not include proposals for new developments, leased bulk land and land abutting/adjoining them. Subdivision of such premise/property shall be permitted as per the terms and conditions stipulated in this regulation for the purpose of creation of new plots allowing FAR as per the provisions of this regulations for the subdivided premise/property.

(ii) CEO can effectuate proposals for subdivision of premises/property within the provisions of this

Regulation and take necessary steps for amendment of Plan resulting from such subdivision of plots as per the provisions of Plan Preparation and Finalisation regulations of relevant authority.

(iii) Provision of subdivision 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 subdivision of plots based on consideration of factors such as transportation density, approach road, availability of infrastructure facilities, regularity of shape, parking requirement etc. of subdivided plots.

General Conditions of Sub-division

(iv) No proposal for sub division of premises shall be entertained for premises leased/ sold for any other use than Industrial Land Use and, where applicable, Facility Use Zone

(v) 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 per rules defined by relevant authority. 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.

(vi) Proposal for subdivision of the original plot (Plot constituted in the unamended 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. In such cases, where no infrastructure provision is entailed in the Sub-Division Proposal, the case may still be considered.

(vii) 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. For facilities use zone, 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.

(viii) Sub-division of plots after execution of lease deed with plot area less than 2500 sq. m. shall be considered for approval by the Authority CEO. Minimum area of subdivided plot shall not be less than 500 sqm. For facility use zone, where applicable, the plot must be lying vacant for a period of three years or more after execution of lease deed.

(ix) 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. For facility use zone, 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.

(x) Open Spaces in Subdivided Plots

(a) 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.

(b) For proposals of subdivisions that require internal development in the Plot, proposal of sub- division shall include an additional requirement of 5% open area for industrial use zone and 10% open area for facilities use zone, in the form of plots as per provisions of the relevant 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.

(c) The open spaces provided should have at least access on one complete sidelength by means of a road.

(xi) Roads in Subdivided Plots

(a) Road and access streets in the proposal (sub division plan) shall be the same as per the provisions of industrial use zone in respective authority's zoning regulations.

(b) Access to each sub divided plot from road belonging to Authority. However, in case where it is necessary to utilise 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.

(c) 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.

(xii) Configuration of the Subdivided Plots: The configuration of subdivided plot shall not be beyond the prescribed length and breadth ratio of plots as per specifications of relevant authority

(xiii) Setback Provision for Subdivided Plots

(a) The minimum side set back of a corner plots shall be equal to the front setback 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.

(b) In case the numbers of plots are odd, in a block, then for plots more than 300 sq. mt., the width of the corner plot shall be more accordingly. Taking in to consideration the requirement of side set-back on both sides.

(c) 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.

(d) The set-back provisions of this Regulation shall apply to the new sub-divided plots.

(e) 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 are inevitable in a part of the block, the C.E.O. may relax the condition of homogeneity.

(f) For a particular block of plots, conformity in the front set back and alignment of the building line shall be maintained.

(g) The maximum length of a block comprising of plots less than 1000 sq. m. shall be 200 m.

3.1.1.4.2 Amalgamation of plots in residential layouts (plotted)

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

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

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

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

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

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

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

3.1.1.4.3 Permissibility for amalgamation of industrial plots

(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.

(ii) Amalgamation of such premise/property shall be permitted as per the terms and conditions provided in this regulation for the purpose of allowing FAR and other technical controls as per the provisions of this Regulations for the resultant premise/property.

(iii) CEO of IDA 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 in Plan Preparation and Finalisation regulations of relevant authority

(iv) 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.

3.1.1.4.4 Conditions of Amalgamation

(i) Only industrial plots for which Lease Deed has been executed and registered shall be considered for 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 FAR and Setbacks 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) A rectification deed for amalgamated plot has to be executed and registered in favor of applicants and the revision of setbacks, ground coverage and permissible FAR shall be clearly marked in the Layout Plan. A revised Sale Plan/ Site Plan of the conjugate plots shall be issued to applicant.

(v) Amalgamation of plots in industrial use zone 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 Authority CEO.

(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 unamalgamated 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 the 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 the process of amalgamation shall be payable. No amount shall be payable in case of negative values resulting from this calculation.

(b) Impact charges @ 5% of current Lease premium of amalgamated plot at the prevailing sector rates shall be payable.

(c) Total amalgamation charges as sum of (a) and (b) above shall be payable by allottee at the time of submission of application.

(d) Note: Completely new setbacks may be proposed in the front, sides and rear part of the amalgamated plot as per this Regulation for various categories of plots.

3.1.1.4.5 Population/ Workers and Employee density

The Gross standard for density shall be upset as a result of amalgamation of premises as compared to abutting/adjoining areas in the same zone/sector. Accordingly, additional provisions of facilities and open spaces shall have to be provided as per these regulations

3.1.2 Parks and Open Spaces

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

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

Layout Area	Mandatory open spaces (%) in Residential Layouts	Mandatory open spaces (%) in Non-residential Layouts
Up to 3000 sqm.	Not mandatory	Not mandatory
More than 3000 sqm.	15%	10%

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

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

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

3.1.2.2 Parks and Open Space Standards

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

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

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

tree plantation shall be ensured in the remaining 30 percent land.

3.1.2.3 *Landscape Plan*

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

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

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

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

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

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

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

3.1.3 Internal roads and pathways

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

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

Min. road width (m)	**Length of internal roads in layouts for residential use (m)**	**Length of internal roads in layouts for non-residential use (m)**
9	Up to 200	-
12	>200 to 400	Up to 200
18	>400 to 600	>200 to 400
24	>600 to 1000	>400 to 1000
30	>1000	>1000

Note:

(i) The minimum width of 'Loop Street' shall be 9-meters and maximum length shall be 400 meters for residential use.

(ii) The minimum right-of-way of a vehicular road shall be 12-meters for residential use. However, the minimum in situations where the road adjoins a park/open space with buildings only on one side, it may have minimum width of 9.0 meters for residential use.

(iii) The maximum length of a 9 m-wide-road which is straight and closed at one end (dead-end street), shall be 100-metres. Such road shall be provided with a cul-de-sac of 7.5 meters radius at the dead end. For roads less than 25-metres, cul-de-sac will not be required.

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

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

3.1.3.2 Intersection of roads

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

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

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

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

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

(a) 150 meters for roads of width 18 to 24 meters

(b) 300 meters for roads wider than 24 meters

3.1.3.3 Calculation of road length

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

3.1.3.4 Block length

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

3.1.3.5 Drainage system

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

3.1.3.6 Other requirements

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

3.1.3.7 Specifications/provisions of cycle track construction

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

3.1.3.8 Specifications/provisions for Foot over-bridge/ Skywalk

Provision for elevated walkways such as sky walk/ foot over bridge (FOB) shall be permissible. Approach to foot over bridges shall comprise of ramps/elevators or inclinators and steps. A slope of 5 per cent (1 in 20) on footbridge ramps with appropriate resting places/ landings is preferable. To assist visually impaired people, tactile paving/tiles and a colour contrast should be provided 300 mm before and after i.e. at the top and bottom of the flight of steps and these areas should be well lit. Ramp/lift is mandatory, and steps/ escalators can be provided. Lift should be provided on both the entrances/exits and should have minimum internal dimensions of 1500 mm x 1500 mm. Other provisions for pedestrian facilities shall be subject to IRC: 103- 2012, 'Guidelines for Pedestrian Facilities', as amended from time to time. The vertical clearance under an elevated walkway such as foot overbridge/ skywalk shall not be less than 5.50 m, and the minimum clear width of foot overbridge/skywalk shall not be less than 3 m.

3.1.4 Standards for community and other uses/activities

3.1.4.1 Standards for community facilities

Sl.	Category	Standards	Minimum plot area
1.	**Education Facilities**		
(a)	Nursery School	Per 2500 population - 1	500 square meters
(b)	Primary school	Per 5000 population - 1	1000 square meters
(c)	Junior High School / High School	On 7500 population - 1	2000 square meters
(d)	Inter College	Per 10000 population - 1	2000 square meters
(e)	Degree College/Post Graduate College/ Technical Education	For population 80,000 to 1,00,000 - 1	Urban area – 5000 square meters
(f)	Engineering College/ Universities	Per 10,00,000 population - 1	2.0 hectares
(g)	Dental College	Per 10,00,000 population - 1	2.0 hectares
			Note: Or as per norms stipulated by statutory bodies
2.	**Medical Services**		
(a)	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	Per 15000 population - 1	100 square meters
(b)	Nursing Homes / Maternity Hospitals/ Small Hospitals/ (Up to 50 beds)/ Veterinary Hospitals	Per 45000 population - 1	300 square meters
(c)	Hospitals (>50 beds)	Per 100000 population - 1	3000 square meters
(d)	Medical College	Per 10,00,000 population - 1	As per MCI/ NMC norms
			Note: Or as per norms stipulated by statutory bodies
3	**Other services**		
(a)	Police Station (including staff accommodation)	Per 50,000 population - 1	4000 square meters of which 800 square meters shall be built up area.
(b)	Police post (including staff quarters)	Per 15000 population - 1	1500 square meters which shall have built up area as per requirement.
(c)	Fire station (including staff accommodation)		
	(i) Category-A cities	4 lakh population and 10 square km area.	12400 square meters of which there shall be 5600 square meters of built-up area.
	(ii) Category-B cities	2.5 lakh population and 10 square km area.	10000 sq.m. of which there shall be 4200 sq.m. built up area.
	(iii) Category-C cities	2 lakh population and 10 square km area.	8000 sq.m. of which 3500 sq.m. shall be built up area.
	(iv) Tehsil and other towns	For 1 lakh population and 3.00 square km area.	6000 square meters of which there shall be 2800 square meters of built-up area.
(d)	Electric Sub-station		11 KVA – Per 15000 population - 1 – 500 square meters 33 KVA – - – 1.0 acre 132 KVA – - – 5.0 acre 220 KVA – Per 500000 population - 1 – 10.0 acre

Sl.	Category	Standards	Minimum plot area
4.	**Social and cultural facilities**		
(a)	Marriage Hall/ Community centre	Per 25000 population – 1	750 square meters
5.	**Commercial**		
(a)	Commercial Use	For every 500 population – 1 shop For every 500 population – 1 informal sector kiosk/booth	Minimum 10 square meters per each shop Maximum 10% of total area (including office use) as per Chapter-6
6.	**Mixed Use**		Maximum 10% of total area may be used as mixed-use plots as per Chapter-9
7.	**Sports activities**		
(a)	Neighbourhood Sports Centre	For every 15000 population - 1	1.5 hectare
(b)	Sports centres in residential units	For every 5000 population - 1	5000 square meters
8.	**Waste segregation space**	**Per 500 persons - 1**	**15 square meters**
	Public Toilet - WC seat	Per 50 persons -1	0.675 square meters (0.75x0.90)
	Public Toilet - Urinal Unit	Per 200 to 300 persons -1	0.30 square meters (0,50x0.60)
	City Bus Stop	Per 800 to 1000 m distance -1	50.40 square meters (3.6 x 14)
	Foot Over Bridge	As per local requirement	
	Vending Zone	Per 10000 persons -1 (500-1000 m distance)	1000 square meters
	Solid Waste Transfer Station	Per 200000 persons - 1	5000 square meters
	Sanitary Landfill Site	Per 100000 persons -1	10000 square meters

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

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

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

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

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

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

3.1.4.2 Population Estimation

The population shall be estimated based on the standard of 4.5 persons for one residential unit (including group-housing/multi-units). Under plot development, population shall be estimated on the basis of 1 unit on a plot up to 50 square meters, 2 units on a plot of more than 50 and up to 150 square meters, 4 units on plots of area more than 150 and up to 300 square meters, one unit per 100 square meters but maximum 15 units on plots of area more than 300 square meters and up to 1500 square meters. Beyond a plot size of 1500 square meters, population shall be one unit for every 100 square meters. This is only for estimation of population and shall not determine the number of units allowed on a particular plot size.

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

3.2.1 Plot sizes and requirements

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

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
I	**Industrial**		See Chapter-4 for details
1	Flatted factories/ Data Centers	1000	12
2	MSME Units	150	7** (existing road in Agri use) 9 (internal roads in smaller estates) 12 (clusters with HCV access)
3	Other Industries (non-MSME)	450	7** (existing road in Agri use) 9 (internal roads in small estates) 12 (internal roads in estates) 18 (approach road to estates/ plots >10 acres) 24 (approach road to estates/ plots >25 acres)
4	Warehousing & Logistics Units	10000	18
	***Industrial Plots permitted along 7-metre existing roads in agricultural use, shall ensure adequate setback to enable future expansion of the approach road*		
II	**Residential**		See Chapter-5 for details
1a	Plotted – Single Unit	35 (Row Housing)	9 (plots on one side) 12 (plots on both sides)
		300 (Row Housing)	9 (plots on one side) 12 (plots on both sides)
		500 (Semi-detached)	9 (plots on one side) 12 (plots on both sides)
		1200 (Detached)	9 (plots on one side) 12 (plots on both sides)
1b	Plotted – Multi Unit	300 (Row Housing – Multi Unit)	24
		500 (Semi-detached)	24
		1200 (Detached)	24
2	Group Housing	2000	12
III	**Commercial/ Office Buildings**		See Chapter-6 for details
1	Convenient Shopping Centre	1500	12
2	Sector Shopping/ Shopping Complex	4000	12
3	Sub-District Centre, Shopping/ Commercial Uses along Master Plan Roads	4000	12
4	Hotels	500	12

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
5a	Single Screen Cinema	500	12
5b	Miniplex	700	12
5c	Multiplex	3000	18
6a	Petrol Pump/ Filling Station without service station (CNG/PNG/EV)	224 (16 x 14) -2w/3w 510 (30 x 17)	24
6b	Petrol Pump/ Filling Station with service station (CNG/PNG/EV)	1080 (36 x 30)	24
7	LPG / Gas Godown	520 (26 x20)	18
8	Service Apartment	No restriction	12
9	Cold Storage	1000	18
10	Warehousing/ Storage Godown	No restriction	12
11	Wholesale Market/ Fruit & Vegetable Market	No restriction	12
12	Office Buildings (incl. IT/ITES offices)	No restriction	12
13	Other Commercial	No restriction	12
	Other Commercial include Hawkers/ Grocery Haat, Commercial/ Professional Offices, Booking Offices, Office Institutional, Restaurant, Club, etc.		
IV	**Community Facilities/ PSP**		See Chapter-7 for details
A	**Healthcare Facilities**	(Or as per statutory norms)	
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	100	12
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	300	12
3	Hospitals (> 50 beds)	3000	18
4	Nursing Institutes	2000	18
5	Medical College	As per NMC/ MCI norms	24
B	**Education Facilities**		
1	Nursery	500	12
2	Primary	1000	12
3	Secondary/High School/Inter College	2000	12

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
4	Degree College/Technical Institution	5000	18
5	Universities	20000	24
C	**Public Amenity buildings**		
1	Marriage Hall/ Banquet/ Multipurpose Hall	1000 - 3000	18
		>3000	24
2	Auditorium / Convention Centre	1500	18
		2000	24
D	**Other Community Facilities**		
1	Religious Buildings	No restriction	No restriction
2	Guest House/ Standalone Hostels	400	12
3	Utilities & Services	No restriction	12
4	Weigh-bridge	525 (25m width x 21m depth)	18; 24 (>10L population cities)
5	Other community facilities	No restriction	12
	Other community facilities include Bank, Post Office, Police Outpost, Police Chowki, Pump House, Electric Sub-station, Night Shelter, Orphanage, Dharamshala, Rural Center, Workshop/ Service station, Research & Development Center, Museum, Planetarium, etc.		
V	**Agriculture**		See Chapter-8 for details
1	Farmhouse	4000	7
2	Dairy Farms	1000	7
VI	**Recreational**		
1	Stadium/ Sports Complex	No restriction	18
2	Amusement Park	No restriction	18
3	Memorial	No restriction	12
4	Institutional Green	No restriction	18
5	Nursery	No restriction	18
VII	**Transportation**		
1	Multi-level Parking	3000	18
2	Bus Terminal	No restriction	12
3	Transportation Hub	No restriction	12
VIII	**Mixed Use**	Refer Chapter-9	30

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

3.2.2 Ground Coverage and Floor Area Ratio (FAR)

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

Illustrative Example:

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

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

The ground coverage and FAR for various use occupancies shall be as follows, namely:-

3.2.2.1 Industrial Buildings

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1	Flatted factories/ MSME/ Data Centers	Max. coverage after ensuring setbacks	≤12m	3.00	3.00
			≥12 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
2	Other Industries (non-MSME)	Max. coverage after ensuring setbacks	≤12m	2.50	2.50
			≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
3	Warehousing & Logistics Units	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10.

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

Sl.	Use Types	Ground Coverage (%)	Plot Area (sq.m.)	Base FAR	Max. FAR
1	Plotted Development – Single Unit/ Multi-Unit	Max. coverage after ensuring setbacks	≥35 to <150	2.0	2.25
			≥150 to <300	1.8	2.50
			≥300 to <500	1.75	2.50
			≥500 to <1200	1.5	2.50
			≥1200	1.25	2.50

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10.

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

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR

2	Group Housing	Max. coverage after ensuring setbacks	≥12 to <18m	3.50	7.00
			≥18 to <24m	3.50	7.00
			≥24 to <45m	3.50	10.50
			≥45m	3.50	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10

3.2.2.4 Commercial – Shops / Convenience Shopping / Other Commercial

Sl.	**Use Types**	**Ground Coverage (%)**	**Road Width (m)**	**Base FAR**	**Max. FAR**
3(a)	Convenient Shopping Centre	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
3(b)	Sector Shopping/ Shopping Complex	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
4	Sub-district Centre, Shopping/Commercial uses along Master Plan Roads	Max. coverage after ensuring setbacks	≥12 to <18m	3.00	3.00
			≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45 to <60m	3.00	Unrestricted
			≥60m	4.00	Unrestricted
5	Hotels	Max. coverage after ensuring setbacks	≥12 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
6(a)	Single Screen Cinema/ Miniplex	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
6(b)	Multiplex	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
7(a)	Petrol Filling Station (PNG/CNG/EV Charging station) w/o service station	10%	≥24m	0.50	
7(b)	Petrol Filling Station (PNG/CNG/EV Charging station) with service station	10%	≥24m	0.50	
8	LPG / Gas Go down	25%	≥18m	0.30	0.30
9	Service Apartment	Max. coverage after ensuring setbacks	≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
10	Cold Storage	Max. coverage after ensuring setbacks	≥18m	1.20	1.20
11	Warehousing/ Storage Godowns	Max. coverage after ensuring setbacks	<12m	1.50	1.50
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
12	Fruit & Vegetable Market	Max. coverage after ensuring setbacks	≥12m	1.00	1.00
13	Wholesale Business	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
14	Office Buildings (incl. IT/ITES offices)	Max. coverage after ensuring setbacks	≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
15	Other Commercial	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10

3.2.2.5 Community Facilities – Healthcare Buildings

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
3	Hospital > 50 beds	Max. coverage after ensuring setbacks	≥18 to <24m	2.75	5.50
			≥24 to <45m	2.75	9.63
			≥45m	2.75	Unrestricted
4	Nursing college	Max. coverage after ensuring setbacks	≥18 to <24m	2.75	5.50
			≥24 to <45m	2.75	9.63
			≥45m	2.75	Unrestricted
5	Medical College	Max. coverage after ensuring setbacks	≥24 to <45m	2.75	9.63
			≥45m	2.75	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10

3.2.2.6 Community Facilities – Education Buildings

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1	Schools (Nursery/Primary)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	5.25

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
2	Secondary/Intercollege/Degree Colleges / Law College/ Universities	Max. coverage after ensuring setbacks	≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10

3.2.2.7 Community Facilities – Public Amenities

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1	Marriage Hall/ Banquet/ Multipurpose Hall/ Religious Building	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
2	Auditorium / Convention Centre (≥4Ha and min. 4000 seating capacity)	Max. coverage after ensuring setbacks	≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
3	Dharamshala/ Lodge/ Guest House/ Standalone Hostels	Max. coverage after ensuring setbacks	<12m	2.50	2.50
			≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
4	Utilities & Services	10%	≥12m	0.10	
5	Other institutional/ PSP	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted

Note: Maximum Permissible FAR (MFAR) is calculated as per provisions of purchasable FAR in Chapter-10

3.2.2.8 Other Uses

Sl.	Use Types	Ground Coverage (%)	Road width (m)	Base FAR	Max. FAR
	Agriculture				
1	Farmhouse	20% for non-farm activities	≥7	0.20	0.20
2	Dairy Farms	20%	≥7	0.20	0.20
3	Other permissible activities as per zoning regulations	Max. coverage after ensuring setbacks	As per 3.2.1	See Note-2 below table	
	Recreational				
1	Stadium/ Sports and Amusement Complex, Swimming Pool, Shooting Range, Recreational Green/ Park Complex with sports facilities	20%	≥18m to <24m	0.4	0.4
		20%	≥24m	0.4	0.6
1a	Sports City**	30%	≥24m	1.5	2.0

Sl.	Use Types	Ground Coverage (%)	Road width (m)	Base FAR	Max. FAR
2	Amusement Park, low density sports, recreational club, socio-cultural center	20%	≥18m to <24m	0.20	0.20
		20%	≥24m	0.20	0.30
3	Institutional green (only for institutional activity)	35%	≥18m	0.80	1.00
4	Nursery	50 sqm	≥18m	50 sqm	
	Transportation				
1	Multi-level Parking/ Bus Terminal/ Transportation Hub	30%	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
	Parks and Open Spaces				
1	Open spaces	5%		0.1*	
	Mixed Use	**As per 9.1**	**As per 9.1**	**As per 9.1**	**As per 9.1**

Note-1: Maximum Permissible FAR (MFAR) is calculated as per the provisions of purchasable FAR in Chapter-10

Note-2: 50 percent of permissible base FAR of the activity. For example, in Industrial Land use, if a base FAR of 2.0 is permissible, and Industrial activity is permitted under Agriculture Land Use in zoning regulations, then the permissible FAR for setting up an Industry in agriculture land use shall be 1.0 (i.e. 50% of 2.0).

*Note-3: Only for ancillary use.

Note-4: The permissible FAR indicated in the above table is subject to the provisions of *paragraph 1.3 (v)* with respect to lease deed executed and bids accepted by the authority prior to the commencement of these regulations and *paragraph 2.1.3* with respect to pre-issued permissions and provisions for plots allotted by the authority.

**Note-5: The authority shall determine land use pattern, mix of permissible activities like residential, commercial, etc. Planning norms and other required conditions in the scheme as required from time to time for the development of 'sports-city' projects. However, minimum 70 percent land shall be used for sports and related facilities. Un-utilized part of FAR in the 70 percent area, after providing all the required sports and related activities shall be allowed for residential purposes.

3.2.2.9 Inclusions and Exclusions from FAR calculations

Sl.	Structures included in FAR calculation *[Y= Yes, included; N = No, excluded; NA = Not permitted thus not applicable]*	Resi – Plot	Resi – GH	Comm	Insti	Ind	Oth
1	Mezzanine	Y	Y	Y	Y	Y	Y
2	Pergola (if closed from three or more sides)	Y	Y	Y	Y	Y	Y
3	Lift Shafts (to be counted as covered area only on one floor)	Y	Y	Y	Y	Y	Y
4	Meter Room (as per electricity authority norms) exempted from ground coverage	N	Y	Y	Y	Y	Y
5	Cantilever projection at any level (in setbacks) 0.75m width (no construction of any type or any material shall be permitted over projections)	N	N	N	N	N	N
6	Canopy Projections (4.5 metre x 2.4 metre) as per paragraph 3.3.1.22 of regulations	N	NA	NA	NA	NA	NA
7	Basement(s) within the setback line on each floor, if used for services, storage, or parking	N	N	N	N	N	N

Sl.	Structures included in FAR calculation *[Y= Yes, included; N = No, excluded; NA = Not permitted thus not applicable]*	Resi – Plot	Resi – GH	Comm	Insti	Ind	Oth
8	Basement(s) within the setback line on each floor, if used for other activities	NA	Y	Y	Y	Y	Y
9	Stilt area of non-habitable height used for parking, landscaping, etc. (maximum height 2.40 metres from bottom of beam or as per design for mechanized parking requirement)	N	N	N	N	N	N
10	Balconies up to 2.0 metres	N	N	N	N	N	N
11	Balconies beyond 2.0 metres; Only 50 percent area of additional balcony width beyond 2.0 meters to be included in FAR (25 percent area for residential plotted); Maximum 3m width for residential plotted.	N	Y	Y	Y	Y	Y
12	Non-load bearing Decorative Columns (0.3 x 0.3 metres each)	N	NA	NA	NA	NA	NA
13	Buttresses (up to 0.75m width)	N	N	N	N	N	N
14	Moulding, Cornices & Murals (up to 150-mm width)	N	N	N	N	N	N
15	Planters and Sun Control Devices (up to 0.75m width, and 0.60m depth for planters)	N	N	N	N	N	N
16	Jali of any material to cover AC/cooler units (up to 0.75m width)	N	N	N	N	N	N
17	Casing Enclosure to cover Rainwater pipe	N	N	N	N	N	N
18	Rockery, well & well structures, water pool, uncovered swimming pool, tree platform, tank, fountain, bench, open-top & unenclosed chabutra, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9-metre-high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.	N	N	N	N	N	N
19	Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of 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.	NA	N	N	N	N	N
20	Open ramps for movement of vehicles in side-setback only	N	N	N	N	N	N
21	Atriums	Y	N	N	N	N	N
22	Commercial activity or saleable area within Atrium	NA	NA	Y	Y	Y	Y
23	Any other feature purely ornamental in nature and not enclosing or covering space for commercial use may be permitted by Chief Executive Officer on case-to-case basis.	N	N	N	N	N	N
24	Multi-level parking in plots bigger than 10000 sq metres.	NA	N	N	N	N	N
25	Up to 3 Service Floors, when service floors are allowed on multi-story buildings after 4 floors. (Maximum height of service floor shall be 2.40 metres from floor to bottom of beam)	NA	N	N	N	N	N
26	Loft (maximum 1.5 metre height)	N	NA	NA	NA	NA	NA
27	Fire escape staircase if unenclosed on 3 sides	N	N	N	N	N	N

Note-1: ***Resi-Plot*** *– Residential Plotted;* ***Resi-GH*** *– Residential Group Housing;* ***Comm*** *– Commercial;* ***Inst*** *– Institutional;* ***Ind*** *– Industrial;* ***Oth*** *– Others*

3.2.2.10 Common Areas included in 15 percent of prescribed FAR

15 percent of the prescribed FAR shall be added towards common areas which shall include the following built structures, namely:-

Sl.	Structures included in common areas—15% of prescribed FAR? [Key: Y= Yes]	Resi-GH	Comm	Insti	Ind	Othr
1	Canopy Projections as per *paragraph 3.3.1.22 of these regulations*	Y	Y	Y	Y	Y
2	Loft (maximum height of 1.5 metres)	Y	Y	Y	Y	Y
3	Air–conditioning plant, electrical installation, generator room, water works, water tank etc.	Y	Y	Y	Y	Y
4	Watchmen/ Security shelters and watch towers	Y	Y	Y	Y	Y
5	Garbage/service shafts, lift shafts and 10sqmtr lobby in front of each lift (excl. area of corridor beyond lift).	Y	Y	Y	Y	Y
6	Fire escape staircases	Y	Y	Y	Y	Y
7	Toilet blocks for visitors, drivers, guards etc on ground floor only.	Y	Y	Y	Y	Y
8	Mumty, machine room for lifts	Y	Y	Y	Y	Y
9	Cupboards	Y	Y	Y	Y	Y
10	Bay window	Y		Y		
11	Refuge Area (as per NBC guidelines)	Y	Y	Y	Y	Y
12	Sewage treatment plant, water treatment plant, garbage collection centre, electric sub-station, service ducts, community hall, religious building, milk and vegetable booth, school & crèche.	Y	Y	Y	Y	Y
13	Covered walkways and pathways	Y	Y	Y	Y	Y
14	Any other utilities/facilities as decided by the Chief Executive Officer depending on its requirement	Y	Y	Y	Y	Y

Note: ***Resi-Plot*** *– Residential Plotted;* ***Resi-GH*** *– Residential Group Housing;* ***Comm*** *– Commercial;* ***Inst*** *– Institutional;* ***Ind*** *– Industrial;* ***Oth*** *– Others*

3.2.3 Building Height

The maximum building height for various use occupancies, subject to approval/ NOC from AAI or other statutory clearances (as applicable) shall be as follows.

Sl.	**Use Occupancies**	**Max. Building Height (m)**
I	**Industrial**	
1	Industrial buildings (non-MSME)	No Restriction
2	Flatted factories/ Data Centers	No Restriction
3	MSME	No Restriction
4	Data Centers	No Restriction
5	Warehousing/ Logistic facilities	No Restriction
II	**Residential**	
1	Plotted – Single-Unit	15
2	Plotted – multi-unit	17.5
3	Group Housing	No Restriction
III	**Commercial**	

Sl.	Use Occupancies	Max. Building Height (m)
1	Convenient Shopping Centre	No Restriction
2	Sector Shopping/ Shopping Complex	No Restriction
3	Sub-district Centre, Shopping/ Commercial uses along Master Plan Roads	No Restriction
4	Hotels	No Restriction
5	Single screen cinema/ Miniplex/ Multiplex	No Restriction
6	Petrol Pump / Filling Station	6
7	LPG / Gas Go down	6
8	Warehousing/ Storage Godown	No Restriction
IV	**Community Facilities**	
A	**Healthcare Buildings**	
1	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	No Restriction
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds)	No Restriction
3	Hospitals (> 50 beds)	No Restriction
4	Nursing Institutes	No Restriction
5	Medical College	No Restriction
B	**Educational Buildings**	No Restriction
1	Nursery	No Restriction
2	Primary	No Restriction
3	High School	No Restriction
4	Technical Institution	No Restriction
5	Universities	No Restriction
C	**Public Amenity buildings**	
1	Marriage / Banquet/ Multipurpose Hall	No Restriction
2	Auditorium / Convention Centre	No Restriction
V	**Agriculture**	
1	Farmhouse	No restriction
2	Dairy Farms	No restriction
VI	**Mixed Use**	No Restriction
VII	**Recreational**	
1	Stadium/ Sports Complex	No Restriction
2	Amusement Park	No Restriction
3	Memorial	No Restriction
VIII	**Transportation**	
1	Multi-level Parking	No Restriction

Sl.	Use Occupancies	Max. Building Height (m)
2	Bus Terminal	No Restriction
3	Transportation Hub	No Restriction

Note:

(i) The maximum height of buildings shall be measured above the top level of the adjoining external drain and following supporting structures shall not be included in the height of the building: -

(a) Rooftop tanks and their supporting structures not exceeding 4.50 m in height, rooftop structures required to capture alternative solar energy, ventilation, air conditioning equipment, lift rooms not exceeding 4.5 m in height and such other service equipment, ladders covered by mumty slab and not exceeding 3.0 m in height.

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

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

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

3.2.4 Building Setbacks

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

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

Plot Area (sqm)	Setback (meter) applicable in notified areas			
	Front	Rear	Side-1	Side-2
(a) Row-housing				
Up to <150	1	0	0	0
≥150 to <300	3	1.5	0	0
≥300 to <500	3	3	0	0
(b) Semi-detached				
≥500 to <750	4.5	3.5	1.5	0
≥750 to <1200	4.5	4.5	1.5	0
(c) Detached				
≥1200	6	6	1.5	1.5

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

Note-2: The side setback in a corner plot in the new layouts shall be the same as the front setback of the concerned plot. In already approved layouts, if setback is not prescribed in the layout plan, the minimum

side set-back in corner plots up to 500 square meters shall be 1.5 meters and in corner plots having area more than 500 square meters, the side set-back shall be as per the above table.

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

Note-4: The setbacks specified in the table at *paragraph 3.2.4.1* shall be applicable in the new sub-division/layout plan. The residential plots within layouts in which set-back is not prescribed shall also have set-back as per the above *paragraph 3.2.4.1*.

Note-5: Setbacks shall be applicable as per byelaws/ regulations prevailing at the time of initial allotment of sector.

Note-6: In special cases, Chief Executive Officer may relax the setbacks to the extent he considers fit.

Note-7: Total height shall be counted from top of drain to top of building without exception.

3.2.4.2 All occupancy buildings and uses in plots other than Residential Plotted development up to 15-meter height

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<100	1.5	-	-	-
≥100 to <300	3	1.5	-	-
≥300 to <500	4.5	3	0	0
≥500 to <2000	6	3	3	3
≥2000 to <4000	7.5	4.5	4.5	4.5
≥4000 to <6000	7.5	6	4.5	4.5
≥6000	9	6	6	6

Note-1: In buildings of height up to 15-metres with covered area on ground floor up to 500 sqm, if lighting and ventilation requirements are ensured, then setbacks shall not be mandatory along the rear and the side edges, whereas in the corner plots, side setback equal to the front set-back shall be mandatory.

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

Note-3: The side setback in a corner plot in the new layouts shall be the same as the front setback of the concerned plot. In already approved layouts, if setback is not prescribed in the layout plan, the minimum side set-back in corner plots up to 500 square meters shall be 1.5 meters and in corner plots having area more than 500 square meters, the side set-back shall be as per the above table.

Note-4: Specific setbacks shall be as per scheme/layout/zonal plan prepared by the Authority whenever such a plan is prepared.

3.2.4.3 Building Setbacks in case of all occupancy buildings with height more than-15 meters and the distance between two adjacent blocks taller than 15-meters

Building setbacks for a single building taller than 15 meters on a plot and the distance between two adjacent building blocks (in case of multiple buildings on a plot) shall be a minimum of 6 metres to 16 metres depending upon the height of building blocks. For building height up to 18 metres, the spacing shall be 6 metres, and thereafter, the spacing shall be increased by 1-metre for every addition of 3-metres in height of building subject to a maximum spacing of 16-metres as per National Building Code (NBC) as amended from time to time. Moreover, the allottee may provide or propose more than 16-metres space between two blocks.

The minimum building setbacks for a single building taller than 15-meters on a plot and the distance between two adjacent building blocks (in case of multiple buildings on a plot) distance between the two adjacent blocks in case all occupancies with building height more than 15-meters (other than Single/multi units) shall be as follows.

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

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

Note-2: The margin between two blocks shall be the required setback based on the height of the higher block or 6m whichever is higher. Here 'Block' means a building structure which is divided into different rooms, flats / apartments, or offices, which are in continuity, wherein the block length shall be a maximum of 200-meters and shall also cover total length of built structures joined through expansion joint.

Note-3: In plots comprising of building block of varying heights, the setbacks to be left along the edges of the plots shall be based on the height of the higher building block along that edge.

Note-4: In case of buildings where the setbacks defined based on building height in *paragraph 3.2.4.3* are less than the setbacks prescribed for buildings based on other criteria, then the higher value of the setbacks will prevail.

Note-5: If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 metres instead of 16-metres. "Dead-end side" means a dead-end side of a building is a non-functional façade without access, circulation, or active openings.

3.2.4.4 Exemption in setbacks – structures permitted beyond building envelope (on setback areas)

Sl.	Structures permitted on setback area of the plot/outside the building envelope? [Y= Yes; Y* = *Yes, permitted after leaving 6-m open corridor for fire tenders;*]	Res-Plot	Res-GH	Com	Insti	Ind	Oth
1	Chhajja (projection) of maximum 0.75m width at lintel/roof level	Y	Y	Y	Y		
2	Underground Water Tanks with top flush with the adjoining ground level	Y	Y	Y	Y	Y	Y
3	Watchman Shelters and Watch Towers within plot line as per *paragraph 3.3.5* of these regulations		Y	Y	Y	Y	Y
4	Temporary guard room porta cabin (2.25 sqm) on plots of 200 sqm or above	Y					

Sl.	Structures permitted on setback area of the plot/outside the building envelope? [Y= Yes; Y* = *Yes, permitted after leaving 6-m open corridor for fire tenders;*]	Res-Plot	Res-GH	Com	Insti	Ind	Oth
5	Canopy Projections (4.5m x 2.4m) as per *paragraph 3.3.1.22* of these regulations	Y					
6	Open plinth steps and plinth ramp in front and rear setback	Y					
7	Open plinth steps and plinth ramps beyond a depth of 6mtrs in side-setback.	Y					
8	In corner plots (<=200 sqm) or less, up to 2 load bearing columns of max. size 0.3m x 0.3m in side-setback	Y					
9	Non-load bearing decorative columns (0.3 x 0.3 m each)	Y	Y*	Y*	Y*	Y*	Y*
10	Buttresses (up to 0.75m width)	Y	Y*	Y*	Y*	Y*	Y*
11	Moulding, Cornices & Murals (up to 150mm width)	Y	Y*	Y*	Y*	Y*	Y*
12	Planters and Sun Control Devices (up to 0.75m width and 0.60m depth for planters)	Y	Y*	Y*	Y*	Y*	Y*
13	Jali of any material to cover AC/cooler units (up to 0.75m width)	Y	Y*	Y*	Y*	Y*	Y*
14	Casing Enclosure to cover Rainwater pipe	Y	Y*	Y*	Y*	Y*	Y*
15	Open ramps for movement of vehicles in side-setback only	Y					
16	Balcony up to 2.0 m width (up to 1.0m width where setback <3.0m); No enclosure shall be allowed on the balcony,	Y					
17	Temporary coverage for inner courtyard at a height of 1.5 metres above roof level. Not permitted at roof level	Y					
18	Internal changes within the building envelope permissible without any revision submission.	Y					
19	Metre Room (as per Electricity Authority)		Y*	Y*	Y*	Y*	Y*
20	Open Transformers (without any permanent enclosure)		Y*	Y*	Y*	Y*	Y*
27	Rockery, well & well structures, uncovered swimming pool, tree platform, tank, fountain, bench, unenclosed chabutra, compound wall, gate, slide, swing, uncovered staircase (unenclosed/uncovered on 3 sides except for 0.9-m-high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drain		Y*	Y*	Y*	Y*	Y*
28	Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by CEO of IDA on case-to-case basis.		Y*	Y*	Y*	Y*	Y*
29	Open generator set, filtration plant, electrical distribution equipment, feeder pillars, telephone distribution equipment		Y*	Y*	Y*	Y*	Y*

Note: ***Res-Plot*** *– Residential Plotted;* ***Res-GH*** *– Residential Group Housing;* ***Com*** *– Commercial;* ***Inst*** *– Institutional;* ***Ind*** *– Industrial;* ***Oth*** *– Others*

3.2.5 Distance from electric lines

No verandah or balcony shall be allowed to be erected, nor shall any additions or alterations be made to any building within the distance between the building and any overhead electric supply line as indicated below:

Line Voltage	Vertically	Horizontally
Low & medium	2.5 metres	1.2 metres
High (up to 33,000 volts)	3.7 metres	2.0 metres
Extra high (> 33,000 volts)	3.7 + 0.305 metres for every additional 33,000 volts	2.0 + 0.305 metres for every additional 33,000 volts

3.3 Requirements of Parts of Building

3.3.1 Room Sizes and Dimensions

3.3.1.1 Habitable rooms

The minimum requirements of habitable rooms shall be as per National Building Code of India (as amended from time to time).

3.3.1.2 Kitchen

The minimum requirements of kitchen shall be as per National Building Code of India (as amended from time to time).

3.3.1.3 Bathrooms and Water Closet (WC)

The minimum requirements of Bathrooms and WC shall be as per National Building Code of India (as amended from time to time).

3.3.1.4 Loft

The requirements of Loft in terms of minimum headroom, maximum height, permissible size of the loft in a habitable room, etc., shall be as per National Building Code of India (as amended from time to time).

3.3.1.5 Mezzanine floor

The requirements of Mezzanine floor in terms of minimum height/ headroom, minimum size if it is to be used as living room, aggregate area of such mezzanine floor in a building, and other requirements shall be as per National Building Code of India (as amended from time to time).

3.3.1.6 Parapet

The minimum requirements of Parapet shall be as per National Building Code of India (as amended from time to time).

3.3.1.7 Roofs

The minimum requirements of Roofs shall be as per National Building Code of India (as amended from time to time).

3.3.1.8 Balcony

The minimum requirements of Balcony shall be as per National Building Code of India (as amended from time to time).

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

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

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

(iv) In multi-story buildings, the maximum height of the railing of balcony and stairs shall be 1.35 meters (+/- 0.05 meters) instead of 1.05 meters.

3.3.1.9 Porch/Portico

Minimum requirements of Porch/Portico shall be as per National Building Code of India (as amended from time to time). Porch/Porticos shall be permitted within the boundary line of the plot subject to the following minimum requirements: (a) Porch/portico shall be minimum 3 m wide (and maximum dimension shall be 6m x 3m); (b) Porch/porticos shall be used as open terrace only; (c) Spaces under porch/portico shall be paved and channeled; and d) Porch/porticos in high rise buildings shall not interfere with the fire tender movement.

3.3.1.10 Verandah

Minimum requirements of Verandah shall be as per National Building Code of India (as amended from time to time). Verandah in non-residential building shall have a parapet wall or railing of 1.20 m on the open side. It may be covered by grill, trellis, or jali works, without reducing the effect of natural lighting and ventilation.

3.3.1.11 Parking garage

Minimum requirements of Parking garage shall be as per National Building Code of India (as amended from time to time).

(i) The minimum size of parking garage in individual residential building shall not be less than 2.5 meters x 5.0 meters and not more than 3.0 meters x 6.0 meters (per each ECS).

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

3.3.1.12 Atrium

Minimum requirements of Atrium shall be as below:-

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

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

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

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

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

3.3.1.13 Exit Requirements

For safe evacuation of buildings, the provisions of Part-3 (General Building Requirements) and Part 4 (Fire and Life Safety) of the National Building Code of India as amended from time to time shall be applicable.

3.3.1.14 Corridors and Passages

The provision of corridors and passages in buildings shall be as per Part 4 (Fire and Life Safety) of the National Building Code of India as amended from time to time.

3.3.1.15 Staircases General and Internal Staircase

The minimum requirements of Staircase (General and Internal Staircases) shall be as per Part-3 (General Building Requirements) and Part-4 (Fire and Life Safety) of the National Building Code of India (as amended from time to time).

3.3.1.16 Fire escape or external staircase.

The minimum requirements for Fire escape or external staircase shall be as per Part-3 (General Building Requirements) and Part-4 (Fire and Life Safety) of the National Building Code of India (as amended from time to time).

3.3.1.17 Ramps

Ramps shall comply with all the relevant provisions applicable to stairways/ staircase. The minimum requirements for Ramps shall be as per Part-3 (General Building Requirements) and Part-4 (Fire and Life Safety) of the National Building Code of India (as amended from time to time).

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

(ii) If there is a need for a slope of more than 1:10, ramps shall be surfaced with approved non-slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc., the slope of the ramp shall not be more than 1:12.

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

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

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

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

(vii) Requirements for Car Lifts:

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

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

3.3.1.18 Lifts and Escalators

Lift: Lift shall be provided for buildings above 15 meters height in case of multi-unit apartments, group housing, commercial, institutional, mixed use, and office buildings. The number and capacity of lift shall be provided as specified in the National Building Code of India (as amended from time to time). Notwithstanding anything contained in these regulations, in case of building with 21 meters or more height, at least two lifts shall be provided.

Escalators: Escalators may be provided where large number of people move at a controlled rate in minimum space such as airports, railway stations, transportation hubs, shopping centres/malls. Horizontal moving walks may be provided where medium to long distance travel is involved such as airports, metro stations and exhibition halls. The number, type, capacity, planning, designing and specification for safety devices of escalators and moving walks shall be in accordance with the relevant provisions of Part 8 'Building Services', Section 5B 'Escalators and Moving Walks' of National Building Code of India (as amended from time to time). For installation of lifts and/or escalators and the operation and maintenance of the same, the building owner shall adhere to the provisions of the Uttar Pradesh Lifts and Escalators Act, 2024 and corresponding rules.

3.3.1.19 Service Floor

The requirements of service floor in multi-storied buildings shall be as below:

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

(ii) Maximum height of a service floor shall be 2.40 meters from floor surface to soffit of the beam.

(iii) In multi-storey buildings, a maximum of three service floors shall be permitted per building, ensuring that there shall be at least four (4) floors in between two adjacent service floors. Further, with a restriction that two service floors shall not be provided continuously in two subsequent floors.

3.3.1.20 Boundary wall

The minimum requirements for Boundary Walls shall be as per Part-3 (General Building Requirements, Parts of the Building) of the National Building Code of India (as amended from time to time).

3.3.1.21 Plinth

The minimum requirements for Plinth shall be as per Part-3 (General Building Requirements) and Part-4 (Fire and Life Safety) of the National Building Code of India (as amended from time to time).

3.3.1.22 Canopy

A canopy attached to buildings for weather protection shall ensure that: (a) The minimum clear head room under the canopy shall be 2.40 metres and no construction shall not be permitted over the canopy; (b) The Authority may permit larger canopies for commercial, institutional, industrial, educational, assembly, business and public buildings as below.

(i) Canopy projections of 4.5-metre x 2.4-metre in front or side setbacks (maximum two numbers) in plots where front-setback is 4-5-metre or more and only one such canopy in the side-setback where front-setback is less than 4.5-metre.

(ii) The canopy may be supported by circular column of maximum 30 centimetre diametre or rectangular columns of 0.3-metre x 0.3-metre size.

(iii) Minimum width of canopy shall be 1.8 metres. The maximum area permissible under a canopy in buildings other than residential-plotted shall be as follows:

Sl.	Plot Size	Maximum area under canopy (sqm)
1	Up to 150	Nil

Sl.	Plot Size	Maximum area under canopy (sqm)
2	Above 150 up to 300	12 (only in side-setback)
3	Above 300 up to 500	25
4	Above 500 up to 2,000	40
5	Above 2,000 up to 4,000	55
6	Above 4,000 up to 10,000	70
7	Above 10,000 up to 20,000	85
8	Above 20,000 up to 40,000	100
9	Above 40,000	115

3.3.1.23 Terrace

Terrace means an open-to-sky flat roof of a building or part of a building, provided with a parapet for safety and with or without any cantilevered portion.

(i) Terraces may be used for rooftop gardening/farming or additional open recreational area over and above the mandatory open space requirement.

(ii) Structural and other engineering considerations shall be adhered to, while constructing recreational and open spaces on the terrace.

(iii) Rooftop terraces may be designed to accommodate air handling units (AHU) and cooling towers for air conditioning system, solar water heaters and solar photovoltaic system (SPS), wherever required.

(iv) Common terraces shall not be subdivided and shall be accessible by common staircase/lift. No construction whatsoever, temporary or permanent, except service platform and toilet block, shall be permissible.

3.3.2 Lighting and ventilation

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

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

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

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

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

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

3.3.2.2 Kitchen, bathroom, water closet or storeroom

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

3.3.2.3 Ventilation Shaft

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

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

Note:

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

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

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

3.3.3 Basement

3.3.3.1 Structure/Purpose

(i) Basement shall generally be constructed up to building envelope line inside the prescribed setbacks.

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

(iii) **Extended Basement:** Construction of basement shall be permitted within setbacks *only for parking purpose* after leaving a minimum of two (2) meters from all boundaries of the plot while ensuring the structural safety of the adjacent properties, and subject to the conditions of permissibility given in *paragraph 3.3.3.3*.

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

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

(b) Parking lots and garages.

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

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

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

(a) Strong rooms, bank lockers, safe deposit vaults, laundry room, radio/laser therapy,

post-mortem room, mortuary, medical shop, OPDs, cancer treatment purposes, day care and cold storage for hospital building etc.

(b) Storage not incidental to principal use.

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

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

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

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

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

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

3.3.3.2 Requirements for basement

(i) **Internal height of the basement (floor to ceiling)**: Every basement shall be in every part at least of 2.4 meters in height (and a maximum of 4.5 meters in height) from the floor surface to the soffit of the beam, but in case automatic/ semi-automatic/ mechanized parking facility is proposed in the basement, the height of the basement shall be allowed by the Chief Executive Officer, based on the actual design and depending upon the technology and requirement of space.

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

(iii) The minimum height of the ceiling of any basement shall be minimum 0.9 meters and maximum shall 1.5 meters from the top level of external drain. However, it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed to flush with the average ground level.

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

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

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

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

3.3.3.3 Basement provisions

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

Sl.	Plot Area (Sq.M)	Nature of land use	Basement provisions
1	Up to 100	1.1 Residential/ other non-commercial	Not permitted

Sl.	Plot Area (Sq.M)	Nature of land use	Basement provisions
		1.2 Office and commercial	50 percent of building envelope
2	100 to 500	2.1 Residential	Equal to building envelope
		2.2 Non-residential	Equal to building envelope
3	500 to 1000	3.1 Residential	1 basement up to building envelope line
		3.2 Non-residential	2 basements up to building envelope line
4	More than 1000	4.1 Residential/ group housing, commercial, Office, community facilities and other multi-storey buildings	Up to building envelope line. • 1000 -2000 sq.m. – 2 basements • 2000 -10000 sq.m. – 3 basements • >10,000 sqm – No limit
		4.2 Industrial	No limit. Up to building envelope line

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

(iii) In group housing or other multi-storey buildings (with an area of 2000 square meters and more), the height of the basement between the ground cover and the boundary of the building envelope shall be at the ground level so that construction of a road or landscaping can be possible.

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

3.3.4 Parking provisions for vehicles

3.3.4.1 Equivalent Car Space (ECS)

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

Nature of Parking	Minimum area
(a) One Motor Vehicle (2.5m x 5m or 2.75 x 5m)	12.50 square meters/13.75 square meters
(b) Parking in open area/ surface parking	23 sqm (incl. maneuvering space)
(c) Covered parking	28 sqm (incl. maneuvering space)
(d) Parking in basement/ stilt/ podium	32 sqm (incl. maneuvering space)
(e) Mechanized parking (double stacking)	16 sqm per MV or based on actual design
(f) Mechanized parking (triple stacking)	11 sqm per MV or based on actual design
(g) Two wheelers (including bicycles)	2.00 square meters
(h) Light Motor Vehicle (LMV)	1 ECS (2.75 m x 5 m)
(i) Light Commercial Vehicle (LCV)/Transport Vehicle	2.0+ ECS (3.75 m x 7.5 m)
(j) Heavy Commercial Vehicle (HCV)/ Bus/ Truck	2.5+ ECS (3.75 m x 10 m)
(j) Heavy Goods Vehicle (HGV)/ Trailer Truck	4.0+ ECS (5 m x 20 m)

Note-1: Four 2-wheelers (including maneuvering space) is equal to one ECS.

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

Note-3: LMV/ LCV will require a turning radius of 6.0 metres to 8.0 metres for maneuvering, and HCV/ HGV will require a minimum internal turning radius of 12.5 to 15.0 metres for maneuvering.

3.3.4.2 Parking Plan

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

3.3.4.3 Parking standards

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

(1) Industrial Buildings

Sl.	**Industrial Use Type**	**Parking Requirements**
1	Flatted Factories	1 ECS per 150 sqm of proposed FAR Separate 2-wheeler parking 1/50 sqm of proposed FAR Loading/ Unloading bays – Basement/ Ground Floor
2	MSME Units	1 ECS per 150 sqm of proposed FAR Separate 2-wheeler parking 1/50 sqm of proposed FAR Loading/ Unloading bays (LCV) – 1/ 500 sqm of proposed FAR
3	Other Industries (non-MSME)	**Light and Medium Industries:** 1 ECS per 150 sqm of proposed FAR Loading/ Unloading bays (Trucks) – 1/ 1000 sqm of proposed FAR; Addl. Space for 2-wheelers in labour intensive units **Heavy Industries:** 1 ECS per 150 sqm of proposed FAR OR 1 ECS per 50 employees Dedicated truck terminal per 5000 sqm plot area (for bulk goods, tankers, trailers); Demarcated areas on approach road for tankers/ lorry staging
4	Data Centers	5 percent of the proposed FAR
5	Warehousing/ Storage Units	Loading/ Unloading bays (Trucks) – 1/ 100 sqm of proposed FAR

Note:

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

	Residential Use Type	**Floor Area of Dwelling Unit (sq.m.)**	**Parking Requirement**
1	Plotted Development (Single / multi-unit)	>50 up to 100	1.00 ECS/ Dwelling Unit (DU)
		>100 - 150	1.25 ECS/ Dwelling Unit (DU)
		>150	1.50 ECS/ Dwelling Unit (DU)
2	Group Housing	< =50	2.00 sqm/ DU
		>50 - 100	1.00 ECS/ DU
		>100 - 150	1.25 ECS/ DU
		> 150	1.50 ECS/ DU
3	Group Housing - EWS	-	2.0 sqm / DU
4	Group Housing - LIG	-	4.0 sqm / DU
5	Group Housing - Affordable	-	1 per DU + 10% Visitor Parking for DU area > 60 sqm

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

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

(3) Commercial

Sl.	**Commercial Use Type**	**Parking Requirements in ECS**
1	Convenience Shopping Centre	1 / 50 sqm of proposed FAR
2	Sector Shopping/ Shopping Complex	1 / 50 sqm of proposed FAR
3	Sub-district Centres, Shopping/ Commercial use along Master Plan roads	1 / 50 sqm of proposed FAR
4	Hotels/ Service Apartments	1.25 / 100 sqm of proposed FAR
5	Single Screen/ Miniplex/ Multiplex	1 ECS for 15 seats for cinema screening space + 1.75 / 100 sqm of proposed FAR for commercial space
6	Petrol Pump / Filling Station	Minimum 80 sqm (with service station)
7	LPG / Gas Godown	1 / 100 sqm of proposed FAR
8	Wholesale / Fruit and Vegetable Market	2.5 per 100 sqm of proposed FAR
9	Market	25 percent of market area
10	Freight Complex/ Cold Storage/ Storage godown	2.0 per 100 sqm of proposed FAR
11	Office Buildings (including IT/ITES services)	2.0 per 100 sqm of proposed FAR (metros) and 1.50 per 100 sqm in other than metros.
12	Other Commercial	1.25 per 100 sqm of proposed FAR (metros) and 1.00 per 100 sqm in other than metros.

Note:

(4) Community Facilities

Sl.	**Community Facility Use Type**	**Parking Requirements in ECS**
A	**Healthcare Buildings**	
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	1.5 / 125 sqm of proposed FAR + 1 ambulance parking 10 m x 5 m (50 sqm or 2 ECS open parking) for hospitals up to 50 beds + one additional ambulance parking space for every 50 beds thereafter
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	
3	Hospitals (> 50 beds)	
4	Nursing Institutes	
5	Medical College	
B	**Educational Buildings**	**Parking Requirements in ECS**
1	Nursery	1 / 125 sqm of proposed FAR + 1 bus parking 10 m x 5 m (50 sqm or 2 ECS open parking) space for every 120
2	Primary	
3	High School	

Sl.	Community Facility Use Type	Parking Requirements in ECS
4	Technical Institution	students; In case of auditorium within campus, 1 ECS for every 15 seats. Note: For Higher Secondary School, 4.5 metres off-street parking depth in the entire frontage with boundary wall shifted back and front set back will be considered from property line. In other institutions up to 4.5 metres in half the width of the front of the plot would be required for providing off-street parking on roads of 18.0 metres or more width.
5	Universities	
C	**Public Amenity Buildings**	
1	Marriage Hall/ Banquet/ Multipurpose Hall	2 / 100 sqm of permissible FAR or proposed FAR whichever is higher
2	Auditorium / Convention Centre	1 / 10 seats + 2 / 100 sqm of proposed FAR (attached ancillary commercial activities)
D	**Utilities/ Other Community Facilities**	
1	Fire Station, Police Station, Post Office, etc.	1/ 100 sqm of proposed FAR

Note:

(5) Recreation Buildings

Sl.	Recreation Use Type	Parking Requirements in ECS
1	Stadium	1 per 20 seats
2	Amusement Park/ Other recreational areas	1 ECS per 50 sqm of proposed FAR

Note:

3.3.4.4 Basement parking provisions

Refer paragraph 3.3.3.

3.3.4.5 Off-street parking

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

3.3.4.6 Locked garages

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

3.3.4.7 Parking on building setbacks

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

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

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

3.3.4.8 Stilt Parking

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

be calculated in the height of the building. In case covered parking on stilts is used for any purpose other than parking, the same shall be calculated in the FAR. In case of stack parking the height of the stilt more than 2.40 meters shall be permissible.

3.3.4.9 Podium Parking

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

(i)	The minimum area of the plot shall be 1500 square meters.
(ii)	The minimum width of the road shall be 18 meters.
(iii)	Min. setback at ground level will be 7.5-metres all around where stilt and one storey podium is permitted, however, additional floors of podium parking are permitted with larger setback.
(iv)	Height of the podium shall be at least 2.4 meters from the floor to soffit of beam
(v)	Construction of ramp for the use of podium parking shall not be permissible under set-back.
(vi)	Area of parks and open areas/green areas should not be reduced due to podium construction.
(vii)	Recreational open space may be permitted on podium up to 50 percent in built-up areas.
(viii)	Requirements related to fire safety should be ensured through adequate sprinklers, exits, ramps and other provisions as per National Building Code of India (as amended from time to time).
(ix)	Podium shall be designed to take load of the fire engine, if required. Structural safety measures as per BIS codes (incl. for fire tender movement) shall be ensured.
(x)	Number of floors in the Podium Parking shall be as per design
(xi)	Podium levels can be enclosed by any material on the outer periphery except with one-metre-high metal jali/mesh for safety.

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

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

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

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

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

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

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

3.3.4.11 Space for Common Parking

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

3.3.4.12 Multi-level Car Parking

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

(i) The minimum size of the plot for multi-level parking facility shall be 3000 square meters.

(ii) The place selected for parking shall be located on a minimum 18-meter-wide road.

(iii) FAR of 3.0 shall be allowed.

(iv) If the height of the parking block is up to 15 meters, the minimum set-back shall be 3 meters and if it is more than this, the set-back shall be as per *paragraph 3.2.4.3* of these regulations.

(v) In multi-level parking, a maximum of three basements shall be permitted subject to structural and safety conditions.

(vi) To meet the cost/ensure feasibility of multi-level parking, a maximum of 25 percent of the total floor area can be used for commercial/office and entertainment purposes.

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

3.3.4.13 Mechanised Parking

Mechanized multi-level parking shall be permitted subject to the following:

- Minimum plot size: 1000 sqm
- Minimum width of abutting road: 18 metres
- Clear height of one level: 2.1 metres
- In case of double stacking, I ECS = 18 sqm or as per the design and technology
- Up to triple stacking shall be permitted
- Adequate safety measures for mechanical equipment
- Back up of electricity through automatic generators
- The company shall ensure proper maintenance, structural safety equipment and machinery.

3.3.4.14 Underground Parking

Parking facilities can be created under open spaces, parks (except heritage parks) and playgrounds, 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: 5000 sqm

(ii) Minimum width of abutting road: 18 metres

(iii) Up to 50 percent of the area to be utilised for underground parking with minimum two basements.

(iv) Ramps to be provided with not more than 1:10 slope

(v) Maximum height from the road level shall be 0.5-metres with provision for mechanized light and ventilation.

(vi) Minimum setback from the boundary will be 1.5 metres for the purpose of staircase and ramps.

(vii) Structural safety, fire and life safety measures shall be as per provisions of National Building Code of India (as amended from time to time).

(viii) Minimum depth of the earth shall be 0.5-metres 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 up on the requirement in a particular area.

3.3.5 Watchman Shelter and Watch Tower

Watchman Shelters and Watch Towers shall have following provisions:

(i) No projection of watchman shelters and watch towers shall be allowed outside the plot line.

(ii) Maximum height of watchman shelter shall be 4.0 metres and for watch towers 15.0 metres. It will be permissible to provide a small toilet of 1.0m x1.2m near such a place like the guard room (except individual residential plots). Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

Sl.	Plot Size	Total area for Watchman shelter and watch tower (sq.m)	Maximum area under each watchman shelter (sq.m)	Maximum area under each watch tower
1	< 0.5 acres	15	15	5
2	≥ 0.5 acres and <10 acres	30	24	5
3	≥ 10 acres and < 25 acres	45	24	5
4	≥ 25 acres and < 50 acres	60	24	5
5	≥ 50 acres (for addl. 50 acres)	10 (and part thereof)	24	5

3.3.6 Fire and life safety requirements.

Provisions for Fire and life safety requirements are detailed out in Chapter-11.

3.3.7 Requirements for earthquake resistant construction

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

3.3.8 Requirements for physically handicapped persons

Provisions shall be made as per the requirements given in Chapter-13 for creating barrier-free premises for the needs, safety, and security of physically challenged persons in all public utility buildings and public facilities.

3.3.9 Environmental sustainability requirements

Provisions on various requirements highlighted below towards ensuring environmental sustainability are detailed out in *Chapter-14*. **Environmental Protection** - In view of environmental protection, in buildings with built-up area of 5,000 square meters to 1,50,000 square meters, it shall be mandatory to comply with the environmental conditions mentioned in relevant sections under *Chapter-14*.

3.3.10 Internal Electrical Safety in Buildings

In alignment with the provisions of the National Building Code of India (as amended from time to time), following provision shall be made for internal electrical safety of buildings: -

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

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

(iii) Lightning Arrestor shall be as per NBC 2016 and IS-62305-1/2/3:2010

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

(v) Gas suppression /flooding system- For main panel, fire panel, elevator panel (NBC)

(vi) For conductor sizes <= 16 mm2, only copper conductor cables should be used.

(vii) Conduit used under False ceiling and inside shaft shall be MS type only.

(viii) Use only FR grade wire only.

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

3.3.11 Other requirements

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

4 Industrial Buildings

4.1 Industrial Buildings

4.1.1 Permissibility

The permission for construction of industrial buildings viz., flatted factories, MSME units, light industries, medium industries and heavy industries shall be as per the master plan Zoning Regulations.

Sl.	Use Occupancies	Definition
1	Flatted Factories	Flatted Factory shall mean *a multi-storied industrial building* in which independent units are provided with shared common services such as loading docks, goods lifts, fire protection systems, utilities, parking, and common effluent treatment, and which is designed for accommodating multiple micro and small industrial enterprises engaged in low to moderate hazard manufacturing or service activities. *Examples: Electronics assembly, garments, printing, handicrafts, IT-enabled production, small sized R&D labs.*
2	MSME Units	MSME Units shall include micro, small and medium enterprises as per the Micro Small and Medium Enterprises Development Act, 2006, engaged in manufacturing, processing, or value-addition, *operating on independent plots or within industrial estates,* with low to moderate hazard potential. It shall be a single enterprise on a single plot. Micro (<=5 crore annual turnover), Small (<=75 crore annual turnover) and Medium (<=250 crore annual turnover). *Examples: Food Processing, Plastic Moulding, Packaging, Printing, Rubber products.*
3	Other Industries (non-MSME)	Light Industries employing mechanical, electrical, or assembly processes without significant smoke, noise, effluent, or fire/explosive risk, generally compatible with mixed land-use environments. It shall be a single enterprise in a single plot. *Examples: Auto-ancillaries, Furniture, Leather goods, IT/ITES, Electronics, Textiles, Pharmaceuticals (vaccine vials, tablet pressing), Engineering Workshops.* Medium Industries **requiring larger land parcels**, higher utility demand, and moderate-to-high movement of heavy commercial vehicles (HCV), involving manufacturing, fabrication, blending, or assembly processes that generate medium-level effluents, dust, or emissions, but not involving high explosives or toxic chemicals. *Examples: Cement grinding units, engineering fabrication, agro-processing, paint blending, pharmaceuticals (bulk drugs), small automobile assembly.* Heavy Industries with **large-scale manufacturing or process industries of high hazard potential**, involving heavy machinery, high capital investment, bulk raw material and goods movement, and processes generating elevated levels of pollution, effluent, or **requiring buffer zones** due to hazardous substances, flammable materials, or explosive risk. *Examples: Steel Plants, Fertilizer complexes, Pharmaceuticals (bulk drugs), Cement Factories, Refineries, Petro-chemicals.*
4	Data Centers	Data Centers include a specialized industrial-scale facilities used for housing the computing infrastructure such as servers, storage systems, networking equipment, cooling systems, and backup power infrastructure

		to support digital services, cloud computing, AI-processing, and telecommunications.
5	Warehousing/ Logistic Units	Industrial warehousing and logistic units support manufacturing, supply chains and freight movement, and require larger plot sizes, involve higher truck traffic and 24x7 operations. These are different from commercial warehousing/ storage godowns which support commercial trade and retail distribution and can be set up in smaller plot sizes.

Industrial Estates shall have a combination of the above industrial occupancies.

4.1.2 Minimum Plot Size

Minimum plot-size for industrial buildings covering flatted factories, MSME units and Industrial Units (Non-MSME) shall be as per *paragraph 3.2.1* of these building regulations.

Sl.	Use Occupancies	Minimum Plot Size (sq.m)
1	Flatted Factories	1000 *(multi-storied buildings with 50- 250 sqm unit size)*
2	MSME Units	150 *(single ownership units on independent plots)*
3	Other Industries (non-MSME)	450 *(single ownership units on independent plots)*
4	Data Centers	1000
5	Warehousing and Logistics Unit	10000

Note:

- *Flatted Factories are designed for Start-ups, MSMEs for electronics, garment units, with small floor plates (50 – 250 sqm) with shared docks/ utilities, enabling high-density employment in urban/ semi-urban areas.*
- *MSMEs support small-scale units in textiles, plastics, and food processing. Small parcels lower entry barriers, encourage entrepreneurship. MSME clustering reduces infrastructure costs per unit through shared CETP, Power Utilities, etc.*
- *Other Industries (non-MSME) comprise: (1) Light Industries which are larger than MSME but compatible with peri-urban/ mixed use buffers and require larger layouts for assembly lines moderate heavy commercial vehicle (HCV) docks. They include engineering units, auto components, printing presses; (2) Medium Industries (such as fabrication units, mid-sized auto, cement grinding, chemical blending units) require larger plots to accommodate heavier machinery, crane movement, multiple loading docks; and (3) Heavy Industries such as Steel, Cement, Fertilizer, Refinery complexes need bulk land parcels. Process industries require buffer yards, silos, chimneys, large-scale effluent handling, and logistic staging areas.*

Special Projects and Initiatives:

Development of a combination of all the above types of industrial buildings in larger parcels of industrial areas, townships, estates, parks, etc., shall be encouraged on private lands through following special projects and initiatives.

- Integrated Industrial Area (IIA): On land parcels of minimum 20 acres which can be accessed by a minimum existing road width of 18 meters.
- Integrated Information Technology Township (IITT): On land parcels of minimum 10 hectares (25 acres), which can be accessed by a minimum existing road width of 18 meters.
- Integrated Logistic Park (ILP): On large plots of minimum 2 hectares (5 acres), which can be accessed by a minimum existing road width of 12 -18 meters.
- Transit Oriented Development (TOD): Along transit corridors.

4.1.3 Means of Access

The minimum width of the access road for industrial buildings covering flatted factories, MSME units and Industrial Units (Non-MSME) shall be as per *paragraph 3.2.1* of these building regulations.

Sl.	Use Occupancies	Minimum Existing Road Width (m)
1	Flatted Factories	12
2	MSME Units	7 (existing road in agricultural use**) 9 (internal roads in smaller estates) 12 (clusters with access to heavy commercial vehicles)
3	Other Industries (Non-MSME)	7 (existing road in agricultural use**) 9 (internal roads in smaller estates) 12 (internal roads within industrial estates) 18 (approach road to industrial estates/ plots >10 acres) 24 (approach road to industrial estates/ plots >25 acres)
4	Data Centers	12
5	Warehousing and Logistics Unit	18

Note:

- *Flatted Factories: With higher worker density, flatted factories need to be designed for 2-wheeler and 4-wheeler staff movement. 12 m approach road ensures easy fire tender access.*
- *MSMEs demonstrate urban/ semi-urban character with high 2-wheeler use. In cases where MSMEs have light/ heavy commercial vehicle traffic (e.g. textiles), 12 -18m road may be recommended.*
- *Other Industries (non-MSME) comprise: (1) Light industries which have a mix of 2-wheelers and Cars, plus light commercial vehicle (LCV), and heavy commercial vehicle (HCV) for goods transport. Fire-truck access requires 12m clear carriageway. 18 m approach is preferred in estates for 2-way truck and car flow. (2) Medium-scale units require higher number of heavy commercial vehicles (HCV) to transport raw material and finished goods. 18-24m roads allow separate truck plus worker traffic lanes. (3) Heavy Industries like Steel Plants, Cement, Fertilisers, Refineries require bulk transport through heavy commercial vehicles (HCV), tankers. Wider approach road is required for turning radii of trailers/ tankers.*
- ***Industrial Plots permitted along 7-metre existing roads in agricultural use, shall ensure adequate setback to enable future expansion of the approach road.*

4.1.4 Maximum Building Height

The building height requirements for industrial buildings covering flatted factories, MSME units and Industrial Units (Non-MSME) shall be as per *paragraph 3.2.3* of these building regulations. While there shall be no restriction on building height for industrial buildings, the maximum height of such buildings are governed by the nature of use within the buildings/ workshops, fire and life safety provisions, structural safeguards and the distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.

4.1.5 Ground Coverage and FAR

Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for industrial buildings, covering flatted factories, MSME units and Industrial Units (Non-MSME) shall be as per *paragraph 3.2.2* of these building regulations. To

reduce the distance between work and home, address safety concerns (particularly for women) and help workers to increase their productivity, in-situ development of hostels/ dormitories on industrial plots shall be permitted, maximum up to 30 percent of the FAR. Purchasable and premium purchasable FAR shall be applicable as per the requirements of *Chapter-10*. Basis approach road width, the maximum permissible FAR (including Base FAR) for industrial buildings shall be as follows:

FAR / Industries	BFAR	Road Width (Upto 12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
MSME units	3.00	NA	NA	NA	1.50	1.50	6.00	3.00	4.50	10.50	3.00	UR	UR
Flatted Factories	3.00	NA	NA	NA	1.50	1.50	6.00	3.00	4.50	10.50	3.00	UR	UR
Other Industries (non-MSME)	2.50	NA	NA	NA	1.25	1.25	5.00	2.50	3.75	8.75	2.50	UR	UR
Data Centers	3.00	NA	NA	NA	1.50	1.50	6.00	3.00	4.50	10.50	3.00	UR	UR
Warehousing and Logistics Unit	2.50	NA	NA	NA	1.25	1.25	5.00	2.50	3.75	8.75	2.50	UR	UR

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

Note-2: In green buildings, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 10.3 of the building regulations.

4.1.6 Minimum Setback

Minimum setbacks for industrial buildings viz., flatted factories, MSME units and other industries (non-MSME) up to 15-meter height shall be as per *paragraph 3.2.4.2* of the building regulations. Minimum setbacks for such buildings above 15-meter height shall be as per *paragraph 3.2.4.3* of the building regulations. In case of multiple building blocks within industrial plots, the distance between the building blocks shall be as per *paragraph 3.2.4.3*.

4.1.7 Parking Requirements

Parking requirements shall be as per *paragraph 3.3.4* of the building regulations.

- Flatted factories have high worker density, but light goods movement. Parking may be designed more for 2-wheelers and vans than for heavy commercial vehicles.
- MSME units have moderate workforce intensity with need for smaller and lighter trucks for meeting logistical needs. Parking requirements therefore need to balance between worker parking and goods bays.
- Other Industries (non-MSME): (1) Light Industries, generate limited heavy commercial vehicle traffic, and parking requirement for staff movement (especially 2-wheelers) is significant. (2) Medium Industries require heavier logistic flows and require dedicated truck parking spaces and queuing areas apart from worker parking. (3) Heavy Industries have truck dominated mobility, and lesser requirement for worker parking. Focus shall be more on heavy commercial vehicle yards, safety setback and provisions required to manage tanker turning radii.
- Data Centers are expected to have lower levels of workforce density. However, adequate space to be provided for loading/ unloading of equipment.

4.1.8 Structural safety Requirements

Structural safety requirements for Industrial buildings shall be as per *Chapter-12* of the building regulations, which refers to National Building Code of India (as amended from time to time) and specific Indian Standard codes that need to be referred while preparing the structural design for industrial buildings. Additional considerations include:

Sl.	Use Occupancies	Structural safety requirements
1	Flatted Factories	Flatted factories host MSMEs on stacked floors, and therefore structural redundancy is critical. Shared lifts/ ramps need higher impact load resistance
2	MSME Units	MSMEs are built fast and at low-cost; mandatory compliance of pre-engineered building (PEB)/IS code ensures avoiding collapse in storms/ seismic zones.
3	Other Industries (non-MSME)	*Light Industries* are characterised by moderate machinery vibration with higher worker density. Therefore, the floor system must manage resonance and drift. *Medium Industries* involve larger machinery and equipment along with crane operations. Therefore, the structural design must allow high concentrated loads and fatigue design. *Heavy industries* are associated with severe hazard potential. Therefore, structural safety measures need to ensure resistance against blast, fire, seismic events.

4.1.9 Special Provisions for Data Centers

Additional provisions for Data Centers include:

(i) Floor Area Ratio: Data Center units shall be allowed higher purchasable FAR. The basement parking, storage and space/area used for diesel generating (DG) sets installation will not be considered as part of FAR.

(a) In Data Center plots, additional area for diesel generating sets can be counted towards FAR while calculating minimum required FAR for completion and the same can be counted in service FAR later.

(b) In Data Center plots, 40 percent of prescribed FAR shall be added towards common areas, which shall include all the built structures covered under *paragraph 3.2.2.10*.

(ii) Floor to ceiling height (one floor): There will be no restriction on floor to ceiling height subject to there being no mezzanine floor, and compliance with overall height regulations and suitable structural and fire safety regulations.

(iii) Installation of chillers on the rooftop: Chillers on the roof can be installed without inclusion in FAR, but subject to structural safety and clearance from Airports Authority of India.

(iv) Parking relaxation: Parking area requirement for Data Center units will be 5 percent of the total proposed FAR subject to parking being provided in open area. These parking relaxations shall be revoked if land is utilized for purposes other than running a Data Center unit. The Data Center units shall also provide an undertaking of the estimated traffic and inform the Authority with commitment of providing additional parking, if needed due to increase in traffic.

(v) Boundary wall: Data Center units shall be permitted to build up to 3.6-metre height boundary wall and 600 millimeter height for Y-fencing.

(vi) Opening in the building: Data Center units shall be allowed to install minimum number of windows subject to compliance with building and fire-safety regulations and having modern fire-fighting equipment installed within the premises.

(vii) Multi-level DG stacking: Installation of DG sets including multi-level DG stacking shall be allowed subject to NOC from Fire-safety Department and shall not be considered as part of FAR.

(viii) In Data Center projects, if the functional independent building/ block/ unit fulfils all the legal formalities/ necessary rules such as common service, consent to operate from UPCB, structural safety certificate, Fire NOC, Electric Safety Certificate and Parking arrangement, etc and such

building unit is completely suitable for occupation, then in such a situation, partial occupancy certificate will be issued on the basis of recommendation and certification after site inspection by the team constituted by the Chief Executive Officer.

4.1.10 Sanction of completion/ occupancy certificate

The minimum requirements for sanction of completion/ occupancy certificate for industrial buildings shall be as per *paragraph 2.8.1* and *paragraph 2.8.2* of the building regulations.

4.1.11 Fire and Life safety Requirements

Fire and life safety requirements shall be as per *Chapter-11* of the building regulations.

4.1.12 Environmental Sustainability Requirements

Environmental Sustainability requirements shall be as per *Chapter-14* of the building regulations.

4.1.13 Other Requirements

Provision for construction of guard room, generator room in 5 percent of plot area (of maximum up to 50 square meter in plots of area up to 4000 square meter and a maximum of 100 square meters for plots of area more than 4000 square meters) shall be permissible near the entrance of premises within setback area.

4.2 Captive worker dormitories on Industrial Plots

4.2.1 Permissibility

On-site worker dormitories can be constructed on the industrial plots as ancillary use wherever permitted in lease deed or zoning regulations, with an objective of providing safe, hygienic, and accessible accommodation for shift-based industrial workers. Such dormitories shall be permitted in light and medium industries with low to medium hazard. These worker dormitories shall be for the limited use of employees who are directly engaged in factory operations.

4.2.2 Minimum Plot Size

Industrial plots with a plot size of 4 acres or more shall make provisions for captive worker dormitories. A maximum 10 percent of the plot size (or as permissible in lease deed or zoning regulations), may be used to construct such on-site dormitories, which shall be adequately separated from production facilities within the industrial plot.

4.2.3 Means of Access

The onsite worker dormitory shall have a dedicated vehicular access from industry's main gate through an internal road of minimum 9-metre width. On-site worker dormitories shall also have access to production facilities through pedestrian pathway of minimum 2-metre width.

4.2.4 Ground Coverage and FAR

(i) After ensuring minimum setback and mandatory open space requirements, maximum ground coverage shall be permissible on industrial plot to construct on-site dormitories.

(ii) The maximum permissible FAR for on-site worker dormitories shall be 30 percent of FAR allowed on industrial plot. Ancillary facilities to worker dormitories such as canteen, dispensary, etc., shall be permissible within the 30 percent FAR.

4.2.5 Building Setback Requirements

(i) The minimum setbacks for on-site worker dormitories shall be as per *paragraph 3.2.4* of the building regulations.

4.2.6 Maximum Building Height

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

4.2.7 Parking Requirements

(i) The parking requirements for on-site worker dormitories shall be 1 ECS per 25 beds and 1 two-wheeler/ cycle per 5 beds.

4.2.8 Basement

The permissibility of basement shall be as per *paragraph 3.3.3* of the building regulations.

4.2.9 Common Facilities for Development

Common facilities such as common dining, creche, bathrooms/ toilet blocks, and recreational open spaces, etc., shall be provided within the sub-plot of worker dormitory.

5 Residential Buildings

5.1 Plotted Development - Single/ Multi-units

5.1.1 General Requirements

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

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

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

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

(iii) Multi-unit refers to residential building having one or more independent residential units on one floor with four or less storeys and height not exceeding 17.5-meters (including mandatory stilt). Note: It is clarified that a maximum of 3 independent residential units (one on each floor) may be permitted in a Single Unit.

5.1.2 Minimum Plot Size

Minimum plot-size for residential plotted buildings shall be as per paragraph 3.2.1 of these building regulations, as follows:

(i) The minimum plot size for single units shall be 35 square meters in notified industrial area, while there shall be no restriction on plot size for village-abadi area.

(ii) The minimum plot size for multi units shall be 300 square meters.

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

5.1.3 Means of Access

The minimum width of the access road for residential buildings shall be as per *paragraph 3.2.1* of these building regulations.

(i) No building shall be erected so as to deprive any other building of the means of access.

(ii) For single unit residential buildings, the minimum width of the road shall be 12-meters. For multi-unit residential buildings, the minimum width of the road shall be 24-meters. However, minimum width of the road adjacent to the park/open space or roads with abutting plots proposed only on one side shall be 9.0-meters.

5.1.4 Maximum height of building

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

5.1.5 Building Setback Requirements

(i) Minimum setbacks for residential buildings in plotted development for single/multi-units shall be as per *paragraph 3.2.4* of the building regulations.

Plot Size (sq.m.)	Front Setback (m)	Rear Setback (m)	Side Setback (m)
≥35 to <150	1.0	0	0
≥150 to <300	3.0	1.5	0
≥300 to <500	3.0	3.0	0
≥500 to <750	4.5	3.5	1.5

Note-1: Maximum building height in all size of plots shall be 15 Metres.

Note-2: Total height shall be counted from top of drain to top of building without exception

Note-3: In special cases, the Chief Executive Officer may relax setbacks to the extent he considers fit.

Note-4: In Residential Plots within the permissible FAR, construction shall be allowed on either side of the rear setback, on up to 40 percent of rear Setback area.

Note-5: Setbacks shall be applicable as per regulations prevailing at the time of initial allotment of sector.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

5.1.6 Ground Coverage and FAR

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

Plot Area (sqm)	Ground Coverage (%)	Base FAR	Maximum Permissible FAR
≥35 to <150	Maximum coverage after ensuring setbacks	2.00	2.25
≥150 to <300	Maximum coverage after ensuring setbacks	1.80	2.50
≥300 to <500	Maximum coverage after ensuring setbacks	1.75	2.50
≥500 to <1200	Maximum coverage after ensuring setbacks	1.50	2.50
≥1200	Maximum coverage after ensuring setbacks	1.25	2.50

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

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

(ii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

5.1.7 Parking Requirements

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

5.1.8 Basement Requirements

Basement requirements for residential plotted development shall be as per *paragraph 3.3.3* of the building regulations.

5.1.9 Sanction of completion/ occupancy certificate

The minimum requirements for sanction of completion certificate for residential plotted development shall be as per *paragraph 2.8.1* and *paragraph 2.8.2* of the building regulations.

5.1.10 Additional Provisions

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

(ii) 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.

(iii) 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.

(iv) Subdivision of individual residential plot or building constructed on it shall not be allowed.

(v) Only two dwelling units and a servant quarter shall be allowed upto a plot size of 100 square metres. For plots above 100 square metres and upto 500 square metres, maximum three dwelling units shall be allowed. For plots above 500 square metres, maximum four dwelling units shall be allowed. In density calculation 4.5 person per dwelling unit shall be considered in all kind of residential plots. Each servant quarter shall be counted as half dwelling unit.

(vi) Stilt parking shall be allowed upto maximum height of 2.4 metres upto bottom of beam free from FAR for plot size above 112 sqm. However, in case stilt is not provided, parking may be allowed in the setbacks

(vii) Home-based Daycare/Creches and Service Activities of Professionals such as Doctors, Lawyers, Chartered Accountants, Company Secretary, Architects and others, shall be permissible on any one floor only, and restricted to less than 25 percent of the availed FAR for residential use, provided that adequate parking requirements are provisioned. However, to avail this benefit, the user shall send a formal intimation to the CEO of concerned Industrial Development Authority and further, it must be ensured that the user resides in the same residential premises.

(viii) Professional activity in basements is permissible, subject to relevant provisions of Building Bye-Laws, structural safety norms and fire safety clearance. In case, the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government

5.2 Group Housing

5.2.1 General Requirements

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

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

(iii) Provisions in all kinds of group housing schemes shall be as per density norms defined in Master Plan/ Zonal Plan.

5.2.2 Minimum Plot Size

The minimum area of the plot for group housing schemes shall be 2000 square meters (see *paragraph 3.2.1* of these regulations).

5.2.3 Means of access

The minimum width of the access road for residential buildings shall be as per *paragraph 3.2.1* of these building regulations. No building shall be erected so as to deprive any other building of the means of access. The proposed plot for group housing shall be located on road of minimum 12-meter width (see *paragraph 3.2.1* of these regulations). The specifications for internal roads and pathways shall be as per *paragraph 3.1.3* of these regulations.

5.2.4 Maximum Building Height

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

5.2.5 Parks and open areas and landscaping

Provisions for parks and open spaces: In the plots of area of 3000 square meters or more, provision for parks and open areas shall be made at the rate of 15% of the plot area. The provisions shall be as per *paragraph 3.1.2.1*.

Provisions for landscaping: In the plots of area of 12000 square meters or less, provision for landscaping shall be made at the rate of 5% of the total plot area. The plots of area greater than 12000 square meters, provision for landscaping shall be made at the rate of 10% of the total open area.

5.2.6 Building Setback Requirements

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

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

5.2.7 Ground Coverage and FAR

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

(ii) For Group Housing, Purchasable and Premium Purchasable FAR shall be permissible based on abutting road width, as per the following table:

Road Width (m)	**Purchasable FAR**	**Premium Purchasable FAR**
(m)	*as % of base FAR (3.50)*	*as % of base FAR (3.50)*
<12	-	-
12 – 24	50%	50%
24 – 45	100%	100%
>45	100%	Unrestricted

(iii) The maximum permissible FAR for group housing project based on the road width shall be as per *paragraph 3.2.2.2*, as follows:

FAR / **G. Housing**		**Road Width (<12m)**			**Road Width (≥12 -24m)**			**Road Width (≥24 - 45m)**			**Road Width (≥45m)**		
	BFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Group Housing	3.50	NA	NA	**NA**	1.75	1.75	**7.00**	3.50	3.50	**10.50**	3.50	UR	**UR**

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

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per *Chapter 10.3* of the building regulations.

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

Note-4: A maximum of 15 percent of the availed FAR shall be used for various types of services like air-conditioned plants, in front of the lift (except corridor outside the lift), up to 10 square meters shall be allowed for lobby, machine room for lift, mumty, almirahs and bay-windows (maximum 0.60 m depth and 1.80 m length), refuge area (as per NBC), service duct and community centre.

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

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

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

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

Note-9: The Base FAR for group housing schemes at the time of allotment will prevail.

Note-10: In case an already constructed group housing scheme (with valid occupancy certificate) obtains additional FAR as per the provisions of *paragraph 2.1.3.2* duly ensuring feasibility for the same, the provision of EWS/ LIG units shall limit to 10% each of total additional units mandatorily reserved for EWS and LIG housing respectively. For plots less than 4 Ha, in case EWS/LIG units are not constructed and shelter fee is deposited, the proportionate incentive FAR shall be allowed.

Note-11: With prior approval of the CEO, such EWS/LIG units can be constructed on a separate plot as approved by the authority, wherein the area of such plot and development capacity are commensurate with prescribed requirements. However, occupancy certificate for such group housing scheme shall only be granted upon successful completion of requisite EWS/LIG housing units in accordance with these provisions and duly certified by the authority.

(iv) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(v) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

5.2.8 Parking Requirements

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

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

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

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

5.2.9 Basement Requirements

The permissibility and requirements for basements in group housing project shall be as per *paragraph 3.3.3* of these building regulations.

5.2.10 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers in group housing project shall be as per *paragraph 3.3.5* of these building regulations.

5.2.11 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for group housing projects shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

5.2.12 Other requirements

(i) 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)

(ii) 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, Floor Area Ratio and height restrictions.

(iii) The provisions contained in these regulations 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. For affordable housing, Uttar Pradesh Building Construction and Development Byelaws, shall be referred. As per PMAY 2.0, 50% FAR free of cost in lieu of EWS/LIG in the form of Transferable Development Rights (TDR) will be provided, subject to changes as per the latest central government scheme, as per TDR policy adopted by the Authority.

(iv) 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.

(v) Additional proportionate residential units shall be allowed on the purchasable and premium purchasable FAR for Group Housing.

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

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

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

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

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

5.3 Provisions for Informal Sector housing (EWS and LIG)

5.3.1 Requirements

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

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

5.3.2 Minimum Plot Size

The minimum plot-size for EWS and LIG housing (in plotted development) and minimum carpet area for dwelling units (in group housing) shall be as follows (See *paragraph 3.2.1)*.

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

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5.3.3 Means of Access

For plotted development, the minimum width of approach road for EWS /LIG residential plotted housing shall be 9-metres for roads with vehicular traffic and 6-metres for access to plots. For group

housing schemes, the minimum width of approach road for EWS and LIG shall be 12-metres for roads with vehicular traffic.

5.3.4 Ground Coverage and FAR

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

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

(iii) The maximum permissible FAR for EWS and LIG housing in group housing schemes shall be the same as in *paragraph 5.2.8*. The FAR consumed in mandatory EWS/LIG units in group housing shall not be counted in the overall FAR which can be consumed in the rest of the scheme.

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

5.3.5 Building Setback Requirements

(i) The minimum setbacks for EWS /LIG /Affordable housing in plotted development shall be as per *paragraph 3.2.4.1* of the building regulations.

(ii) The minimum setbacks for group housing - EWS / LIG / Affordable housing of building height up to 17.5m shall be 5m from all four sides and for building height more than 17.5 metres shall be as per *paragraph 3.2.4.3* of the building regulations.

5.3.6 Maximum Building Height

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

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

5.3.7 Parking Requirements

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

EWS	**LIG**
2.0 sqm / DU	4.0 sqm / DU

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

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

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

5.3.8 Basement

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

5.3.9 Common Facilities for Development

Following common facilities shall be provided for development of informal sector housing, either in the form of plotted development or group housing.

(i) Toilet blocks.

(ii) Proposed plantation on roadside to be evergreen trees planted 10m centre to centre.

(iii) Provisions for community facilities like Creche, Healthcare centre etc., to be made as per population requirement.

(iv) Population size of unit shall be 2.5 person per unit as decided by the Authority.

(v) Number of Dwelling Units permissible will be equivalent to number of members in the registered society or as decided by the Authority with the maximum variation of ±10 percent.

5.3.10 Cost ceiling of Buildings

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

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

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

The above ceiling cost as amended by the State Government from to time shall prevail.

5.3.11 Calculation of Shelter Fee

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

Shelter Fees =

10% of [(total number of dwelling units) X (minimum EWS dwelling unit carpet area + minimum LIG dwelling unit carpet area) X (Circle Rate or Sector Rate as applicable)]

5.4 Construction in Village Abadi

5.4.1 Regulation of building construction:

Notwithstanding anything contained in these regulations hereinafter mentioned, the ownership and area of village abadi shall be determined by the land department of the Authority. The Authority shall regulate the construction of buildings in village abadi, as per building norms (minimum setback, ground coverage) approved by the Authority Board.

5.4.2 Use of the Plot

On plots in Village Abadi which have not been notified for acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (herein after referred to as "Land Acquisition Act") or have been recommended for de-notification/lease back under the Land Acquisition Act by the competent authority, non – residential activities shall be

allowed maximum up to 50 percent of the total permissible built-up area on payment of prescribed charges in paragraph 5.4.3. The farmer shall be charged prescribed fees only for the built-up area on which commercial activity is proposed.

5.4.3 Fees for Conversion of Use

Fees for conversion of use per square meter of approved built up area shall be as follows:-

(a) On RoW up to 12m: prevailing residential rate revised from time to time.
(b) On RoW of 12-18m: 1.25 times of prevailing residential rate revised from time to time.
(c) On RoW of 18-24m: 1.50 times of prevailing residential rate revised from time to time.
(d) On RoW above 24m: 2.00 times of prevailing reserved residential rate as per plot size.
(e) For corner plot 5% additional of above-mentioned charges shall be levied.

5.4.4 Other requirements

(i) Fire safety requirements shall be as per National Building Code and Uttar Pradesh Fire and Emergency Services Act, 2022 and corresponding rules.

(ii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per paragraph 3.2.

(iii) Provisions of parking, loading and unloading spaces:

(iv) Parking space to be provided for motor vehicles, shall not be less than 20 square metre in open area (under stilts; 30 square metre) and for scooters and cycles the parking spaces provided shall not be less than 3 square metre and 1.40 metre respectively.

(v) Parking space for other vehicles shall be provided as per paragraph 3.3.4.

5.4.5 Fees for sanction and completion of building plans:

Fees for Sanction and completion of building plans shall be calculated as per Paragraph 2.6.

5.5 Construction in plots allotted to farmers against land acquisition (5% or 6% or 7% or as the case may be) in planned Village Abadi expansion scheme or in sectors

5.5.1 Regulation of building construction:

The Authority shall regulate the construction on plots allotted to farmers against land acquisition, as per building norms (minimum setback, ground coverage) approved by the Authority Board.

5.5.2 Use of the Plot:

Non-residential activities shall be allowed maximum up to 50 percent of the total permissible built-up area on payment of prescribed charges and it should be a part of the following activities:

1. Dharmshala/Night shelter/barat-ghar,
2. Dispensary/ clinic/ laboratory,
3. Hostel, Guest House/lodging house,
4. Motor garage and workshop,
5. Office for professionals
6. Office for professionals – out of which minimum 50% of the space shall be used for self use.
7. Restaurant
8. Vending booth/kiosks
9. Bank

10. Post Office

11. Telegraph Office

12. Creche and Day-care centre

13. Retail shop

14. 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 to the byelaws and other regulations prevalent at that time.

5.5.3 Fees for Conversion of Use

Fees for conversion of use per square meter of approved built up area, -

(a) On RoW up to 12m: prevailing residential rate revised from time to time.

(b) On RoW of 12-18m: 1.25 times of prevailing residential rate revised from time to time.

(c) On RoW of 18-24m: 1.50 times of prevailing residential rate revised from time to time.

(d) On RoW above 24m: 2.00 times of prevailing reserved residential rate as per plot size.

(e) For corner plot 5% additional of above-mentioned charges shall be levied.

5.5.4 Other requirements

(i) Uttar Pradesh Fire and Emergency Services Act, 2022 and corresponding rules.

(ii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per paragraph 3.2.

(iii) Provisions of parking, loading and unloading spaces:

(iv) Parking space to be provided for motor vehicles, shall not be less than 20 square metre in open area (under stilts; 30 square metre) and for scooters and cycles the parking spaces provided shall not be less than 3 square metre and 1.40 metre respectively.

(v) Parking space for other vehicles shall be provided as per paragraph 3.3.4.

(vi) Boundary wall height provision shall be as per prevailing direction issued by the Authority from time to time.

5.5.5 Fees for sanction and completion of building plans:

Fees for sanction and completion of building plans shall be calculated as per paragraph 2.6.

5.5.6 Provisions regarding Commercial activities

(i) Provisions Regarding Commercial Activities – On plots situated along the 24 metres and above wide roads, commercial activities shall be allowed in addition to the activities as mentioned above.

(ii) The activities mentioned above shall also be allowed on the allotted plots of those farmers whose land was acquired and due any special circumstances a part of land has been returned to as per lease back policy of the Authority.

6 Commercial Buildings

6.1 Convenience/ Sector Shopping, Shopping Complex and Other Commercial Uses

6.1.1 Permissibility

The construction of commercial establishments viz., convenience shopping centre, sector shopping/ shopping complexes, sub-district centre, shopping/ commercial use along master plan roads shall be permitted according to the masterplan/zoning regulations.

6.1.2 Minimum Plot Size

Minimum plot-size for commercial buildings viz., convenience shopping centre, sector shopping/ shopping complexes, sub-district centre, shopping/ commercial use along master plan roads shall be as per *paragraph 3.2.1* of these building regulations.

	Commercial Establishments	**Min. Plot Area (sqm)**
1	Convenience Shopping Centre	≥1500
2	Sector Shopping/ Shopping Complex	≥4000
3	Sub-district Centre, Shopping/ Commercial uses along Master Plan roads	≥4000

6.1.3 Means of Access

The minimum width of access road for commercial buildings viz., convenience shopping centre, sector shopping/ shopping complexes, sub-district centre, shopping/ commercial use along master plan roads shall be as per *paragraph 3.2.1* of these building regulations.

	Commercial Facilities	**Min. Road Width (m)**
1	Convenience Shopping Centre	12
2	Sector Shopping/ Shopping Complex	12
3	Sub-district Centre, Shopping/ Commercial uses along Master Plan roads	12

6.1.4 Maximum Building Height

The building height requirements for commercial shall be as per *paragraph 3.2.3* of these building regulations. While there shall be no restriction on building height for commercial buildings, the maximum height of the building shall be governed by distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.

6.1.5 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on commercial building plots for convenience shopping centre, sector shopping/ shopping complexes, sub-district centre, shopping/ commercial use on master plan roads.

(ii) Purchasable and premium purchasable FAR for commercial buildings shall be applicable as per requirements outlined in *Chapter 10* of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) in shall be as per *paragraph 3.2.2*, as follows:

FAR / Commercial Buildings	BFAR	Road Width (Upto12m)			Road Width (≥12 - 24m)			Road Width (≥24 - 45m)			Road Width (≥45m)			Road Width (≥60m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR			
Convenience Shopping Centre	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**			
Sector Shopping/ Shopping Complexes	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**			
Sub-district Centre, Shopping/ Commercial uses along master plan roads and other Master Plan level shopping/ commercial centres in sectors situated on up to 60-metre-wide road	3.00	NA	NA	**NA**	1.50	1.50	**6.00**	3.00	4.50	**10.50**	3.00	UR	**UR**			
Sub-district Centre, Shopping/ Commercial uses along master plan roads and other Master Plan level shopping/ commercial centres in sectors situated on more than 60-metre-wide road	4.00	NA	NA	**NA**	NA	NA	**NA**	NA	NA	**NA**	NA	NA	**NA**	**4.00**	**UR**	**UR**
Warehousing/ Storage Godowns	1.50	NA	NA	**NA**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**			

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

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per *paragraph 10.3* of the building regulations.

(iii) **Construction of skylighted Atrium** shall be allowed in the shopping malls. Such atriums shall not be counted in FAR calculations. No permanent construction shall be allowed within the atrium space rather it shall be used for circulation. Temporary kiosks shall be permitted in maximum 20% of the atrium area such that they do not hinder circulation area below atrium. area. The entry/ exits, passage areas within the shopping mall shall be free from any obstructions.

(iv) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(v) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

(vi) The Authority may permit up to 40 percent of the availed FAR on commercial plots (measuring a minimum 2.0 hectare and a maximum 4.0 hectare) for residential activities, but the FAR rate for commercial land shall be applicable for the full plots. No sub-division will be allowed in this category of plots. Such proposal of allowing 40 percent residential use in commercial plots of more than 2.0 hectare area is to be considered with the condition that infrastructure plan should be prepared by assessing the necessary physical infrastructure and social amenities as per standards relative to the proposed increase in population and approval from the competent level. Provision of infrastructure should be ensured accordingly.

6.1.6 Building Setback Requirements

(i) Minimum setbacks for commercial building plots shall be per *paragraph 3.2.4* of these building regulations.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

6.1.7 Parking Requirements

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

6.1.8 Basement Requirements

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

6.1.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

6.1.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for commercial buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

6.2 Hotels

6.2.1 Permissibility

Permission for construction of hotels shall be as per the provisions of Master Plan/ Zoning Regulations.

6.2.2 Minimum Plot Size

Minimum plot-size for hotel buildings shall be as per *paragraph 3.2.1* of these building regulations. The minimum number of rooms in hotel building shall be six (6). Up to 20 rooms there shall be no restriction on the minimum plot area for construction of hotels. For construction of hotels with more than 20 rooms, the minimum plot area shall be 500 sqm.

6.2.3 Means of Access

The minimum width of the access road for construction of hotels shall not be less than 12 meters, as per *paragraph 3.2.1* of these regulations. No building shall be erected so as to deprive any other building of the means of access.

6.2.4 Maximum Building Height

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

6.2.5 Ground coverage and FAR.

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

(ii) Purchasable and premium purchasable FAR shall be applicable as per requirements outlined in Chapter 10 of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) for hotels shall be as per *paragraph 3.2.2* of these regulations, as follows:

FAR / Hotels	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Hotels/ Resorts	3.00	-	-	**3.00**	1.50	1.50	**6.00**	3.00	4.50	**10.50**	4.50	UR	**UR**
Dharamshala/ Lodge/ Guesthouse/ Hostel	2.50	-	-	**2.50**	1.25	1.25	**5.00**	2.50	3.75	**8.75**	3.75	UR	**UR**

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

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 10.3 of the building regulations.

(iii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iv) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

(v) The Authority may permit up to 40 percent of the availed FAR on commercial plots (measuring a minimum 2.0 hectare and a maximum 4.0 hectare) for residential activities, but the FAR rate for commercial land shall be applicable for the full plots. No sub-division will be allowed in this category of plots. Such proposal of allowing 40 percent residential use in commercial plots of more than 2.0 hectare area is to be considered with the condition that infrastructure plan should be prepared by assessing the necessary physical infrastructure and social amenities as per standards relative to the proposed increase in population and approval from the competent level. Provision of infrastructure should be ensured accordingly.

6.2.6 Building Setback Requirements

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

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

6.2.7 Parking Requirements

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

*Heritage properties may meet requirement off-site, through shared or private parking within 500m radius.

6.2.8 Basement Requirements

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

6.2.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

6.2.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for hotel buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

6.2.11 Service Apartments

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

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

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

6.3 Single Screen Cinema, Miniplex and Multiplex

6.3.1 Permissibility

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

6.3.2 Minimum Plot Size

Minimum plot-size for single screen cinema, miniplex, and multiplex buildings shall be as per *paragraph 3.2.1* of these building regulations, as follows.

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

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

6.3.3 Means of Access

The minimum with of access road for proposed site/plot for construction of single screen cinema, miniplex and multiplex shall be as per *paragraph 3.2.1* of these regulations, follows:

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

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

6.3.4 Ground Coverage and FAR

(i) The maximum ground coverage after ensuring the minimum setbacks may be utilized. The maximum permissible FAR (including additional FAR available on purchasable basis) for single cinema, miniplex, multiplex buildings in commercial areas shall be as per *paragraph 3.2.2* of these regulations, follows:

FAR		Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
	BFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR

Single Cinema, Miniplex, Multiplex													
Single Cinema, Miniplex	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	3.00	UR	**UR**
Multiplex	3.00	NA	NA	**NA**	1.50	1.50	**6.00**	3.00	4.50	**10.50**	4.50	UR	**UR**

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

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 10.3 of the building regulations.

(ii) **FAR Calculation** – The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iii) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

6.3.5 Ratio of activities

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

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

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

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

6.3.6 Building Setback Requirements

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

(ii) For multiplex buildings, provision of adequate "circulation space" for the vehicles to move from parking lot towards the 18-meters-and-wider access road shall be mandatory. Minimum frontage requirement, if any, prescribed as per statutory norms for cinema buildings" (example cinematograph rules, fire safety regulation, as amended from time to time) shall be adhered to.

(iii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iv) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

6.3.7 Parking Requirements

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

6.3.8 Basement Requirements

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

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

6.3.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

6.3.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for cinema/ Miniplex/ multiplex buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

6.3.11 Other requirements

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

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

6.4.1 Permissibility

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

6.4.2 Minimum Plot Size

Minimum plot-size for Petrol pump/filling station buildings shall be as per *paragraph 3.2.1* of these building regulations. The minimum size of the plot for petrol pump/filling station (covering CNG/PNG/EV) is 16m x 14m if it is exclusively for 2-wheelers and 3-wheeler vehicles and 30m x 17m for all vehicles. The minimum size of plot for petrol pump/filling station-cum-service station is 36m X 30 m. Note: Any other plot size prescribed by the oil companies (in the letter of intent) shall prevail over the above provision.

6.4.3 Means of Access

The minimum with of access road shall be as per *paragraph 3.2.1* of these regulations. Petrol pump/ filling station will be located on a minimum 18-meter-wide road. In case the petrol pump/filling station exclusively for 2-wheeler/ 3-wheeler vehicles, the approach shall be on a minimum of 12-meter-wide roads.

6.4.4 Maximum Building Height

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

6.4.5 Ground Coverage, FAR and Setbacks

The maximum ground coverage and maximum permissible FAR shall be as per *paragraph 3.2.2* of these regulations, as follows:

Petrol Pump	Ground Coverage	FAR	Front setback
(a) Petrol Pump/ Filling Station (CNG/PNG/EV)	10%	0.5	3-m
(b) Filling Station cum service station (CNG/PNG/EV)	10%	0.5	6-m

6.4.6 Parking Requirements

Parking area of 80 square meters shall be provided.

6.4.7 Kisan Seva Kendra

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

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

6.4.8 Other requirements

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

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

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

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

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

6.5 LPG Gas Godown

6.5.1 Permissibility

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

6.5.2 Minimum Plot Size

Minimum plot-size for LPG Gas godown buildings shall be as per *paragraph 3.2.1* of these building regulations. The minimum plot-size for LPG storage / Gas Godown shall be 26mx20m (520 sqm). Note: Any other plot size prescribed by the concerned PSUs shall prevail over the above provision.

6.5.3 Means of Access

Minimum width of access road to the LPG Gas Godown site shall be as per *paragraph 3.2.1* of these regulations, i.e. 18 meters.

6.5.4 Building height

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

6.5.5 Ground Coverage and FAR

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

(ii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as

listed in the table under *paragraph 3.2.2.9* of these regulations.

(iii) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

6.5.6 Building Setback Requirements

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

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

6.5.7 Parking Requirements

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

6.5.8 Basement Requirements

The provisions for basement for LPG gas godowns shall be as per *paragraph 3.3.3* of these regulations.

6.5.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

6.5.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for LPG gas godown buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

6.5.11 Ventilation

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

6.5.12 Other requirements

(i) Gas godowns shall be constructed of non-inflammable materials.

(ii) For the construction of a gas godown, no objection certificate shall be obtained from the fire department and the Chief Controller of Explosives.

6.6 Office Buildings (including IT/ITES offices)

6.6.1 Permissibility

The construction of office buildings (including IT/ITES offices) on commercial use plots shall be permitted according to the masterplan/zoning regulations.

6.6.2 Minimum Plot Size

Minimum plot-size for office buildings shall be as per *paragraph 3.2.1* of these building regulations.

6.6.3 Means of Access

The minimum width of access road for office buildings shall be 12-meters as per *paragraph 3.2.1* of these building regulations.

6.6.4 Maximum Building Height

The building height requirements for office buildings (incl. IT/ITES offices) shall be as per *paragraph 3.2.3* of these building regulations. While there shall be no restriction on building height for commercial buildings, the maximum height of the building shall be governed by distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.

6.6.5 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on commercial plots used for office buildings (incl. IT/ITES offices) as per *paragraph 3.2.2.4*.

(ii) Purchasable and premium purchasable FAR for office buildings (incl. IT/ITES offices) shall be applicable as per requirements outlined in *Chapter 10* of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) in shall be as per *paragraph 3.2.2*, as follows:

FAR / Office Buildings		Road Width (Upto12m)			Road Width (≥12 - 24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
	BFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Office Buildings	2.50	NA	NA	**NA**	1.25	1.25	**5.00**	2.50	3.75	**8.75**	2.50	UR	**UR**

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

Note-2: In green building, additional FAR over and above maximum permissible FAR shall be provided as per *paragraph 10.3* of the building regulations.

(iii) **Construction of skylighted Atrium** shall be allowed in the office buildings. Such atriums shall not be counted in FAR calculations. No permanent construction shall be allowed within the atrium space rather it shall be used for circulation. Temporary kiosks shall be permitted in maximum 20% of the atrium area such that they do not hinder circulation area below atrium. area. The entry/ exits, passage areas within the shopping mall shall be free from any obstructions.

(iv) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(v) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

(vi) The Authority may permit up to 40 percent of the availed FAR on commercial plots (measuring a minimum 2.0 hectare and a maximum 4.0 hectare) for residential activities, but the FAR rate for commercial land shall be applicable for the full plots. No sub-division will be allowed in this category of plots. Such proposal of allowing 40 percent residential use in commercial plots of more than 2.0 hectare area is to be considered with the condition that infrastructure plan should be prepared by assessing the necessary physical infrastructure and social amenities as per standards relative to the proposed increase in population and approval from the competent level. Provision of infrastructure should be ensured accordingly.

6.6.6 Building Setback Requirements

(i) Minimum setbacks for commercial building plots used for office buildings (incl. IT/ITES offices) shall be per *paragraph 3.2.4* of these building regulations.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these

regulations.

6.6.7 Parking Requirements

Parking requirements for office buildings (incl. IT/ITES offices) shall be as per *paragraph 3.3.4* of the building regulations.

6.6.8 Basement Requirements

The permissibility of basement in office buildings (incl. IT/ITES offices) shall be as per *paragraph 3.3.3* of the building regulations.

6.6.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

6.6.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for office buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

7 Institutional Buildings and Community Facilities

7.1 Hospitals and healthcare Buildings

7.1.1 Permissibility

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

7.1.2 Minimum Plot Size

Minimum plot-size for construction of healthcare/ hospital buildings shall be as per *paragraph 3.2.1* of these building regulations, as follows:

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

7.1.3 Means of Access

The minimum with of access road for construction of healthcare/ hospital buildings shall be as per *paragraph 3.2.1* of these regulations. as follows:

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

7.1.4 Ground Coverage and FAR

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

(ii) Purchasable and premium purchasable FAR shall be applicable as per requirements outlined in *Chapter 10* of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) for healthcare buildings shall be as per *paragraph 3.2.2* of these regulations, follows:

FAR / Healthcare Facilities	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Non-Bedded Medical Establishments	1.50	NA	NA	**NA**	0.75	0.75	**3.00**	1.50	2.25	**5.25**	1.50	UR	**UR**
Nursing Homes /Hospitals *(Up to 50 beds)*	2.00	NA	NA	**NA**	1.00	1.00	**4.00**	2.00	3.00	**7.00**	2.00	UR	**UR**
Hospitals > 50 beds	2.75	NA	NA	**NA**	1.38	1.38	**5.50**	2.75	4.13	**9.63**	4.13	UR	**UR**
Nursing college	2.75	NA	NA	**NA**	1.38	1.38	**5.50**	2.75	4.13	**9.63**	4.13	UR	**UR**
Medical College	2.75	NA	NA	**NA**	1.38	1.38	**5.50**	2.75	4.13	**9.63**	4.13	UR	**UR**

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

Note-2: No purchasable or premium purchasable FAR shall be allowed for non-bedded medical establishments permissible on roads up to 12 meters. Base FAR shall be the maximum permissible FAR.

Note-3: Non-Bedded Medical Establishments include Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics.

Note-4: Hospitals up to 50 beds include Nursing Homes, Maternity Hospitals, Veterinary Hospitals

Note-5: In case green building, additional FAR shall be over and above permissible FAR shall be permissible as per paragraph 10.3 of the building regulations.

(iii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iv) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

7.1.5 Maximum Building height

The building height requirements of healthcare/ hospital buildings shall be as per *paragraph 3.2.3* of these regulations. While there is no restriction on the maximum building height, the maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

7.1.6 Building Setback Requirements

(i) Minimum setbacks for hospital/ healthcare buildings shall be per *paragraph 3.2.4* of these regulations.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

7.1.7 Parking Requirements

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

(ii) Standard parking spaces for hospitals and healthcare buildings shall be 1.0 ECS per 125 sqm of of proposed FAR and 'one parking space' for ambulance parking i.e., 10 m x 5 m (50 sqm) for hospitals

up to 50 beds and 'one additional ambulance parking space' for every 50 beds thereafter shall be provided.

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

7.1.8 Basement Requirements

The permissibility of basement in hospital and healthcare building shall be as per *paragraph 3.3.3* of these building regulations.

7.1.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

7.1.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for LPG gas godown buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

7.2 Educational Institutions

7.2.1 Permissibility

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

7.2.2 Minimum Plot Size

Minimum plot-size for educational institutions (in layouts or in cases where plot area norms are not specified) for construction of educational institutions such as schools, colleges, technical institutions, and university buildings shall be as per *paragraph 3.2.1* of these building regulations, as follows:

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

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

7.2.3 Means of Access

The minimum with of access road for construction of educational institution buildings shall be as per *paragraph 3.2.1* of these regulations, as follows:

Sl.	**Educational building**	**Min. Road Width (m)**
1	Nursery	12
2	Primary School	12
3	Secondary/ High School/ Law College	12
4	Degree College/ Technical Institution	18
5	Universities	24

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

7.2.4 Ground Coverage and FAR

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

(ii) Purchasable and premium purchasable FAR shall be applicable as per requirements outlined in *Chapter 10* of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) for education buildings shall be as per *paragraph 3.2.2* of these regulations, as follows:

FAR / **Education Facilities**	BFAR	Road Width (Upto 12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Schools (primary / nursery) with plot size >500 sqm	1.50	NA	NA	NA	0.75	0.75	3.00	1.50	2.25	5.25	2.25	UR	UR
Secondary / High School/ Intercollege/ Technical Institutes/ Degree Colleges / Universities	2.50	NA	NA	NA	1.25	1.25	5.00	2.50	3.75	8.75	3.75	UR	UR

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

Note-2: In green buildings, additional FAR over and above the maximum permissible FAR shall be provided as per paragraph 10.3 of the building regulations.

(iii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iv) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

7.2.5 Maximum Building height

The building height requirements of educational buildings shall be as per *paragraph 3.2.3* of these regulations. While there is no restriction on the maximum building height, the maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

7.2.6 Minimum Setback

(i) Minimum setbacks for educational buildings shall be as per *paragraph 3.2.4* of these building

regulations.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

7.2.7 Parking Requirements

(i) Parking arrangements shall be as per *paragraph 3.3.4* of these building regulations.

(ii) Standard parking provisions for education facilities shall be one Equivalent Car Space (ECS) per 125 sqm of built-up area and 1 bus parking space i.e., (3.5 x 7.5m) 10 m x 5 m (50 sqm) for every 120 students. Further, a designated place shall be earmarked for pick-up and drop-zones for cars and buses within the campus plan.

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

7.2.8 Basement Requirements

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

7.2.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

7.2.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for LPG gas godown buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

7.3 Marriage Hall / Banquet/ Multi-purpose Hall

7.3.1 Permissibility

Construction of Marriage Hall/ Banquet/ Multi-purpose Hall shall be permitted as per the Master Plan Zoning Regulations.

7.3.2 Minimum Plot Size

Minimum plot-size for the construction of marriage hall, banquet or a multi-purpose hall shall be as per *paragraph 3.2.1* of these building regulations, i.e. 1000 square meters.

7.3.3 Means of Access

Minimum width of existing approach road for the construction of a marriage hall, banquet, multi-purpose hall or a banquet hall shall be as per *paragraph 3.2.1* of these regulations (based on plot size) as follows:

Plot Size (sqm)	**Min. Road Width (m)**
1000 - 3000	18
> 3000	24

7.3.4 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for marriage hall/banquet/ multipurpose hall.

(ii) Purchasable and premium purchasable FAR shall be applicable as per the requirements outlined in Chapter 10 of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) for marriage hall/banquet/ multipurpose hall buildings shall be as per *paragraph 3.2.2* of these regulations, as follows:

FAR / Community Buildings	BFAR	Road Width (≥18- 24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Marriage hall/ Banquet Hall/ Multipurpose Hall	2.50	1.25	1.25	**5.00**	2.50	3.75	**8.75**	3.75	UR	**UR**

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

Note-2: Within the permissible FAR limit, construction of rooms shall be allowed.

Note-3: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 10.3 of the building regulations.

(iii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iv) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

7.3.5 Maximum Building Height

The building height requirements of educational buildings shall be as per paragraph 3.2.3 of these regulations. While there is no restriction on the maximum building height, maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

7.3.6 Building Setback Requirements

(i) Minimum setbacks for of marriage hall/ banquet hall/ multipurpose hall up shall be as per *paragraph 3.2.4* of the building regulations.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

7.3.7 Parking Requirements

(i) Parking requirements for marriage hall/ banquet hall/ multipurpose hall shall be as per *paragraph 3.3.4* of the building regulations.

(ii) The parking requirement for marriage hall/ banquet hall/ multipurpose hall shall be 2.0 Equivalent Car Space per 100 sqm of the proposed FAR. Parking shall be calculated on the maximum permissible FAR of the plot.

7.3.8 Basement Requirements

The permissibility of basement shall be as per *paragraph 3.3.3* of the building regulations.

7.3.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

7.3.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for LPG gas godown buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

7.4 Auditorium and Convention Centre

7.4.1 Permissibility

Auditoriums and convention centres shall be permitted as per the master plan zoning regulations.

7.4.2 Means of Access

Minimum width of existing approach road for the construction of auditorium/ convention centre shall be as per *paragraph 3.2.1* of these regulations (based on plot size).

7.4.3 Minimum Plot Area

Minimum plot area for the construction of auditorium or a convention centre shall be as per *paragraph 3.2.1* (based on width of access road) as follows:

Road Width (m)	**Min. Plot Area (sqm)**
18	1500
24	2000

7.4.4 Ground Coverage and FAR

(i) Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for auditorium and convention centre.

(ii) Purchasable and premium purchasable FAR shall be applicable as per the requirements outlined in Chapter 10 of these regulations. Basis approach road width, the maximum permissible FAR (including Base FAR) for Auditorium and Convention centres in shall be as per paragraph 3.2.2 of these regulations, as follows:

FAR / **Auditorium/ Convention Centre**	BFAR	Road Width (≥18 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Auditorium or a Convention Centre	3.00	1.50	1.50	**6.00**	3.00	4.50	**10.50**	3.00	UR	**UR**

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

Note-2: Other ancillary uses such as commercial, hotel, office, entertainment, training centre, community facilities, etc., are permissible.

Note-3: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 10.3 of the building regulations.

(iii) **FAR Calculation** – The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iv) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all

the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

7.4.5 Building Setback Requirements

(i) Minimum setbacks for auditorium or a convention centre shall be as per *paragraph 3.2.4* of the building regulations.

(ii) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except those building structures as outlined in the table under *paragraph 3.2.4.4* of these regulations.

(iii) Distance between two adjacent building blocks shall be a minimum six (6) metres to 16 metres depending upon the height of building blocks, as outlined in *paragraph 3.2.4.3* of these regulations.

7.4.6 Parking Requirements

(i) Parking requirements for auditorium or a convention centre shall be as per *paragraph 3.3.4* of the building regulations.

(ii) The parking requirement for auditorium or convention centre shall be 1 ECS / 10 seat for the auditorium space and additional parking requirement for attached ancillary commercial activities shall be 2 ECS per 100 sqm of proposed FAR.

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

7.4.7 Basement Requirements

The permissibility of basement in auditorium or convention centre shall be as per *paragraph 3.3.3* of the building regulations.

7.4.8 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

7.4.9 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate for LPG gas godown buildings shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

8 Agricultural Use, Recreational and Transportation Buildings

8.1 Agricultural Use – Farmhouse Building

8.1.1 Permissibility

The permission of the farmhouse shall be as per the master plan zoning regulations, constructed for the purpose of agriculture and horticulture, pig farming, fish farming, poultry, other animal husbandry etc.

8.1.2 Minimum Plot Size

The minimum plot area for the construction of farmhouse shall be 4000 sq.m.

8.1.3 Means of Access

The minimum width of access road to the farmhouse shall be at least 7.0 metres.

8.1.4 Ground Coverage and FAR

(i) The maximum permissible ground coverage shall be permissible after ensuring minimum setbacks, however non-farm activities shall be restricted to 20 percent of plot area. The maximum

permissible FAR shall be 0.20, as per *paragraph 3.2.2* of these regulations.

(ii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iii) **10 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

8.1.5 Maximum Building Height

There shall be no height restriction.

8.1.6 Building Set back Requirements

The distance of the non-farm building from the boundary line of the plot shall be at least 9 meters on all sides except the guard room.

8.1.7 Tree plantation

Tree plantation shall be done on 50 percent of the plot in which at least 100 trees planted per hectare.

8.1.8 Electricity and other services

Arrangements for electricity, water supply and drainage shall be made by the landowner himself.

8.2 Agricultural Use - Dairy Farm Building

8.2.1 Permissibility

Dairy farm/ Gaushala will be permitted as per master plan zoning regulations.

8.2.2 Minimum Plot Size

The minimum plot size for dairy farm/ gaushala shall be 1000 square meters.

8.2.3 Means of Access

The minimum width of access road to the dairy farm/ gaushala shall be 7 meters.

8.2.4 Ground Coverage and FAR

(i) The maximum permissible ground coverage for dairy farm/ gaushala shall be 20 percent of the total plot area and the maximum permissible FAR shall be 0.20, as per *paragraph 3.2.2* of these regulations.

(ii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iii) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

Note: Within the covered area, construction of cattle shed, storage of animal fodder and straw, milk collection and preservation, milk selling centre, watch-post, and residential facility for essential employees for maintenance of animals, veterinary and breeding facilities and other ancillary activities shall be permissible.

8.2.5 Building height

There shall be no restriction on building height.

8.2.6 Building Setback Requirements

(i) The minimum setback requirement for dairy farm/ gaushala in relation to the plot area shall be as per *paragraph 3.2.4* of these regulations.

8.2.7 Tree plantation

Tree plantation shall be done on 50 percent of the plot in which at least 100 trees will be planted per hectare.

8.2.8 Drainage and dung and garbage disposal

Proper arrangement of drainage will be made from the dairy farm/ gaushala to the disposal site, and the dung and effluent will be discharged after treatment through cow dung gas plant, septic tank, compost pit or other suitable technology.

8.2.9 Other requirements

Other requirements for dairy farms/ gaushalas, the size of cattle shed, fodder collection, milk collection/ preservation/ storage arrangements, management office, veterinary and breeding facilities, staff accommodation arrangements, pond, cow dung gas plant, etc. will be provisioned as per the standards of National Dairy Research Institute or State Government for Gaushalas.

8.3 Recreational Use Buildings and Institutional Green Areas

8.3.1 Permissibility

Recreational use buildings such as sports and amusement complex, stadium, swimming pool, shooting range, recreational green/ park complex with sports facilities, recreational club, social/ cultural centre, nurseries and other institutional green areas will be permitted as per master plan zoning regulations.

8.3.2 Minimum Plot Size

The minimum plot size for recreational use buildings shall be as per the need and actual design.

8.3.3 Means of Access

The minimum width of access road to the recreational use buildings shall be at least 18 meters.

8.3.4 Ground Coverage and FAR

(i) The maximum permissible ground coverage for recreational use buildings shall be 20 percent of the total plot area and the maximum permissible FAR shall be as per *paragraph 3.2.2*, as follows:

	Ground Coverage (%)	Maximum FAR
Sports and Amusement Complex, Stadium, Swimming Pool, Shooting Range, Recreational Green/ Park Complex with sports facilities	20 percent	0.40 (Base FAR) 0.20 (Purchasable)
Low density sports and amusement complex, recreational club, social cultural centre	10 percent	0.20 (Base FAR) 0.10 (Purchasable)
Institutional Green (only for institutional activity)	35 percent	0.80 (Base FAR) 0.20 (Purchasable)
Nursery	50 sqm	50 sqm.

(ii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iii) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

8.3.5 Building height

There shall be no restriction on building height.

8.3.6 Building Setback Requirements

(i) The minimum setback requirement for recreational use buildings and institutonal green areas in relation to the plot area shall be as per *paragraph 3.2.4* of these regulations.

8.3.7 Tree plantation

Tree plantation shall be done on 50 percent of the plot in which at least 100 trees will be planted per hectare.

8.3.8 Basement Requirements

The permissibility of basement in auditorium or convention centre shall be as per *paragraph 3.3.3* of the building regulations.

8.3.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

8.3.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

8.3.11 Drainage and dung and garbage disposal

Proper arrangement of drainage will be made from the recreational use buildings and institutional green areas to the disposal site, and the wastewater effluent will be discharged after treatment through suitable technologies.

8.4 Transportation Buildings

8.4.1 Permissibility

Transportation buildings such as bus-terminal, ISBT, Light Rail Transit Terminal, Bus Depot/ Workshop, Booking Offices, Transport nagar buildings will be permitted as per master plan zoning regulations.

8.4.2 Minimum Plot Size

The minimum plot size for transportation buildings shall be as per need and design.

8.4.3 Means of Access

The minimum width of access road to the transportation buildings shall be at least 18 meters wide.

8.4.4 Ground Coverage and FAR

(i) The maximum permissible ground coverage for transportation buildings shall be 30 percent of the total plot area and the permissible FAR shall be 1.50, beyond which the additional FAR shall be made available on purchasable basis.

(ii) **FAR Calculation –** The FAR calculations shall either include or exclude the building spaces as listed in the table under *paragraph 3.2.2.9* of these regulations.

(iii) **15 percent of prescribed FAR shall be added towards common areas**, which shall include all the built structures listed in the table under *paragraph 3.2.2.10* of these regulations.

8.4.5 Building height

There shall be no restriction on building height.

8.4.6 Building Setback Requirements

(i) The minimum setback requirement for transportation buildings in relation to the plot area shall be as follows.

Min. Plot Size (sqm)	Setbacks on all sides (m)
≥ 1000 to < 4000	6
≥ 4000 up to < 7000	9
≥ 7000 up to < 15000	10
≥ 15000	10

8.4.7 Tree plantation

Tree plantation shall be done on 50 percent of the plot in which at least 100 trees will be planted per hectare.

8.4.8 Basement Requirements

The permissibility of basement in auditorium or convention centre shall be as per *paragraph 3.3.3* of the building regulations.

8.4.9 Watchman Shelters and Watch Towers

The permissibility and requirements for Watchman Shelters and Watch Towers shall be as per *paragraph 3.3.5* of these building regulations.

8.4.10 Sanction of Completion/ Occupancy Certificate

The minimum requirements for sanction of completion certificate shall be as per *paragraph 2.8.1 and paragraph 2.8.2* of these building regulations.

8.4.11 Drainage and dung and garbage disposal

Proper arrangement of drainage will be made from the transportation buildings to the disposal site, and the wastewater effluent will be discharged after treatment through suitable technologies.

9 Mixed-Use and Transit-Oriented Development

9.1 Mixed Use Development

9.1.1 Definition

Mixed use development/ buildings integrate multiple uses, such as residential, commercial, institutional, and recreational spaces, within a single structure, land parcel or a neighbourhood. Mixed use development is transitioning from land-based distribution to a built-space based approach, allowing for mixing and co-location of compatible uses within a single plot/ structure.

Mixed use development/ buildings offer required flexibility to improve availability and access to facilities within existing urban areas, thereby ensuring optimal utilisation of land. Such a development also leads to reduction in trip lengths, promotes sustainable urban transport, and enables creation of vibrant and safer public areas. Mixed use buildings need to be regulated to manage and mitigate the associated adverse impact related to congestion, increased traffic, and increased pressure on civic amenities.

9.1.2 Permissible locations for mixed-use development:

(a) Mixed use zones earmarked under Master Plan.
(b) Mixed use plots identified as part of approved layouts.
(c) Along 30-meter and wider roads (including layouts approved or developed by Authority)
(d) Transit Oriented Development (TOD) Zones.

Development standards for TOD Zones are covered in paragraph 9.2 of the regulations.

9.1.3 Development Standards for mixed-use development

Parameter/Development Standard	Mixed use zones earmarked under Master Plan	Mixed use plots as part of approved layouts	Along 30-meter and wider roads including layouts approved by Authority
Minimum Plot Size	No restriction	No restriction	No restriction
Means of Access	As per Master Plan	30m	30m
Building Height	Not restricted	Not restricted	Not restricted
Minimum Setbacks	As applicable for higher use	As applicable for higher use	As applicable for higher use
Floor Area Ratio	As per para 9.1.3.1	As per para 9.1.3.1	As per Use Zone
Mixing	0-100%	0-100%	=>33% (principal use); =<67% (other uses). However, share of single other use shall not be more than principal use.
Parking	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4
Ground Coverage	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks

Note-1: Permissible occupancies in mixed-use development shall be as per above paragraph 9.1.3. Permissibility of occupancies in mixed-use development shall be governed by the minimum standards prescribed in paragraph 3.2.1.

Note-2: The plot size shall be equal to or more than the minimum plot size requirements for higher use as defined in paragraph 3.2.1.

Note-3: For mixing in plots identified as single and multi-units, the height restrictions as defined under paragraph 5.1.4 shall prevail.

Note-4: In case of layout plots along roads of width 30-meter-wide or more on availing mixed land use and consequent FAR conditions, development fees, impact fees and other charges shall be applicable on highest category use as per provisions of zoning regulations/ impact fee provisions as per approved master plan, after inviting objections and suggestions and the relevant changes shall also be incorporated in the lease deed.

Note-5: Principal use or any other use allowed in the zoning regulations can be developed. In case mixing is not opted for, either the principal use or any other activity as permissible under the Zoning Regulations can be availed.

9.1.3.1 Floor Area Ratio (FAR):

Mixed-use buildings described in paragraph 9.1.2 (a) and (b) shall avail FAR as per table below:

FAR / Mixed Use Buildings	BFAR	Road Width (Upto12m)			Road Width (≥12 -24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
MU in notified Area	2.50	NA	NA	**NA**	NA	NA	**NA**	2.50	3.75	**8.75**	2.50	UR	**UR**

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

Note-3: For 9.1.2 (c), base FAR of principal use shall be availed, and purchasable FAR and premium purchasable FAR conditions of the principal use shall prevail.

9.2 Transit Oriented Development (TOD)

9.2.1 Objectives

In view of the continuous urbanization in the state and to meet the growing infrastructure needs, a separate Transit Oriented Development policy for industrial areas, shall be notified by Infrastructure and Industrial Development Department in line with National Transit Oriented Development (TOD) Policy 2017. Implementation of Transit Oriented Development in IDAs is envisaged to achieve the following key objectives.

(a) **Increased accessibility:** TOD prioritizes pedestrian and cyclist-friendly infrastructure, such as wider sidewalks, dedicated bike lanes, and pedestrian crossings, making it easier and safer to walk or cycle to nearby destinations, including workplaces, promoting walk-to-work concept and encourages use of sustainable modes of transport, i.e. non-motorized transport.

(b) **Mixed-use Development**: By combining residential, commercial, and recreational spaces within the same area, TOD reduces the need for long commutes, allowing residents to live closer to their workplaces and other essential services.

(c) **Reduced Parking requirement**: TOD discourages over-reliance on private vehicles by limiting parking availability and promoting alternative transportation modes like walking, cycling, and public transit.

(d) **Enable densification and compact development**: TOD encourages higher densities of housing and businesses around transit stations, creating vibrant, walkable neighbourhoods with shorter distances between homes, jobs, and amenities.

(e) **Improved Connectivity**: TOD focuses on creating a network of connected streets and pathways, making it easier to navigate the area on foot and access various destinations within the neighbourhood.

9.2.2 Interim provisions till a TOD policy gets notified

Till the time TOD policy is prepared by the State Government, 0.5 purchasable FAR shall be allowed on all category of plots (excluding residential plotted development) situated up to 500 metres on both sides of the Metro Corridors and Expressways. Those plots situated on the outer edge of corridor, wherein the average plot depth overlaps by at least 3 metres into the corridor, will also be admissible within the corridor.

9.3 Other requirements

9.3.1 Restrictions on mixing of activities in mixed-use development.

The owner/developer shall have the flexibility for horizontal and vertical mixed-use development, provided that –

(1) Only non-manufacturing industries and service industries like Information Technology, Information Technology enabled services/ Business Process Outsourcing/ Knowledge Process Outsourcing, etc. (IT-ITES/ BPOs/ KPO) and pollution free MSME units may be mixed with other uses such as residential, commercial, and institutional.

(2) Educational Institutions, Anganwadi, crèches, old age homes, etc. should not be mixed with health care facilities or manufacturing and/or warehousing facilities. These facilities (educational institutions, Anganwadi, creches, old age homes, etc.) should necessarily be developed on the lower floors and preference should be given to reach the open places of the TOD scheme.

(3) Separate entry/exit and service shafts shall be provided as necessary in buildings with vertical mixed use.

(4) Following activities shall not be mixed with other permissible uses in mixed-use development:

Industrial: Large scale industry, sugar mill, rice seller, flour mill, Pasteurizing plant/ Milk storage centre, Meat Processing Plant, Mining brick/ lime kiln, crusher, Oil depot/ LPG refilling plant, Bio Diesel Plant, Power generation plant, Hazardous/ dangerous/ polluting industries
Public-Semi Public: Prison/ Jail, Correction facilities/ Reform Homes, Sanatorium, Compost plant, Scientific Landfill Sites, MRF Facilities, Bio-Medical Waste Treatment Facility, Slaughterhouses
Traffic and Transportation: Airport/ Flying club
Recreational: Shooting Range
Agricultural: Farmhouse, Repair of agricultural equipment/ servicing workshop

10 Additional Floor Area Ratio

10.1 Compensatory Floor Area Ratio (FAR)

10.1.1 Permissibility and conditions

(i) Compensatory FAR may be provided by the Authority to the landowner in lieu of land parcel, which is required partly or fully for the following public purposes:

  (a) Development and construction of roads, drains, traffic and transport infrastructure.

  (b) Laying of service utilities such as water supply line, sewer lines, communication lines, electrical substations, electric lines, gas lines etc.

  (c) Development of greenbelts and public parks/playgrounds.

  (d) Any other infrastructure as decided by the Authority.

(ii) Compensatory FAR shall not be permitted by the authority in following circumstances:

  (a) For earlier land acquisition or development for which compensation has been already paid partly or fully. (a) Where award of land acquisition has been made unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts, and (b) If the compensation in the form of FAR has already been granted to the owner/applicant.

  (b) Where lawful possession by mutual agreement/or contract has been taken.

(iii) Compensatory FAR shall as far as possible be provided by the authority in the remaining part of the same plot. In case where it is not possible to use the Compensatory FAR on the same plot, the Authority may allow the owner to use compensatory FAR of the transferred plot on other receiving plot(s) in part or in full for the same land use.

(iv) The owner shall be allowed Compensatory FAR equal to two times the area of the transferred land.

(v) If the land use of the remaining plot is earmarked for roads, transportation infrastructure, greenbelt, park and/or playground, where FAR is less than 1.0 or FAR and ground coverage is not permissible, then the Compensatory FAR shall be allowed to be used on any other plot.

(vi) In case the land use of the remaining plot is proposed for more than one multiple uses in the master/zonal plan, the Compensatory FAR shall be divided proportionately.

(vii) Compensatory FAR is non-transferable.

(viii) The transfer of title of land foregone shall be done as per the procedures laid down by the government.

(ix) These provisions shall be applicable to all land development and building construction activities and read in conjunction with the master plan/ development plan/ regional plan/any other statutory plan in force, if any, and notifications, if any, with regard to the same and as amended from time to time.

10.2 Purchasable and Premium Purchasable FAR

10.2.1 Permissibility

(i) In order to make FAR flexible as per market demand, purchasable and premium purchasable FAR shall be permissible to the Applicant only in the following cases:

  (a) To construct a new building on a vacant plot; or

(b) On a plot where construction is yet to begin as per the sanctioned building plan; or

(c) To construct a new additional building(s); or

(d) To construct additional floors(s) in cases where building structure was originally designed for additional FAR, but permission was obtained for less FAR.

(e) Occupied buildings only after ensuring structural safety certification and adequacy of infrastructure facilities.

(ii) Purchasable FAR shall be allowed on minimum 12-metre and above road width for residential plotted development and group housing. Apart from these, Purchasable and premium purchasable FAR shall be allowed only on roads with ROW 18-metre and above.

(iii) Before purchasing additional FAR especially in case of already sanctioned plans, the applicant shall comply with provisions of Real Estate (Regulation and Development) Act, 2016 and Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and other relevant Acts as amended from time to time.

10.2.2 Eligibility for Purchasable and Premium Purchasable FAR

(i) For the approval of purchasable and premium purchasable FAR, following eligibility criteria shall be fulfilled:

(a) Provision of setback according to the height of the building shall be made as per the standards prescribed in the building regulations.

(b) In the group housing scheme, residential units shall be permitted in relation to the purchasable Floor Area Ratio (FAR).

(c) Structural safety provisions in the building shall be made as per the requirements mentioned in these building regulations.

(d) For the proposed building, a no objection certificate regarding fire safety shall be obtained from the fire department and submitted to the authority.

(e) Parking arrangements shall be made as per the standards prescribed in these building regulations for the total floor area proposed in the building (after FAR purchase).

10.2.3 Computation of Purchasable and Premium Purchasable FAR

The computation of purchasable FAR (PFAR) and premium purchasable FAR (PPFAR) for buildings across different occupancies will be dependent on width of the approach road or existing right of way (ROW) and shall be as follows:

Road Width (m)	Base FAR (BFAR)	Purchasable FAR (PFAR)	Premium Purchasable FAR (PPFAR)	Maximum Permissible FAR (MFAR)
(1)	(2)	(3)	(4)	(5) = (2)+(3)+(4)
≥12 to <24m	B2	Up to 50% of B2	Up to 50% of B2	200% of B1
≥24 to <45m	B3	Up to 100% of B3	Up to 150% of B3	350% of B1
≥45m	B4	Up to 100% of B4	Unrestricted	Unrestricted

Note-1: In case of any difference in the prescribed limits of maximum permissible FAR in chapter-3 to chapter-8 and the table above, the figures in respective chapters will prevail.

Note-2: PFAR, PPFAR and MFAR calculated above shall be rounded off to second decimal.

Note-3: In case of residential plotted development for both single and multi-units, the maximum permissible (purchasable) FAR is 2.0 irrespective of the width of the approach road, as follows:

Plot Area (sqm)	Base FAR	Max. Permissible FAR (including purchasable FAR)
≥35 - 150	2.00	2.25
≥150 - 300	1.80	2.50
≥300 - 500	1.75	2.50
≥500 - 1200	1.50	2.50
≥1200	1.25	2.50

Specific TOD policy as per paragraph 9.2 shall determine maximum permissible FAR in TOD zones.

10.2.4 Permission for Purchasable and Premium Purchasable FAR

(i) Permission for purchasable and premium purchasable FAR shall be given on the basis of the recommendation of the technical committee constituted under the chairmanship of the ACEO, Industrial Development Authority, in which representatives of District Magistrate, Chief Town and Country Planner, Fire Department and representatives of planning and engineering departments of the concerned authority, are members.

(ii) The said committee shall examine maps and conduct site inspection of the proposed building based on the following parameters.

(a) Setback,

(b) Structural safety,

(c) Fire safety,

(d) Parking arrangement.

(e) The committee shall also look into the impact of increased population density arising from such purchasable/ premium purchasable FAR and assess the adequacy of the existing infrastructure facilties for increased population.

(iii) The committee shall submit its report / recommendation to the CEO on whether purchasable and premium purchasable FAR shall be permitted or not. The CEO based on the recommendation of the committee shall take decision regarding the approval of purchasable and premium purchasable FAR.

(iv) Purchasable FAR is an enabling provision and shall not be permitted to any applicant as a matter of right. However, application for purchasable FAR can be rejected by the authority by recording reasons for doing so.

10.2.5 Computation of Fees for Purchasable and Premium Purchasable FAR

Purchasable and Premium Purchasable FAR fee shall be calculated as per the following formula: -

C = Le x Rc x P/Pp

C = Charge

Le = Proportional land requirement for purchasable/ Premium Purchasable FAR (sq.m.).

i.e. FP ÷ FAR

FP = Permissible Additional Floor Area (sq.m.) as per PFAR/PPFAR, as the case may be

FAR = Permissible Floor Area Ratio as per Master Plan / Building Regulations (Base FAR as on the date of payment)

Rc = Current rate of land

Note: The current rate of land refers to the prevailing sector rate or allotment rate of related plot (on the basis of auction/sealed bid) or the circle rate determined by the District Magistrate, (and whichever is higher), and where such rate is not available, the current land premium rate of that use determined by the Authority shall be applicable.

P/Pp = Factor Coefficient for various land use categories.

Factor coefficients as per land use shall be as follows: -

Sl.	**Land Use Category**	**Factor Coefficient (P) Purchasable FAR**	**Factor Coefficient (Pp) Premium Purchasable FAR**
1	Commercial	0.50	1.00
2	Mixed Use	0.45	0.90
3	Office Buildings / Institutional	0.45	0.90
4	Hotels	0.40	0.80
5	Residential (Plotted)	0.40	-
6	Residential (Group Housing)	0.40	0.80
7	Industrial	0.40	0.80
8	Community Facilities and Infrastructure	0.20	0.40

Example:

In a group housing scheme of plot area of 2000 sq.m. with approach road of width 30m. The calculation of fees for purchasable and premium purchasable FAR shall be as follows.

Group Housing	**FAR**		**FP**	**Le**	**Rc**	**P**	**C**
Plot Area: 2000 sqm, Road Width: 30m	*Permissible*	*Availed*	*Add. FAR x Plot Area*	*FP ÷ Base FAR*	*Current Land Rate*	*Factor Coefficient*	*Charge = Le x Rc x P*
Base FAR	2.5	2.5	-	-		-	-
Purchasable FAR	2.5	2.5	5000sqm	2000sqm	35000 Rs/sqm	0.40	Rs 2,80,00,000
Premium Purchasable FAR	3.75	3.0	6000sqm	2400sqm	35000 Rs/sqm	0.80	Rs 6,72,00,000
Total Charge							**Rs 9,52,00,000**

10.3 Additional FAR on Green Buildings

To promote green buildings following incentive in the form of additional FAR (free of cost), shall be provided for green rated buildings.

a) GRIHA Four star/IGBC Gold/ LEED Gold or equivalent rating / ASSOCHAM GEM-4/ EDGE Certified (30-40%) – 5% additional FAR on availed FAR.

b) GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating/ ASSOCHAM GEM-5/ EDGE Advanced – 7% additional FAR on availed FAR.

Note:

1. Additional FAR mentioned above in points (a) and (b) shall be awarded after pre-certification from the empanelled agency. This incentive FAR on Green Buildings shall be over and above the MFAR.
2. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per the sector rates or circle rates whichever is applicable based on regional context (and whichever is higher) for the additional FAR for the rating not achieved.
3. The Authority shall consider certification from any agency identified/ recognised by the State/ Central Government.

11 Fire Prevention and Life Safety

All the buildings shall be planned, designed, and constructed to ensure fire prevention and life safety measures and this shall be done in accordance with relevant provisions of the Uttar Pradesh Fire and Emergency Services Act, 2022 and the Uttar Pradesh Fire and Emergency Services Rules, 2024.

11.1 Fire prevention and life safety measures.

11.1.1 Building owners to provide and maintain fire prevention and life safety measures.

As per Section 26 of Uttar Pradesh Fire and Emergency Services Act, 2022, liability to provide fire prevention and life safety measures shall remain with owner or the occupier who is either individually or jointly responsible of a building. The owner or the occupier shall:

(i) Provide minimum firefighting and life safety installations as required by the fire-safety regulations or norms or guidelines made under National Building Code of India (NBC) 2016, these building regulations, Oil Industry Safety Directorate guidelines, Petroleum Act and Rules, Explosives Act and Rules of India relating to fire prevention, or any relevant guidelines by the State Government or local authority as amended from time to time.

(ii) Maintain the fire prevention and life safety measures in operational condition at all times, in the manner and specifications specified in relevant fire-safety regulations or norms or guidelines.

11.1.2 Compliances for Completion Certificate

Completion certificate for a building shall not be issued, unless the development authority is satisfied that the owner or occupier, either individually or jointly, has complied with the provisions.

11.1.3 Fire Safety Certificate for Multi-storied buildings and Special Buildings as per Fire Act

Without prejudice to these building regulations and enforcement of byelaws by the State, following buildings shall obtain 'Fire Safety Certificate' from Fire and Emergency Services.

(a) Multi-storied buildings having more than 15 meters height.

(b) Special buildings like educational, institutional, assembly, business, mercantile, industrial, storage and hazardous buildings as defined in Part-4 (1.2) of National Building Code as amended from time to time, i.e. the provisions of Fire and Life Safety shall apply on special buildings, that are,

  (a) hotel, educational, institutional, business, mercantile, industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 sq. m. on any one or more floors.

  (b) educational buildings having height 9 m and above.

  (c) institutional buildings having height 9 m and above.

  (d) all assembly buildings.

  (e) buildings, having area more than 300 sq. m. of incidental assembly occupancy on any floor; and

  (f) buildings with two basements or more, or with one basement of area more than 500 sq. m.

(c) Mixed occupancies with any of the aforesaid occupancies having more than 500 square meter covered area.

Note: The owner of the building and parties to agreement, may however, decide to apply the provisions of the Part-4 of National Building Code, to buildings other than those given above.

Owners of above categories of buildings shall ensure that such buildings are equipped with fire prevention, fire and life safety and fire protection system to prevent or extinguish fire as per the prescribed rules, i.e. Uttar Pradesh Fire and Emergency Services Rules, 2024.

11.2 Minimum Standards for Fire prevention and Life Safety for permanent structures

11.2.1 Prescribed minimum standards for fire prevention and life safety in buildings.

In line with Uttar Pradesh Fire and Emergency Services Rules, 2024 and the Uttar Pradesh Fire and Emergency Services Act, 2022, the minimum standards for fire prevention and fire safety shall be determined with respect to the building height, covered area, and occupancy of such building or premises as warranted in the byelaws/regulations and relevant code and standards as applicable to such building at the time of construction or approval of the map, thereof namely:-

1. Access to building
2. Number, width, type, and arrangement of exits.
3. Smoke management system in controlled environment building.
4. Fire extinguishers.
5. First-aid hose reels
6. Automatic fire detection and alarming system
7. Public address system
8. Automatic sprinkler system
9. Internal hydrants and yard hydrants
10. Pumping arrangements,
11. Captive water storage for fire fighting
12. Exit signage,
13. Fire Lifts
14. Standby power supply
15. Refuge area.
16. Special fire protection systems for protection of special risks, if applicable.
17. Manually Operated Electronic Fire Alarm system (MOEFA).
18. Electrical safety audit report issued by electrical safety department or contractor authorized by state government.
19. Certificate for installation of fire protection system by Qualified Agency as applicable.
20. Appointment letter of fire safety officer, if required.
21. Safety certificate of lift issued by the competent authority, if required.

Note: *Provided that these norms shall not be applicable to all type of buildings requiring fire safety certificate, rather the requirement shall be assessed purely based on covered area, building height and type of occupancy of the building as detailed in bye laws/regulations, national building code or relevant Act, rules, and standards as applicable to such building.*

Access to the building shall mean the availability of means of approach to each floor of the building or to nearest point of the building in case of emergency-situation for firefighting and/or rescue operations at least from one side like-road or permanent open space etc.

11.3 Issuance of Fire Safety Certificate and its renewal

11.3.1 Existing Buildings

Existing Buildings refer to such buildings, which have their super structure completed prior to the commencement of Uttar Pradesh Fire and Emergency Services Rules, 2024 and the Uttar Pradesh Fire and Emergency Services Act, 2022. From the point of view of fire safety, the existing buildings shall be identified and classified as follows.

1) **Buildings approved by the competent authority, and in which no objection certificate from the fire department was taken and approved as per the requirements related to fire safety.**

   For such buildings whenever an application is received for final or renewal fire NOC of the Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024, the inspecting officer shall evaluate the installed fire protection and life safety system on the basis of prevailing standards and executive instructions/ Government Order at the time when such NOC was issued thereunder and in accordance with the measures as detailed in Uttar Pradesh Fire Emergency and Services Rules, 2024.

   The provisions relating to access and exit requirements as given in Uttar Pradesh Fire Emergency and Services Rules, 2024 shall be complied as per the arrangements made in the approved map.

2) **Buildings approved by the competent authority which were constructed /regulated as per building byelaws prevalent at that time and in which fire safety certificate was not mandatory**.

   For such buildings, structural changes shall not be mandatory for the qualification mentioned in Uttar Pradesh Fire Emergency and Services Rules, 2024, especially for access, and exit requirement but other requirements related to fire prevention and life safety shall be ensured on 'case to case basis'.

3) **Old constructed buildings whose maps are not approved.**

Provision of access road, setback and fire escape shall not be mandatory. However, all other requirements as mentioned in Uttar Pradesh Fire Emergency and Services Rules, 2024 shall be ensured on 'case to case basis'.

11.3.2 Building other than existing buildings

Whenever an application is received for Provisional, Final or Renewal Fire Safety Certificate as the case may be, under Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024, the fire officers shall issue such certificate in a prescribed format.

Such buildings shall be planned, designed, and constructed ensuring fire safety as per requirements of National Building Code of India ensuring necessary provisions for fire prevention and life safety as per Uttar Pradesh Fire Emergency and Services Rules, 2024 are adhered to.

12 Structural Safety and Quality Control

12.1 Structural Design and Safety

For any building under the jurisdiction of these regulations, the structural design shall be conducted by registered/ licensed engineer/ structural engineer as specified in Chapter-15 of these regulations.

The structural design of different building elements shall conform to the relevant Indian Standards provided in Part 6 'Structural Design' of NBC 2016 comprising of the following sections:

(a) Section 1- Loads, forces, and effects
(b) Section 2- Soils and foundations
(c) Section 3- Timber and bamboo
(d) Section 4- Masonry
(e) Section 5- Concrete
(f) Section 6- Steel
(g) Section 7- Prefabrication systems, building and mixed/composite construction.
(h) Section 8- Glass and glazing
(i) Section 9- Cladding of other materials safety design for new cladding materials like ACP, HPL and UPVC, etc.

Requirements specified in the following Indian Standards, Codes and guidelines and other documents needs to be observed for structural safety and natural hazard protection of buildings etc:

a) For General Structural Safety

1) IS: 456:2000 "Code of Practice for Plain and Reinforced Concrete.
2) IS: 800-2007 "Code of Practice for General Construction in Steel.
3) IS: 801-1975 "Code of Practice for Use of Cold Formal Light Gauge Steel Structural Members in General Building Construction.
4) IS 875 (Part 2):1987 Design loads (other than earthquake) for buildings and structures Part2 Imposed Loads.
5) (Reference to Table 4.1- "Occupant Load" may be considered for design load) 5) IS 875 (Part 3):1987 Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads.
6) IS 875 (Part 4):1987 Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads.
7) IS 875 (Part 5):1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.
8) IS: 883:1994 "Code of Practice for Design of Structural Timber in Building.
9) IS: 1904:1986 (R 2005) "Code of Practice for Structural Safety of Buildings: Foundation"
10) IS 1905:1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls.
11) IS 2911(Part 1): Section 1: 2010 "Code of Practice for Design and Construction of Pile Foundation Section 1.

(b) For Cyclone/ Wind-storm Protection

12) IS 875 (3):1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
13) Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low-rise houses and other building.

(c) For Earthquake Protection

14) IS: 1893 (Part 1,2,3,4) "Criteria for Earthquake Resistant Design of Structures"
15) IS:13920-2016 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"

16) IS:4326-2013 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
17) IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
18) IS:138271993 "Improving Earthquake Resistance of Earthen Buildings- Guidelines"
19) IS:13935-2009 "Seismic Evaluation, Repair and Seismic Strengthening of Buildings - Guidelines"

(d) For Protection of Landslide Hazard (for protection of earth at different levels)

20) IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.
21) IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls.
22) IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry-stone walls.
23) IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation.

Note:
Whenever an Indian Standard including those referred in the National Building Code, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against the provisions of that code.

12.2 Structural Design Basis Report (SDBR)

The SDBR **(Appendix-13)** consists of basis for designing the building. It includes four parts as provided below:

a) Part 1: General information/data

b) Part 2: Load bearing masonry buildings

c) Part 3: Reinforced concrete buildings

d) Part 4: Steel buildings

In compliance of the design with the relevant Indian Standards mentioned in NBC 2016, the registered/ licensed engineer/ structural engineer/ principal design consultant shall submit a SDBR for structures of different complexities, as given in *paragraph 12.3 of these guidelines,* along with the drawings and documents to be submitted with the application. The SDBR shall include the parts as detailed below:

a) Part 1

b) Part 2, Part 3, or Part 4 (whichever is applicable)

SDBR shall be submitted in accordance with **Appendix-13** of these regulations.

12.3 Review of Structural Design

The Authority shall empanel structural engineers for peer reviewing/proof checking and certifying the design of buildings with height above 50 m, important service and community buildings or structures, lifeline, and emergency buildings and/or large assembly buildings. The owner may also decide to conduct proof checking of structural design for other buildings, provisions of IS 18299:2023 shall be adopted.

NOTE — Important service and community buildings or structures may include critical governance buildings, schools, signature buildings, monument buildings. Lifeline and emergency buildings may include hospitals, telecommunication buildings, bus stations, railway stations/buildings, airports, ports, food storage, power stations, fuel stations, fire stations, etc.

The peer reviewer/proof checker shall have the minimum qualification, experience, and competence as per IS 18299:2023:

The submission of the structural design by structural engineer to peer reviewer/proof checker shall be done in three stages as given below, and the succeeding stage submission shall be made only after obtaining concurrence for the preceding stage:

a) SDBR
b) Preliminary design, related drawings, and documents
c) Detailed design, related drawings, and documents

12.4 Quality Control and Safety during Construction

All material shall be of superior quality conforming to relevant Indian Standards (BIS certified) as given in Part 5 'Building Materials' of NBC 2016. All workmanship shall also be of superior quality conforming to relevant Indian Standards as given in Part 7 'Construction Management, Practices and Safety' of NBC 2016. Alternative building materials and construction technology may also be adopted with the approval of the authority in compliance with NBC 2016.

There should be a clearly defined competence requirement for the workers based on the work-related peculiarities. Workers in a project should be adequately qualified, trained, experienced and competent. A formal training or a certified course undertaken should be a preferred selection criterion for the workers. All efforts should also be made to impart on site skilling/training of construction workers for specific tasks. A periodic review of the performance may be made to establish the nature of training required and methods for imparting training.

Safety during construction shall be ensured in accordance with Part 7 'Construction Management, Practices and Safety' of NBC 2016.

12.5 Periodic Evaluation of Buildings

In case of high-rise buildings and special buildings, the owner of the building shall get the building structural audit/ inspection done by the registered/ licensed structural engineer/empanelled expert structural engineer first in the tenth year from the date of grant of occupancy permit, and thereafter in every 5 years. Findings shall be submitted to the Authority for record. In case the building shows signs of distress such as structural cracks, etc., the owner may opt for conducting such evaluation immediately. For buildings of height more than 50 m and special structures, the evaluation shall be done by expert structural engineer only.

If any action for ensuring the structural safety and stability of the building is to be taken, as recommended by the registered/ licensed structural engineer/ empanelled expert structural engineer, it shall be completed within the time period as stipulated by the Authority to maintain the occupancy.

The owner on the advice of the Authority shall carry out such repair/restoration and strengthening/ retrofitting of the building found necessary as per *paragraph 12.6* (seismic strengthening/retrofitting) of these regulations, to comply with the safety standards.

In case, the owner does not carry out such action, the Authority or any agency authorized by the Authority may carry out such action at the cost of the owner.

12.6 Seismic Strengthening/Retrofitting

If as per periodic evaluation, the seismic resistance is assessed to be less than the specified minimum seismic resistance as given in the concerned Indian Standards listed in table below, action shall be initiated to carry out the upgrading of the seismic resistance and other structural requirements of the building as per the provisions of standards given in the table.

Table - Indian Standards for Seismic Evaluation and Strengthening of Buildings

Sl.	Type of Buildings	Indian Standards
1	Masonry Buildings	IS 13935 'Seismic evaluation, repair and strengthening of masonry buildings'
2	Concrete Buildings and Structures	IS 15988 'Seismic evaluation and strengthening of existing RCC buildings - Guidelines'
3	Low strength masonry buildings	IS 13828 'Improving earthquake resistance of low strength masonry buildings – Guidelines'
4	Earthen Buildings	IS 13827 'Improving earthquake resistance of earthen buildings – Guidelines'

Provisions in the Indian Standard, IS 18289 'Post - earthquake safety assessment of buildings – Guidelines' should be followed for the following building typologies to ascertain whether or not a building affected during an earthquake can be occupied immediately after the earthquake:

a) Unreinforced masonry load-bearing buildings; and

b) RC moment frame buildings with unreinforced masonry infill walls.

12.7 Format for Structural Design Basis Report (SDBR)

a) This report shall accompany the application for Building Permit.
b) In case information on items (iii), (x), (xviii), (xix) and (xx) of Part 1 of SDBR cannot be given at this time, it should be submitted at least one week before commencement of construction.
c) In case of reinforced concrete framed buildings, a certificate to the effect that the Part-3 of the report will be completed and submitted at least one month before commencement of construction, shall be submitted with the application for Building Permit. In addition to the completed report, the following additional information shall be submitted, at the latest, one month before the commencement of construction.
    1) Foundations
        i. In case raft foundation has been adopted, indicate K value used for analysis of the raft.
        ii. In case pile foundations have been used, give full particulars of the piles, type, diameter, length, capacity.
        iii. In case of high-water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.
    2) Idealization for earthquake analysis
        i. In case of a composite system of shear walls and rigid frames, give distribution of base shear in the two systems based on analysis, and that used for design of each system.
        ii. Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

3) Submit framing plans of each floor and in case of basements, indicate the system used to contain earth pressures.

d) The latest version of the Indian Standards with their amendments as indicated in the SDBR template given in *Appendix-13*, shall be referred for the preparation of the report.

12.8 Requirements for earthquake resistant construction

12.8.1 Applicability

(i) Earthquake-resistant construction requirements will be applicable to buildings with more than 3 floors including ground floor or more than 12 meters in height and all infrastructure facilities with land cover of more than 500 square meters. (Such as water works and overhead tanks, telephone exchanges, bridges and culverts, power generation centres and power sub-stations and power towers, hospitals, photo galleries, auditoriums, assembly halls, educational institutions, bus terminals, etc.)

(ii) For the development of buildings and important infrastructure facilities mentioned in paragraph (I) above, it will be mandatory to adopt 100% of the provisions of Code of Practice of BIS, National Building Code, other relevant guidelines and records mentioned in *Chapter-12.1* of the regulations.

12.8.2 Certificate required for construction permit.

(i) To get the map approved for building construction, architectural plan as per the pre-determined procedure, along with which the relevant parts of the details (related to the drawing) mentioned in the "Building Information Schedule" will be marked on the map in the form of a table on the format given in *Appendix-8 (Building Information Schedule)* and a certificate to this effect will be submitted on the format given in *Appendix-12A (Structural Safety Certificate)* with the joint signatures of the land owner/builder, the Licensed Technical Person who prepared the map and the structural engineer who prepared the structural design of the foundation and superstructure of the building that in the building plan and design of foundation and superstructure, all the provisions related to earthquake resistance, the provisions of the above mentioned codes, guidelines and other relevant records have been 100 percent complied with. Apart from this, complete calculations and structural maps of the foundation and superstructure design of the building signed by the structural engineer will also be submitted along with the forms related to map approval. Also, the maps which will be sent to the authority appointed for the construction of the building, on all those plans, a certificate of earthquake resistant design will be submitted in the format mentioned in *Appendix 8B Building Information Schedule* with the full name and sealed signature of the land owner/builder, registered/ licensed architect as well as the structural engineer doing the structural design and the service engineer preparing the service design.

(ii) If any changes/additions are made in the building map presented for approval after testing by the designated authority, then necessary changes in the earthquake resistant provisions in the structural and services design will be made again by the structural engineer and the map will be presented again for approval.
In which the relevant part of the certificate and building information schedule will be mentioned as per above, and the execution of building construction works will be ensured as per the finally approved map.

12.8.3 Conditions for construction permission

Approval for building construction will be issued subject to the following conditions:

(a) The proposed construction will be as per the design certified by the Civil Engineer and Architect in accordance with the provisions of the relevant Indian Standards Institute and National Building Code.

(b) The supervision of the construction will also be done under the supervision and responsibility of the architect/engineer and the developer so that compliance with the following safety related arrangements can be ensured:-

(i) A site civil engineer with prescribed experience will be assigned to supervise the construction of the building. During supervision, it will be specifically ensured that the building is being constructed as per the design approved by the structural engineer for making all the arrangements for structural safety and earthquake resistance.
(ii) To ensure the quality of the main construction materials cement, steel, stone grit, brick coarse sand and mortar and concrete mix, etc. that will be used in the construction of the building, it will be necessary to have the facility to test them at the work site itself. Also, by regularly sampling the construction materials, their quality should be physically and chemically tested by authorized laboratories/institutions, and their test results should be available at the site itself, so that whenever an expert goes to the site to inspect the works, so can see these test results too.
(iii) Random technical inspection of the construction work will also be done by an independent expert. The construction work can also be inspected from time to time by experts appointed by the buyer/allottees. In this regard, action will be taken as per the instructions issued from time to time.

(c) If any of the conditions of approval are not followed or the report of the inspecting technical expert is not satisfactory, then further construction work will be stopped and the construction work will be considered unauthorized and may also be sealed. In such a case, completion certificate will not be issued, and the builder and his assistants will be considered guilty of criminal laxity and legal action will be taken accordingly.

(d) A board of size 4 feet x 3 feet shall be installed at a prominent place at the work place. On which the name of the builder and owner, the name of the architect, structural engineer, service design engineer and supervision engineer will be mentioned in such a way that it can be clearly read from the main road adjacent to the building. The following records will also be available at the work site related to construction work: -

(i) Signed and sealed copy of the map approved by the appointed authority.
(ii) Complete report of soil testing done by the approved laboratory/institute and recommendations regarding provisions of the proposed foundation.
(iii) Calculations of foundation, superstructure and all maps and structural details related to structural safety to make the building earthquake resistant, signed and sealed by an authorized structural engineer.
(iv) All working drawings including sections and elevations and services details etc. signed and sealed by the authorized architect.
(v) Details of all T&P required for the construction of the building.
(vi) Site Engineer Inspection Report Register.
(vii) Material testing report and related register.

(e) After completion of construction, no use of the building or its part will be made, nor will it be allowed, without obtaining the completion certificate.

Note:

In addition to the above, the appointed authority may prescribe other conditions as necessary.

12.8.4 Completion Certificate

(i) To obtain completion certificate from the land owner/builder, along with the application form to be submitted to the competent authority, a certificate to this effect will be given jointly by the concerned architect, site engineer, land owner/builder on *Appendix-13B* that the building has been

constructed with the specifications, quality and structural design approved by the structural engineer based on the Indian Standards Institute code, National Building Code and relevant guidelines mentioned in Chapter-12.1 of the regulations as per the approved map and with all earthquake resistance provisions and the building is safe for use in every way. The officer issuing the completion certificate will ensure that along with all other formalities related to issuing the completion certificate, the security related certificate is also available in the prescribed format. Only after this, completion certificate will be issued.

(ii) If any building or any part thereof is put into unauthorized use or is likely to be used without obtaining completion certificate, such construction will be sealed and strict action will be taken against the building owner/builder as per rules.

12.8.5 Determination of qualifications

(i) Based on construction work and earthquake resistant zone, the qualifications of Structural Engineers, Site Civil Engineers for site supervision and Expert Inspectional Civil Engineers for surprise inspection of work during construction work will be as per *paragraph 12.8.6 (Chapter-12)* of these regulations.

(ii) Graduate Civil Engineer mentioned in the said Appendices means, an engineer having bachelor's degree in civil engineering from a recognized Technical Institute/University; Post Graduate Structural Engineer means an engineer having masters' degree in Structural Engineering along with bachelor's in civil engineering from a recognized technical institute/university or equivalent recognized technical qualification. And Diploma Civil Engineering means Diploma in Civil Engineering from a recognized technical institute/university.

12.8.6 Qualifications of structural engineers in earthquake zone

Structural Engineer: Minimum experience (in years) to supervise the design and construction of multi-storey buildings and related infrastructure facilities.

For multi-storey buildings/ critical infrastructure facilities	Building location in Earthquake Zone					
	Zone-1	Zone-2	Zone-3	Zone-4	Zone-5	Zone-6
up to a maximum 4-storeys or 12-meter height or 2500 sqm. covered area.	Graduate Civil Engr: 3 years Post Graduate SE: 1 year			Graduate Civil Engr: 5 years Post Graduate SE: 3 years		
up to a maximum 8-storeys or 24-meter height or 5000 sqm. covered area.	Graduate Civil Engr: 7 years Post Graduate SE: 5 years			Graduate Civil Engr: 9 years Post Graduate SE: 7 years		
with more than 8-storeys or height more than 24-meters or covered area more than 5000 sqm.	Graduate Civil Engr: 10 years; Post-graduate SE: 8 years. The structural design shall be countersigned by a Professor of Structural Engineering of IIT Roorkee University or any other specified technical institute.					

Site Civil Engineer: Minimum experience (in years) to supervise the design and construction of multi-storey buildings and related infrastructure facilities

For multi-storey buildings/ critical infrastructure facilities	Building location in Earthquake Zone					
	Zone-1	Zone-2	Zone-3	Zone-4	Zone-5	Zone-6
up to a maximum 4 storeys or 12 meters height or 2500 sqm. covered area**	Diploma Civil Engr: 6 years Graduate Civil Engr: 3 years			Diploma Civil Engr: 10 years Graduate Civil Engr: 5 years		
up to a maximum 8 storeys or 24-meter height or 5000 sqm. covered area**	Diploma Civil Engr: NA* Graduate Civil Engr: 6 years			Diploma Civil Engr: NA* Graduate Civil Engr: 10 years		

with more than 8 storeys or height more than 24 meters or covered area more than 5000 sqm. **	Diploma Civil Engr: NA* Graduate Civil Engr: 15 years

*NA – Not Authorized

**Note: One site engineer of specified qualification shall be deployed to supervise every 2500 sqm covered area.

Inspecting Civil Engineer: Minimum experience (in years) to supervise the design and construction of multi-storey buildings and related infrastructure facilities

For multi-storey buildings/ critical infrastructure facilities	Building location in Earthquake Zone					
	Zone-1	Zone-2	Zone-3	Zone-4	Zone-5	Zone-6
up to a maximum 4 storeys or 12 meters height or 2500 sqm. floor area.	Graduate Civil Engr: 5 years			Graduate Civil Engr: 7 years		
up to a maximum 8 storeys or 24-meter height or 5000 sqm. covered area.	Graduate Civil Engr: 8 years			Graduate Civil Engr: 10 years		
with more than 8 storeys or height more than 24 meters or covered area more than 5000 sqm.	Graduate Civil Engr: 15 years. A joint panel of two serving/retired experts shall be deployed to inspect these construction works, in which one expert should at least be of the level of Chief Engineer/equivalent in any engineering department/undertaking of the State/Central Government, and the second expert shall be of the level of Professor in the Civil Engineering Department of a recognized technical institute. In the absence of such a professor, both experts shall be of the rank of Chief Engineer or equivalent.					

13 Provisions for differently abled, elderly and children

13.1 Definitions

(a) **Non-ambulatory Disabilities:** Impairments that, regardless of cause of manifestation, for all practical purposes, confine individuals to wheelchairs.

(b) **Semi-ambulatory Disabilities:** Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

(c) **Hearing Disabilities:** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

(d) **Sight Disabilities:** Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

(e) **Wheelchair:** Chair used by disabled people for mobility. The standard size of wheelchair shall be taken as 1050 mm x 750 mm.

13.2 Scope

(a) These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings, multi-units, and group housing. It shall not apply to single unit residential dwellings.

(b) For accessible buildings, at least one entrance and exit per facility should be accessible to a wheelchair user and persons with disabilities such as visually impaired, etc. For new buildings, the accessible entrance(s) should be the main entrance(s), and not side or back entry, intended for use of public.

(c) Wherever waiting areas, coffee shops, display areas, merchandising departments, service areas, ticket counters, refreshment stands etc. are provided for public use, these facilities should be accessible to 'all persons with disabilities' and not just wheelchair user only.

(d) In all buildings at least one unisex accessible washroom/toilet should be provided. In multi-level buildings, all floors should have one such facility near the general washrooms.

13.3 Site Development Specifications

Level of the roads, access paths and parking areas shall be described in the plan (in different colors) along with specification of the materials.

13.3.1 Access Path/ Walkway

Access path from plot entry and surface parking to Building entrance shall be minimum of 1800 mm. wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (explained below). Finishes shall have a non-slip surface with a texture traversable by a wheelchair. Curbs wherever provided should blend to a common level.

Guiding/warning floor material - The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with

walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

a. The access path to the building and to the parking area.

b. The landing lobby towards the information board, reception, lifts, stair-cases and toilets.

c. Immediately at the beginning/end of walkway where there is a vehicular traffic.

d. At the location abruptly changing in level or beginning/end of a ramp.

e. Immediately in front of an entrance/exit and the landing.

Proper Signage - Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signages. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheelchair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

13.3.2 Parking

For parking of vehicles of disabled persons, following provisions shall be made:

(a) Surface parking for at least two car-spaces shall be provided near the entrance of building/ premises with a maximum travel distance of 30.0 meters from building entrance. In case the access is through lift, the parking shall be located within 30.0 meters of the lift lobby.

(b) The width and length of parking bay shall be minimum 3.6 m X 5.0m. where the minimum width includes transfer area beside the car with a minimum of 1200 mm. Where there are two accessible parking bays adjoining each other, then 1200mm side transfer bay shall be shared by two parking bays.

(c) The information stating that the space is reserved for wheelchair users shall be conspicuously displayed (that is in big and clear letters).

(d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serve the same purpose shall be provided.

(e) Space should be provided for passenger drop-off / alighting points for taxis, public transport and for large vehicles such as vans, etc., as near as possible to the main accessible entrance. Vehicle drop-off areas should be a minimum of 9000 mm in length, have a minimum width of 3600 mm and be served by a kerb ramp.

(f) At least one accessible route marked by tactile pavers leading to an accessible entrance of the building shall be provided from the alighting and boarding point of taxi stands and car park lots for people with disabilities.

13.4 Building Requirements

Specified facilities shall be provided in buildings for physically disabled persons with due regard to (a) access route to plinth level, (b) corridor connecting entry/exit for disabled, (c) stairway, (d) lift, (e) toilet, and (f) drinking water, as follows:

13.4.1 Approach to the plinth level.

Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

(a) **Ramped approach:** Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
(b) **Stepped approach:** For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high handrail on both sides of the stepped approach similar to the ramped approach.
(c) **Exit/ Entrance Door:** Minimum clear opening of the entrance door shall be 900 mm., and it shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.
(d) **Entrance Landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as 'guiding floor material" (*see paragraph 13.3.1*). Finishes shall have a non-slip surface with a texture traversable by a wheelchair. Curbs wherever provided should blend to a common level.

13.4.2 Corridor connecting exit/entrance for the disabled.

The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

(a) Guiding floor material or devices that emit sound shall be provided, to guide visually impaired persons,
(b) The minimum width shall be 1500 mm.
(c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
(d) Handrails shall be provided for ramps/slope ways.

13.4.3 Stairways

One of the stairways near the entrance/exit for the disabled shall have the following provisions:

(a) The minimum width shall be 1350 mm.
(b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing (i.e. edges of the stairs shall be smooth and not pointed).
(c) Maximum number of risers on a flight shall be limited to 12.
(d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.
(e) Projected nosing and open stairs shall not be provided to minimize the risk of stumbling.
(f) No appliances, fixtures or fittings shall project beyond 90 mm from the surface of any wall in a staircase below a level of 2100 mm, measured above the treads of the staircase. If such a projection is unavoidable, the same shall also be extended downwards to the level of the treads. However, in no case the width of the staircase shall be less than that prescribed in these regulations.

13.4.4 Lift

Whenever lift is required as per byelaws/regulations, provision of at least one lift shall be made for the wheelchair user with the following cage dimensions of lift recommended for passenger lift of 13

persons capacity by Bureau of Indian Standards. Clear internal depth 1100 mm, Clear internal width 2000 mm, and Entrance door width 900 mm.

(a) A handrail not less than 600 mm. long at 1000 mm above floor level shall be fixed adjacent to the control panel.
(b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm. or more.
(c) The time of an automatically closing door shall be minimum 5 seconds and the closing speed should not exceed 0.25 Meter/Sec.
(d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

13.4.5 Toilet

One special Water Closet (WC) in a set of toilets shall be provided for the use of handicapped, with essential provision of wash basin near the entrance for the disabled/handicapped.

(a) The minimum size shall be 1500 mm x 1750 mm.
(b) Minimum clear opening of the door shall be 900 mm., and the door shall swing out.
(c) Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
(d) The seat of the Water Closet (Commode) shall be 500 mm from the door.

13.4.6 Drinking Water

Suitable provision of drinking water shall be made for the disabled/handicapped near the special toilet provided for them.

13.4.7 Building design for children

In the buildings meant for the pre-dominant use of the children, it shall be necessary to suitably alter the height of the handrail and other fitting and fixtures etc.

13.4.8 Refuge

An alternative to immediate evacuation of a building via staircases and/ or lifts for the movement of persons with disabilities to areas of safety within a building. If possible, they could remain there until the fire is controlled and extinguished or until rescued by the fire fighters.

(a) It is useful to have the provisions of a refuge area, usually at the fire protected stairs landing on each floor that can safely hold one or two wheelchairs.
(b) Hand Doorways with clear opening width of 900mm ensuring regular compliance and
(c) Have an alarm switch installed between 900mm and 1200mm from floor level.
(d) All stairs next to the refuge shall be with a clear width of 1500mm between the handrails.

13.4.9 Proper Signage

(a) Appropriate identification of specific facilities within a building for the persons with disabilities should be done with proper signals.
(b) Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high).
(c) For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely.
(d) To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.
(e) Public Address System should also be provided in busy public areas.
(f) The symbols/information should be in contrasting colour and properly illuminated because people with limited vision shall be able to differentiate amongst primary colours.
(g) International Symbol Mark for wheelchairs be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

14 Environmental Sustainability

The general principles for sustainability in buildings shall be in accordance with Part 11- 'Approach to Sustainability' of NBC 2016.

14.1 Water Conservation

14.1.1 Water management during construction

Water from authorized sources shall be used for construction. Where ground water is used for construction, permission from the concerned ground water authority shall be taken. Less water intensive construction methods may be employed using prefabricated members, pre-mix concrete, curing agents, etc.

On construction sites, potable water shall be used only for drinking, human activities, and concrete works. Use of potable water for any other construction activity may not be allowed. Treated wastewater from appropriate sources should be used in such construction activities after complying with all the required parameters for water use.

14.1.2 Rainwater Harvesting

(i) Rainwater harvesting shall be achieved by adopting the techniques given below:

(a) storage of rainwater on surface for future use; and
(b) recharge to ground water

All public open spaces and recreational area shall make provisions for rainwater harvesting.

(ii) Requirements of Layout/Sub-division Plan for Development Permission

(a) Before making a new plan, geological /hydrological /hydrogeological survey of the area should be conducted and appropriate method should be adopted as per local requirement for recharging of ground water.
(b) In the layout plans of schemes having an area of more than 10 acres (>4 hectares), reservoir(s) shall be constructed at suitable places within the land proposed for parks and open areas, wherein such area shall be a minimum 01 percent of total scheme area. Prior to building such reservoir(s) in such scheme, while identifying natural rainwater catchment areas, the size and depth of such reservoir shall be determined, after study/assessment of envisaged volume of rainwater, hydrogeological, topography, lithology, soil properties of the area, possible retention, and 'stagnation' of rainwater in the proposed reservoir and the feasibility thereof. However, the maximum depth of the reservoir should be kept at 02 meters. Apart from this, arrangements should be made to dispose only the 'surface-run-off' of that scheme in the reservoir; polluted water and effluent should not be mixed in it. Recharge pit/recharge shaft should be made in one corner of the park and open area as per the prescribed standards. Such recharge pits/recharge shafts and reservoirs should be constructed in the direction of the slope in accordance with the regional hydrogeology.
(c) Concrete construction in parks should not be more than 5 percent, including concrete pavement and footpaths and tracks, and should be made using 'permeable' or semi-permeable perforated blocks as much as possible. Maximum underground seepage of rainwater should be encouraged in parks and open areas.
(d) Such trees and plants shall be planted on roads, parks and open spaces which require minimum water and which can absorb less water and remain green even in summer.
(e) In the layout plans of new schemes, in addition to infrastructure facilities like water supply, drainage and sewerage network, other separate networks shall be provided for collective recharge of ground water through roof-top rainwater harvesting with an arrangement for recharging pits for individual plots/ buildings and recharging structures at other suitable places.
(f) In the layout plans of new schemes, for plots of areas from 100-300 square meters, it shall not be mandatory to establish rainwater harvesting system in individual buildings if the rainwater

from group of buildings flows into the network of the collective recharge of the scheme. However, in relation to buildings constructed on plots of area more than 300 square meters, then it shall be mandatory for the building owner to install rainwater harvesting system himself.

(iii) Requirements of Building Plan submitted along with application for permission.

In case of no collective recharge network, roof top rainwater harvesting system in plots of all uses of 300 square meters and more area (including group housing) except waterlogged areas. Construction of rainwater harvesting structures shall be ensured as per standard technology, and rainwater shall be allowed to penetrate the soil to the minimum required depth so that the problem of pollution of ground water sources does not arise. Ground water recharging system should not be adopted in areas with water logging problem, but arrangements can be made to collect rainwater received from the roofs of buildings.

Environmental Conditions required for buildings and constructions (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• A complete plan for rainwater harvesting, water efficiency and conservation should be prepared and implemented. • Use of water efficient appliances should be promoted with low flow fixtures or sensors. • The local bye-law provisions on rainwater harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. • A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. • All recharges should be limited to shallow aquifers. • At least 20 per cent of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks, landscape etc. with at least 50 per cent opening in paving which would be considered as pervious surface.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to <1,50,000 sq.m	

14.2 Energy Conservation

(i) For all public buildings or building complexes with (a) a connected load of 100 kW or greater or (b) having a contract demand of 120 KV or greater or (c) having a plot area of 1000 sqm with minimum 2000 sqm as built-up area (excluding basement) and intended to be used for commercial purpose (for example hospitality, shopping complex, assembly, healthcare, education, business), the Uttar Pradesh Energy Conservation Building Code (UPECBC) standards, as amended from time to time, shall be applicable. The code shall not be applicable to private residential buildings. For residential buildings, the provisions of Eco-Niwas Samhita (ENS) 2024, the energy conservation and sustainable building code for residential buildings published and circulated by Bureau of Energy Efficiency (BEE), shall be adopted. Further, cool roof applications for residential and non-residential buildings (above 500 square meters of built-up area) shall be encouraged as a measure to build resilience against extreme heat, improve thermal comfort and reduce urban heat islands in cities of Uttar Pradesh.

Clarification: Flats to be constructed under multi-units and group housing (residential): If these units are used for private residential purpose, then UP-ECBC 2018 shall not be applicable on these buildings. It is also noteworthy that the part of the building under group housing which is used for commercial purpose and that part is covered by the scope of work mentioned in Article-2 of the UP-ECBC 2018 (i.e. connected electrical load of 120kWand above or plot area more than 1000 sqm, in which minimum built-up area excluding basement is 2000 sqm, then provisions of UP-ECBC 2018 shall apply.

(ii) **Requirements during submission of building plans:** The Owner/Builder/Developer shall submit the UPECBC compliance, duly signed by the Self and Architect against the mandatory requirement of compliance of UPECBC. (subject to the building coming under the scope of UPECBC-2018).

(iii) **Requirements during issuance of Completion Certificate for Building Construction:** The Owner/Builder/Developer shall submit the UPECBC compliance documents, duly signed by Self and BEE empanelled Energy Auditor/ ECBC Expert, certifying that the building has been constructed in accordance with the provisions of the UPECBC Code 2018. (subject to the building coming under the scope of UPECBC-2018).

Occupancy sensors, movement sensors, lux level sensors, etc, may also be considered as switching options for lights, fans, TV, etc, for different closed spaces.

14.2.1 Energy Conservation through Efficient Lighting

A substantial portion of the energy consumed on lighting may be saved by utilization of daylight and rational design of supplementary artificial lights. In common areas, cost effective and energy saving LED/solar lights may be provided.

All exterior lighting may use solar-powered lighting and be fitted with automatic controls so that the lights do not operate during daylight hours.

14.2.2 Energy Conservation through Efficient HVAC

Maximum possible use shall be made of wind induced natural ventilation. An adequate number of circulating fans shall be installed to serve all the rooms during summer months in hot and warm regions and dry and humid conditions.

14.2.3 Solar Energy

All efforts shall be made towards optimum and efficient use of renewable energy in buildings and, thereby reduce the building's dependency on fuels derived from conventional sources. This may be achieved by installing solar water heater and Solar Photovoltaic (SPV) systems. To facilitate the installation of such a solar system, at least 25-50 percent of roof area may be utilized for installation of solar water heater and SPV system in new buildings.

14.2.3.1 Solar Photovoltaic Power Generation System

All plots having size 500 sqm and above shall install solar photovoltaic power generation system. This should also be encouraged for plots smaller than 500 sqm. The power generated may be used for in-house utilization or for transfer to the grid.

14.2.3.2 Solar Water Heating System

No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system. Solar water heating systems shall be provided in the following buildings:

(a) hotels, lodges, guest houses, service apartments.
(b) institutional buildings (hospitals and nursing home).
(c) schools, colleges, universities, technical institutions, training centres.
(d) assembly buildings (auditorium, community halls, wedding/banquet halls, etc).
(e) barracks of armed forces/paramilitary forces and police forces.

(f) hostels for schools, colleges, and training centres with more than 100 students.

14.2.4 Energy Efficiency Compliance

Environmental Conditions required for buildings and constructions (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. • Outdoor and common area lighting shall be Light Emitting Diode (LED). • Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelopes, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. • Wall, window, and roof u-values shall be as per ECBC specifications. • (4a) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 per cent of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher. • (4b) Solar water heating shall be provided to meet 20 per cent of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. • (4c) Use of environmentally friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 per cent of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AAC), Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. • Fly ash should be used as building material in construction as per the provisions of the Fly Ash Notification, S.O. 763(E) dated 14th September 1999 as amended from time to time.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

14.3 Topography and Natural Drainage

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	The natural drain system shall be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater. Buildings should be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

14.4 Solid Waste Management

All buildings shall provide facilities for solid waste management with segregation of dry and wet waste at source. For waste management in residential buildings (including group housing) and all non-residential buildings with an area of more than 500 square meters, two types of dustbins (biodegradable and non-biodegradable) shall be provided on the ground floor near the entrance of the plot so that it becomes easy for the local body to collect garbage from dustbins every day, de-process it at ward or sector level and prepare fuel cake, fertilizer, paper etc.

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. • Sewage: On-site sewage treatment of capacity of treating 100 per cent wastewater to be installed. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems should be promoted. • Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed, and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. • The provisions of the Solid Waste (Management) Rules 2016 (as amended) and the e-waste (Management) Rules 2016 (as amended), and the Plastics Waste (Management) Rules 2016 shall be followed. Areas/locations for Material Recovery Facilities (MRF)/ Solid Waste transfer points shall be earmarked in the map of any development scheme at planning stage. • (3a) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. • (3b) Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg per person per day must be installed.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

14.5 Wastewater Recycling

Wastewater generated from residential, industrial, medical, commercial and wastewater generated from garbage shall be treated as per the guidelines given by the state pollution control board. ***A wastewater recycling facility shall be installed wherever the minimum estimated water discharge from the building(s) on a plot exceeds 10,000 liters per day.***

The applicant shall, along with their application for obtaining necessary development permit/ building permit, submit as part of the services plans, a plan showing the location of wastewater treatment plant, furnishing details of calculations, references, implementation, etc. This plan shall accompany the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

Provisions of recycling system

The applicant shall along with his application submit the designs, plans, calculations, and the references used for the calculations etc. to provide the system to recycle the grey water. Such system shall include the provisions to facilitate the following:

(i) Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to water closets, garden taps, car washing taps etc.
(ii) Only water from water closets should be let in to sewerage system.
(iii) Wherever arrangements for reuse of recycled water are provided, additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
(iv) The recycled water shall be used for non-potable, no contact purposes within premises and shall not be connected to sewage/wastewater system of local authority. However, the waste generated by the recycle plant can be connected to local authority sewer network if it is of the accepted quality as mentioned in the guidelines of competent authority.
(v) Separation of grey water:
    (a) The wastes from toilets in the premises will be separated from grey water that is of bathroom and kitchen wastes by means of separate down take discharge system.
    (b) The grey water shall be recycled by providing recycling plant and shall be reused for non-potable purposes after storing the same in distinctly separate tank by means of purple coloured down take pipes.
    (c) The water quality shall conform to standards of non-potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
    (d) The make-up connection to the system will be done at the collection tank of the treated water, through a free fall if from Municipal water connection.
    (e) Separate plumbing for grey water: Every developer/owner shall provide the newly constructed building with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting before selling the building.
(vi) Reuse of water strictly for non-potable non-contact use.

(iv) The reuse of water will be strictly for not potable use by means of providing a distinctly separate reuse system coloured in purple. The non-contact uses shall be restricted to toilet flushing, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water.

(v) There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure that of the potable water system. Precautions should be taken to prevent cross contamination.

Quality of Water and Treatment

(i) The water generated after treatment should be safe for its use for flushing toilets, gardening etc.
(ii) The company or the agency engaged for installation of system for recycling of wastewater shall preferably confirm ISO:14000.
(iii) Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Jal Nigam.
(iv) The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or Uttar Pradesh Pollution Control Board (UPPCB) / Competent authority.

14.6 Air Quality and Noise

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement

Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• Roads leading to or at construction sites must be paved and blacktopped (i.e. metallic roads). • No excavation of soil shall be carried out without adequate dust mitigation measures in place. • No loose soil or sand or Construction and Demolition Waste or any other construction material that causes dust shall be left uncovered. • Wind breakers of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	• Water sprinkling system shall be put in place. This shall include use of water sprinklers, water mist, and dust suppressants. • Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing. • Grinding and cutting of building materials in open areas shall be prohibited. • Construction material and waste should be stored only within earmarked areas and roadside storage of construction material and waste shall be prohibited. • No uncovered vehicles carrying construction material and waste shall be permitted. • Construction and Demolition Waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. Measures shall be taken for covering construction materials as well as debris at site. • Wet jets shall be provided for grinding and stone cutting. • Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. • All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016, as amended. • All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks. • For indoor air quality the ventilation provisions as per National Building Code of India. • (5a) The location of the Genset and exhaust pipe height shall be as per the provisions of the statutory norms notified by Ministry of Environment, Forest and Climate Change. • The Genset installed for the project shall follow the emission limits, noise limits and general conditions notified by Ministry of Environment, Forest and Climate Change vide GSR 281(E) dated 7th March 2016 as amended from time to time. All the DG sets shall be equipped with proper acoustic enclosure. • Directions issued by Hon'ble Commission for Air Quality Management in National Capital Region and Adjoining Areas (CAQM) shall be applicable in NCR-UP.

14.7 Landscaping, Green Cover and Tree Plantation

In alignment with National Mission for Sustainable Habitat, the Authority encourages augmentation of green cover in the city/plot by implementing relevant provisions of the Urban Greening Guidelines, 2014 circulated by Ministry of Housing and Urban Affairs, Government of India.

Landscape Plan submitted along with Site Plan for Building Permission

Landscape plan showing plantation of trees while keeping the circulation area free from obstructions.

(a) In residential plots

(i) One tree in every plot for plot size up to 120 square metres.
(ii) Two trees in every plot for plot size above 120 square metres and up to 300 square metres.
(iii) One tree per 100 square meter area or part thereof in a plot of area more than 300 square metre.
(iv) 50 trees per hectare in group housing scheme.

(b) In industrial plots
One tree per 80 square meter plot of land.

(c) In commercial plots
One tree per 100 square meter area.

(d) Institutional/community facilities, playgrounds, open areas, and parks

There shall be greenery at a minimum of 20% of the total area where trees shall be planted at the rate of 125 trees per hectare.

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Building or Construction projects or Area Development projects and Townships => 20,000 to <50,000 Square meters	• A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. • Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Industrial sheds, educational institutions, hospitals, and hostels for educational institutions from 20,000 sq.m to<1,50,000 sq	

(i) Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
(ii) The requirement of trees shall be reduced based on the number of grown existing trees that are conserved and not affected by the proposed development.
(iii) A person applying for permission to carry out any development shall have to pay tree plantation deposit along with his application to the Competent Authority at the rates decided by the Competent Authority from time to time. This deposit shall be refundable after the period of five years with the condition that trees planted on the site shall be grown-up and maintained properly, otherwise the deposit shall be forfeited and shall be utilised only for tree plantation and maintenance by the Competent Authority.
(iv) Competent Authority may consult Forest and Environment Department for tree typology, plantation, and maintenance, etc. if required.

Provisions for Landscaping

Industrial, Institutional, commercial, office/ group housing, farmhouse shall be required to keep open space as per the following table:

Plot size (sqm.)	Number of Trees to be Planted	Minimum open space to be kept for landscaping
<2,000	One tree per 100 sqm of open space out of which 50 percent shall be in the category of evergreen trees.	**25** percent of open area. No soft landscaping is required in case of industrial plots.
Above 2000 to 12000		**25** percent of open area.
>12,000		**50** percent of open area

Note-1: In case of plotted development in group housing plantation provision shall be as per Landscape Master Plan and following norms shall be followed.

a. On 18.0 metre and 24.0-metre-wide road, trees shall be planted @7.5-meter centre to centre.
b. On road up to 12-meter trees will be planted @ 5-metre centre to centre of single variety in each pocket.

Note-2: Recreational, Institutional Green: In addition to the requirement as mentioned in clause (a) detailed landscape plan will have to be approved by the Authority as per specification in Landscape Master Plan and landscape manual approved by the Authority.

Note-3: Residential plots other than group housing (flatted):

a. One tree in every plot for plot size up to 120 square metres.
b. Two trees in every plot for plot size above 120 and up to 300 square metres.
c. One tree additional in every 100sqm for plot above 300 square metres.

Note-4: The minimum height of plantation of sapling should be 3.6 metres at the time of occupancy.

Note-5: Ever Green Tree – Tree that remains green for most part of the year and sheds leaves slowly throughout the year, having height more than 2.0 metres with a well-distinguished trunk.

14.8 Environment Impact Assessment

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Category-A (5000-20000 sqm)	-
Category-B (20000 -50000 sqm)	No development permission shall be given to the Building and Construction projects, until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006 and amended from time to time. If the developer wishes to split the project into phases, developer has to produce Environment Clearance from SEIAA, prior to the approval of first phase of the project.
Category-C (50000-150000 sqm)	
Category-D (>150000 sqm or Site Area >50 Ha)	No development permission shall be given to the Townships and Area Development projects until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006 and amended from time to time. If the developer wishes to split the project into phases, developer has to produce Environment Clearance from SEIAA, prior to the approval of first phase of the project.

14.9 Environment Management Plan

For all buildings above 50,000 sqm built up area:

Environmental Conditions required for buildings (amended from time to time):

Built-up area	Requirement
Category-A (5000-20000 sqm)	-
Category-B (20000 -50000 sqm)	-
Category-C (50000-150000 sqm)	The environmental infrastructure like Sewage Treatment Plant, Landscaping, Rainwater Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conservation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility

15 Qualifications and Competence of Licensed Technical Persons

15.1 Essential Requirements

Every building/ development work for which permission is sought under the regulations shall be planned, designed, and supervised by licensed persons. The licensed persons for carrying out the various activities shall be a) architect, (b) engineer, (c) structural engineer, (d) supervisor, (e) town planner, (f) landscape architect, (g) urban designer, and (h) utility service engineer. Requirements for registration for various professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in 15.2.1 to 15.2.5. The competence of such licensed personnel to carry out various activities is also indicated from 15.2.1.2 to 15.2.5.2.

15.2 Qualifications and Competence of Licensed Persons

15.2.1 Architect:

15.2.1.1 Qualifications: The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 (Act No. 20 of 1972) for registration with the Council of Architecture.

15.2.1.2 Competence: The licensed architect shall be competent to carry out the work related to the building/development permit as given below:

(a) Preparation of all plans and information connected with building permits except engineering services of multistoried, high-rise, and special buildings.
(b) Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.
(c) Preparation of sub-division/layout plans, and related information connected with development permit of area up to 2 hectares.
(d) Issuing certificate of supervision for development of land of area up to 1 hectare for metro-cities and 2 hectares for other places.

15.2.2 Civil Engineer

15.2.2.1 Qualifications: The minimum qualifications for an engineer shall be graduate in civil engineering/architectural engineering of recognized Indian or foreign university, or the Corporate Member of Civil Engineering Division/Architectural Engineering Division of the Institution of Engineers (India) or the statutory body governing such profession, as and when established.

15.2.2.2 Competence: The licensed civil engineer shall be competent to carry out the work related to the building/development permit as given below:

(a) Preparation of all plans and information connected with building permit.
(b) Structural details and calculations of buildings including sub-surface investigation on plot up to 500 sq.m and up to 5 storeys or 16.0 m in height.
(c) Issuing certificate of supervision and completion for all buildings.
(d) Preparation of all service plans and related information connected with development permit; and
(e) Issuing certificate of supervision for development of land for all areas.
(f) Preparation of subdivision/layout plans, and related information connected with development permit of area up to 2 ha.

15.2.3 Structural Engineer

15.2.3.1 Qualifications: The minimum qualifications for a structural engineer shall be graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering

Division of Institution of Engineers (India), and with minimum 3 years' experience in structural engineering practice with designing and field work.

NOTE- The 3 years' experience shall be relaxed to 2 years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

15.2.3.2 Competence: The licensed structural engineer shall be competent to prepare the structural design, calculations and details for all buildings and supervision.

In case of buildings having special structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in 15.2.2 and 15.2.4 shall be designed only by structural engineers.

15.2.4 Supervisor

15.2.4.1 Qualifications
The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of India plus 5 years' experience in building design, construction, and supervision.

15.2.4.2 Competence
The licensed supervisor shall be competent to carry out the work related to the building permit as given below:
a) All plans and related information connected with building permit for residential buildings on plot up to 200 m2 and up to two storeys or 7.5 m in height; and
b) Issuing certificate of supervision for residential buildings as per (a) above.

15.2.5 Town Planner

15.2.5.1 Qualifications
The minimum qualification for a town planner shall be graduate or post-graduate degree in town and country planning with Associate Membership of the Institute of Town Planners.

15.2.5.2 Competence
The licensed town planner shall be competent to carry out the work related to the development permit as given below.
a) Preparation of plans for land sub-division/layout and related information connected with development permits for all areas.
b) Issuing of certificate of supervision for development of land in all areas.

NOTE- However, for land layouts for development permits above 5 hectares in area, landscape architects shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/drainage, electrification, etc. the licensed engineers for utility services shall be associated.

15.2.6 Engineers for Utility Services

The qualification for licensed mechanical engineer (including HVAC), electrical engineer and plumbing engineers for carrying out the work of air-conditioning, heating and mechanical ventilation, electrical installations, lifts, escalators and moving walks and water supply, drainage. sanitation and gas supply installation respectively shall be as given in Part 8 'Building Services' and Part 9 'Plumbing Services' of

National Building Code or as decided by the Authority considering practices of the National Professional bodies dealing with the specialist engineering services.

For multistoried, high-rise, and special buildings the work of building and plumbing services shall be executed under the planning, design, and supervision of competent personnel.

15.3 Licensed qualified third-party agency for fire and life safety systems

The minimum qualification and competence for the entities to act as 'licensed qualified third-party agencies for installation and maintenance of fire-prevention and life safety systems' shall be as decided by the Director General, Uttar Pradesh Fire and Emergency Services.

Licenses to act as qualified third-party agencies for fire-prevention and life safety systems shall be issued for Fire Department as per the provisions of Section-26 of the Uttar Pradesh Fire and Emergency Services Act, 2022 (UP Act No. 16 of 2022) and corresponding rules.

16 Deviation Provisions

16.1 Provisions for deviations/ additions/ alterations

List of various deviations/ additions/ alteration which can be considered for regularisation/ compounding in Uttar Pradesh Industrial Development Authorities

<table>
<tr><th>Item</th><th colspan="2">Rate Proposed</th></tr>
<tr><td rowspan="2">Setback infringement on each floor:
(a) <0.30 metre.
(b) 0.30 metre to 0.45 metre.
(c) >0.45 metre.</td><td>Commercial buildings</td><td>All other type of buildings</td></tr>
<tr><td>(a) (3 times of current prevailing land rate) X (Area of infringement of respective use)
(b) (12 times of current prevailing rate) X (Area of infringement of respective use)
(c) Not Permitted</td><td>(a) (Current prevailing land rate) X (Area of infringement of respective use)
(b) (Four times of current prevailing rate) X (Area of infringement of respective use)
(c) Not Permitted</td></tr>
<tr><td>Pergola, for cases where:
(a) Three side are open
(b) Provided for only architectural reasons
(c) Provided in residential building only</td><td colspan="2">• INR 2000 per Sqm for two sides open
• INR 5000 per Sqm for one side open</td></tr>
<tr><td>Basement infringement (for parking and services) beyond permissible limit of extended basement:
(a) Up to 50 cm.
(b) 50 cm to 1 metre.
(c) 1 metre. to 2 metres.
(d) Beyond 2 meters</td><td colspan="2">(a) Infringed height x width x 1/2 of current land rate
(b) Infringed height x width x 2/3 of current land rate
(c) Infringed height x width x current land rate
(d) Not permitted</td></tr>
<tr><td>Reduction in minimum distance required between two blocks:
(a) Up to 30 cm.
(b) 30 cm. to 100 cm.
(c) 100 cm to 150 cm.
(d) Above 150 cm.</td><td colspan="2">(a) Rs. 500 per sqm. for surface area of elevation of each block where in there is reduction
(b) Rs.1000 per sqm. for surface area of elevation of each block where in there is reduction
(c) Rs.2000 per sqm. for surface area of elevation of each block where in there is reduction
(d) Not Permitted
Fire NOC has to be taken for each case</td></tr>
<tr><td>Defective basement height:
(a) Up to 0.30 metre.
(b) Beyond 0.30 metre. and up to 0.45 metre.
(c) Beyond 0.45 metre. and up to 0.60 metre.
(d) Beyond 0.60 metre</td><td colspan="2">(a) INR 1000 per sqm
(b) INR 2000 per sqm.
(c) INR 5000 per sqm
(d) Not Permitted</td></tr>
<tr><td>End Wall:
(a) Upton 0.45 metre as architectural feature</td><td colspan="2">(a) No penalty (as provision is already there in the bylaws) (b) INR 5000 per wall at each floor</td></tr>
</table>

Item	Rate Proposed
(b) Beyond 45 cm up to 90 cm as architectural feature (c) Beyond 90 cm.	(c) Not Permitted
RCC Cupboard (a) Up to 1m. width in setback from ground (b) Beyond 1 metre.	(a) INR 2000 per sqm. (b) Not permitted
Bay window from ground level (a) Up to 1 metre. (b) Beyond 1 metre.	(a) INR 2000 per sqm. (b) Not permitted
Boiler with flue bhatties, electrical furnace and the like if uncovered and cooling tower in the setback in case of industrial plot shall be permitted only if the fire NOC is received form the Fire Department.	(a) Rs. 1.500.00 per sqm. Up to 10 sqm. (b) Rs. 3000.00 per sqm. next 10 sqm. (c) Above 20 sqm. not allowed
Cooling tower in the setback of industrial plot	Rs. 500.00 per sqm. for covered area
DG stack in setback infringement shall only be allowed after clearance from fire department	(a) Rs. 1,500.00 per sqm. Up to 20 sqm. (b) Rs. 3000.00 per sqm. next 20 sqm. (c) Rs. 4500.00 per sqm. next 20 sqm. (d) Rs. 6000.00 per sqm. next 40 sqm. (e) Above 100 sqm. not allowed
Increase in building height beyond max. permissible limit. (a) Up to 50 cm (b) 50 cm. to 75 cm. (c) 75 cm. to 1 metre. (d) beyond 1 meter	(a)Rs. 1000 per sqm. of area for which there is increase in building height (b) Rs 2000 per sqm. of area for which there is increase in building height (c) Rs. 5000 per sqm. of area for which there is increase in building height (d) Not permitted of area for which there increase in building height

Note:
1. Construction permissible as per building byelaws and unauthorized construction shall be shown separately in the plan submitted with the application for compounding. Unauthorized construction in setbacks, ground coverage, FAR, etc. shall be compoundable only in contiguity of main building up to the limits prescribed as above.
2. No Objection Certificate (NOC) from fire authority (wherever mandatory) shall be obtained before deviations are compounded.
3. Deviation of building height in heritage zones, protected monuments, and civil aviation areas or in restricted height areas shall not be compounded.
4. Construction carried out where required parking arrangement is not feasible shall not be compounded.
5. Construction carried out on areas reserved for 'common areas and facilities' in group housing and other multi-storey buildings shall not be compounded.
6. Construction in the buildings where measures for access to differently abled persons are mandatory shall not be compounded.
7. Area reserved for parking and community facilities shall be used for designated purpose only. If the use is changed, then compounding shall not be done. In other words, No Compounding shall be done against the sanctioned use.

17 Provision of Electric Charging Infrastructure

17.1 Electric Vehicle Charging Infrastructure (EVCI)

Based on the occupancy pattern and the total parking provisions in the premises of the various building types, charging infrastructures shall be provided only for EVs, which is currently assumed to be 20% of all 'vehicle holding capacity'/'parking capacity' at the premise.

Additionally, the building premise will have to have an additional power load, equivalent to the power required for all charging points (in a PCS) to be operated simultaneously, with a safety factor of 1.25 (refer *Explanatory Note- Annexure E-1 as given in paragraph 17.2 of this chapter*)

17.1.1 Residential Buildings (plotted house)

17.1.1.1 Charging Infrastructure requirements for individual house/self-use:

Building Type	Plotted House
Ownership of station	Private (Owner)
Connection and Metering	Domestic meter
Type of Charger	Slow charger as per owner's specific requirements
Modes of Charger	AC (Single charging gun)
Norms of Provisions	Min.1 SC and additional provisions as per the owner individual

Note: -

The charging infrastructure installed by a homeowner shall be construed as a Private Cl meant for self-use (non-commercial basis) as per the note at clause no 4 of the explanatory notes at Annexure E-1 given in paragraph 17.2 of this chapter.

17.1.2 All other buildings (including Group Housing)

Any PCS installed at Public/Private areas or building premises of any category that caters to commercial mode of charging of EVs shall be deemed as a Public Charging Station and shall have to install the minimum requirements of chargers as specified in the Guidelines dated 14.12.2018 of Ministry of Power (refer *Annexure E-2 for MoP Guidelines*). However, to provide sufficient charging points for the EV share in all vehicles (refer *clause 3 of the Explanatory Note-Annexure E-1 given in paragraph 17.2 of this chapter*), ratio of types of chargers is recommended in the table below-

17.1.2.1 Charging Infrastructure requirements for PCS (commercial use):

Building Type	Any building type			
Ownership of Station	Service provider			
Connection and Metering	Commercial Metering and Payment			
Type of Charger	as per min requirements specified in MoP Guidelines (refer Annexure E-2 given in paragraph 17.8 of this chapter)			
Additional Chargers	PCS service providers shall install additional number of kiosk/chargers beyond the minimum specified requirements to meet the ratio of charging points as prescribed below (by the type of vehicles).			
Norms of Provisions for charging points	4Ws 1 SC-each 3 EVs 1 FC-each 10 EVs	3Ws 1 SC - each 2 EVs	2Ws 1 SC - each 2 EVs	PV (Buses) 1 FC- each 10 EVs

Note:

(i) Charging bays shall be planned currently at 20% capacity of all vehicles including 2Ws and PVs(cars)

(ii) Open metering and on-spot payment options to be available for all users.

(iii) Provision of FCB, CS and BS shall not be mandatory and will be at the discretion of the service provider.

Abbreviations used:

2Ws	Two wheelers
3Ws	Three wheelers
4Ws	Four wheelers/PV (cars)
PVs	Passenger Vehicles
EV	Electric Vehicle
SC	Slow Charger/Slow Charging (AC)
FC	Fast Charger/Fast Charging (DC and a few AC ones)
PCS	Public Charging Stations
FCBCS	Fluid Cooled Battery Charging Station
BS	Battery Swap

17.1.2.2 Space Norms for Electric Vehicle Charging Infrastructure:

Sl. No.	Category	Population served per unit	Land area requirement		Other controls
			Type of Facility	Area Required	
A.	Public Charging Stations	Every 25 Kms, both sides along the highways/ roads	PCS with charger ratio (min. requirements of PCS, as per MoP) 1 FC for every 10 EVs 1 SC for every 3 EVs	Additional area as per total parking capacity at the Restaurants/ Eateries	Equipped with CCE and LCC, as may be required for fast charging.
B.	Fast Charging facility/FCB CS (for long Distance and Heavy Duty EVs)	Every 100 Kms. both sides along the highways/ roads	At least 2 chargers 1 CCC type 1 CHAdeMO type (min. 100KW each)	Min. 15m x 7m	May be coupled with the PCS at item A above, with CCE and LCC.
C.	Battery Swapping Station	Optional provisions as per MoP Guidelines	Standalone Provided along with FBC charging Stations	Min. 5.5m x 2.75m	May be coupled with PCS at item A or FCB CS at item B above.

Source: Urban and Regional Development Plans Formulation and Implementation Guidelines (URDPFI-2014)

17.2 Explanatory Note on Electric Vehicle Charging Infrastructure (Annexure E-1):

Abbreviations:

UNFCC	- United Nations Framework Convention on Climate Change
IPCC	- Intergovernmental Panel on Climate Change
GHG	- Green House Gases
2Ws	- Two wheelers
3Ws	- Three wheelers
4Ws	- Four wheelers/PV (cars)
PVs	- Passenger Vehicles
CVs	- Commercial Vehicles
EV	- Electric Vehicle
EVSE	- Electric Vehicle Supply Equipment
SC	- Slow Charger/Slow Charging (AC)
FC	- Fast Charger/Fast Charging (DC and a few AC ones)
BS	- Battery Swap
PCS	- Public Charging Stations
PCI	- Public Charging Infrastructure
Private CI	- Private Charging Infrastructure
NSP	- Network Service Provider (information network)
SP	- Service Provider

Contents:

1. Rationale for EVCI establishment

2. EV Charging Technology

3. Options for EV Charging

4. Charger Specifications and PCS Infrastructure

5. Location of PCS/FCB CS in local area/Building Precincts

17.3 Rationale for EVCI establishment

Rapid urbanization coupled with adoption of mechanized transportation modes has resulted in high emissions of Green House Gases that goes on to impact Global warming. Unless the global surface temperature rise is restricted to no more than 2°c compared with pre-industrial levels, the IPCC has warned that the world will see irreversible catastrophic climate change.

India being a signatory to the UNFCCC, has pledged for efforts to assess the Greenhouse Gas Emissions (GHG) of anthropogenic origin and removal by sinks. India's per capita emissions are still considered low at 1.9 tonnes (2013), but its total emissions are next only to China and the US and is likely to overtake those of the EU by 2019.

While comparing the Indian cities for their emission scores, Delhi is on top as the biggest emitter at over 38.38 million tonnes of carbon dioxide equivalent overall emissions, followed by Greater Mumbai at 22.7 million tonnes and Chennai at 22.1 million tonnes, Kolkata at 14.8 million tonnes, Bangalore at 19.8 million tonnes, Hyderabad at 13.7 million tonnes and Ahmedabad at 9 million tonnes were the other cities whose emissions for the year were calculated sector wise.

As per the statistics of Transport Department (GNCTD), total number of vehicles in Delhi is more than the combined total vehicles in Mumbai, Chennai, and Kolkata. Delhi has 85 private cars per 1000 population against the national average of 8 cars per 1000 population. In terms of CO2 emissions due to motor vehicles, Delhi emits about 12.4 million tonnes while the city of Bengaluru emits about 8.6 million tonnes.

Therefore, addressing the quantum of emissions from the "Transport" and "Domestic" sector emerges to be the high priority subjects under the overarching umbrella of "Climate change mitigation" as committed to the UNFCC.

Encouraging "Electric Vehicles" as a viable option for phased transportation in terms of short and long-distance trips with appropriate "Charging Infrastructure" is therefore, the pre-condition for this paradigm shift I phased migration to sustainable transportation.

For this, changes are required in Infrastructure provisions (at Regional and City levels) and in Development Control Regulations (in terms of provisions therein) to include the formulations of norms and standards for "Charging Infrastructure" in the said Master Plan Regulations and State Byelaws for adoption across the country suiting local conditions.

17.4 EV Charging Technology

17.4.1 Electric Vehicle Supply Equipment (EVSE)

An EVSE is a wall mounted box that supplies electric energy for recharging of electric vehicle batteries. Also, EVSEs have a safety lock-out feature that does not allow current to flow from the device until the plug is physically inserted into the car.

EVSEs can be customized with added features like:

(i) Authentication

(ii) Integrated payment gateways

(iii) Software for remote monitoring.

As electric vehicle charging technology continues to advance, several standards and guidelines have become widely accepted across the industry. This section gives a brief overview of charging infrastructure technology, standards, and terminology.

17.4.2 Different types of EVSE:

Charging speeds:

Charging power, which determines the time required to charge a vehicle, can vary by orders of magnitude across charge points, as shown in Table in 3.1.1. A small household outlet may charge as slowly as 1.2 KW, while the most advanced rapid charging stations can charge at up to 350 KW. Charging infrastructure is broadly broken into three categories based on speed: Level 1, Level 2, and direct current (DC) fast charging (sometimes referred to as Level 3).

(Source: Emerging Best Practices for Electric Vehicle Charging Infrastructure- Oct' 2017)

Private Charging:

Charging batteries of privately owned cars through domestic charging points. Billing is mostly part of home/domestic metering.

AC "Slow" Charging:

The home private chargers are generally used with 230V/15A single phase plug which can deliver a maximum of up to about 2.5 KW of power. The EVSE supplies AC current to the vehicle's onboard charger which in turn converts the AC power to DC allowing the battery to be charged.

Public Charging:

For charging outside the home premises, electric power needs to be billed, and payment needs to be collected. The power drawn by these chargers may need to be managed from time to time.

DC "Fast" Charging:

DC current is sent to the electric car's battery directly via the charge port. Few chargers (usually 50 KW or more) can supply 100 or more kilometres of range per hour of charging. The fast chargers would generally be used as a top-up, rather than fully charging vehicles. These are important for cab companies and corporate users who have a fleet of electric cars.

17.5 Options for EV Charging

There is an urgent need to offer flexible charging infrastructure for different vehicle segments to drive adoption of EVs. Charging infrastructure is the most crucial enabler in the entire EV value chain. The exploration of different charging models according to the local conditions shall enable faster deployment of electric vehicles in the country.

17.5.1 EV share in all vehicles

It has been broadly projected that by the current rate of adoption of EVs, about 15% of all vehicles in the country would be EVs by the year 2020. Therefore, while assuming percentage composition of all proposed capacities in public facilities of vehicle holding capacity, the Metropolitan and 'Tier I' cities will be assumed to have a higher percentage share of EVs, say 20% for now. The charging infrastructure prescriptions in all urban development guidelines shall, therefore, be in consonance with the said percentage.

Power Load sanction to premises -While adding these Charging Infrastructures to the proposed set of building types of the Indian cities, enhanced Power Load shall have to be had for each such building type by the Power DISCOMs, commensurate to the total additional power requirement of simultaneous operation of all the prescribed charging points in the premise. With further advancement of charging technologies and the enhanced capacity of chargers to draw more power, it is advised that *the load capacity assigned to each premise should be kept with a safety factor of 1.25* with a long-term vision of 30 years.

17.5.1.1 EVs charging " modes" and 'availability'

Vehicle type	Slow Charging	Fast Charging	Public Cl
2 Wheelers	Y	N	Yes/limited
3 Wheelers	Y	N	Yes/limited
PVs (Cars)	Y	Y	Yes
PVs (Buses)	N	Y	Yes

17.5.1.2 Charging options for EV types (by ownership)

Vehicle Type	Private Cl	Public CS	Predominant place of charging

2 Wheelers	SC/BS	SC	Point of residence I Work
3 Wheelers	SC/BS	SC/BS	Residence / Parking stations
PVs (Cars)	SC/BS	FC	Residence / Point of work / other public places
PVs (Buses)	-	FC/BS	Bus Terminals/Depots

Note:

(i) The option of Battery Swapping (BS) for privately owned 2Ws and PV(Cars) is limited to Private Cl.

(ii) For 3 Ws the BS is proposed to be made available in PCS, for faster recharge experience only.

(iii) For PV (Buses), Captive Fast charging infrastructure for 100% internal use for fleets may be adopted by privately owned Depots/Garages.

Based on the above stated EV charging technologies available and the current trend of evolving technologies of faster charging experience, the Ministry of Power has issued ***Guidelines and Standards for setting up Charging Infrastructure for Electric Vehicles****, Ministry of Power (MoP) Guidelines dated 14.12.2018* for charging infrastructure to be installed at every Public Charging Station (PCS). 'Connectivity regulations and Safety norms' shall be defined by respective authorities such as Central Electric Authority/MoP for grid access to such PCS/ any other charging station/infrastructure.

17.6 Charger Specifications and PCS Infrastructure

Any installed PCS shall have one or more electric kiosk/boards with installation of all charger models as prescribed in the Guidelines and Standards notified by Ministry of Power, dated 14 December 2018 for "Charging Infrastructure for EVs" (at Annexure E-2), with other necessary arrangements as deemed necessary.

Public Charging Station service providers shall be free to create charging hubs and to install additional number of kiosk/chargers in addition to the minimum chargers prescribed vide the MoP Guidelines, including options for installation of additional chargers, if required.

Note:

1. Minimum infrastructure requirements do not apply to Private Charging Points meant for self-use of individual EV owners (non-commercial basis).
2. Captive charging infrastructure for 100% internal use for a company's own fleet will not be required to install all type of chargers and to have NSP tie ups.

17.7 Location of PCS / FCB CS in local area / building precincts

In accordance with the Guidelines issued by the Ministry of Power (MoP), following minimum standards regarding density of/distance between PCS in local level facilities in building premise / urban precincts shall be followed:

(i) At the Local levels (within the urban area):

- At least 1 Public Charging Station is to be available within a grid of 3Km x 3Km.

(ii) At the Building premise levels (for various building types)

- Private charging infrastructure (non-commercial use) for individuals.
- For all commercial modes of charging EVs, at least 1PCS, as per minimum specifications laid under MoP guidelines.

- Standalone Battery Swapping Stations may be added with the PCs.

17.8 Public Charging Infrastructure (PCI) - Minimum Requirements (Annexure E-2)

1. Every Public Charging Infrastructure shall have the following minimum infrastructure.
   a) An exclusive transformer with all related substation equipment including safety appliances.
   b) 33/11 KV line/cables with associated equipment including as needed for line termination/metering etc.
   c) Appropriate civil works.
   d) Adequate space for Charging and entry/exit of vehicles.
   e) Current international standards that are prevalent and used by most vehicle manufacturers internationally are CCS and CHadeMO. Hence, Public Charging Stations shall have, one or more electric kiosk/boards with installation of all the charger models as follows:

Charger Type	Charger Connectors*	Rated Voltage (V)	No. of Charging Points/No. of Connector guns (CG)
Fast	CCS (min 50 kW)	200 – 1000	1/1 CG
	CHAdeMO (min 50 kW)	200 – 1000	1/1 CG
Slow / Moderate	Type-2 AC (min 22 kW)	380 - 480	1/1 CG
	Bharat DC-001 (15 kW)	72 - 200	1/1 CG
	Bharat AC-001 (10 kW)	230	3/3 CG of 3.3 kW each

Note: In addition, any other fast/slow/moderate charger as per approved BIS standards whenever notified.

f) The kiosk/board may have options for installation or additional chargers if required.

g) The Public Charging Station Providers are free to create Charging Hubs and to install additional number of Kiosk/Chargers in addition to the minimum number of chargers prescribed above.

h) Tie up with at least one online Network Service Providers (NSPs) to enable advance remote/online booking of charging slots by EV owners. Such online information to EV owners should also include information regarding location, types, and numbers of chargers installed/available etc.

i) Share charging station data with appropriate DISCOM and to maintain appropriate protocols as prescribed by such DISCOM for this purpose. CEA shall have access to this database.

j) Appropriate public amenities.

k) Where, in addition to the above, fast charging facility is also planned to be provided at the PCS by the PCI provider, the following additional infrastructure must be provided:

- Appropriate Liquid Cooled cables if High Speed Charging Facility for onboard charging of Fluid Cooled Batteries (FCBs) is also planned,
- Appropriate Climate Control Equipment for Fast Charging of Batteries to be used for swapping (i.e., not onboard)

2. Every Public Charging Station (PCS) shall be operational only after inspection and clearance as communicated by a suitable clearance certificate, by the concerned electrical inspectors/technical personnel designated specifically by the respective DISCOM for this purpose. DISCOMs may also empanel one or more third party authorized technical agencies for this purpose.
3. Electric Vehicle Service Equipment (EVSE) shall be type tested by an appropriate reputed authority.
4. The above minimum infrastructure requirements do not apply to Private Charging Points meant for self-use of individual EV owners (non-commercial basis).
5. Captive charging infrastructure for 100% internal use for a company's own/leased fleet for its own use will not be required to install all type of chargers and to have NSP tie ups.
6. Public Charging Station can also have the option to add Standalone battery swapping facilities in addition to the above mandatory facilities, provided space/other conditions permit.

17.8.1 Public charging Infrastructure (PCI) for long distance EVs and/or heavy day EVs

1. Public charging stations for long distance EVs and/or heavy duty EVs (like trucks, busses etc.) shall have the following minimum requirements:
   a) At least two chargers of minimum 100 kW (with 200-1000 VI each of different specification (CCS & Chademo) and with single connector gun each in addition to the minimum charging infrastructure requirements as mandated for Public Charging Stations in para 3.
   b) Appropriate Liquid Cooled Cables for high-speed charging facility for onboard charging of Fluid Cooled Batteries (currently available in some long range EVs).
   c) In addition to 4.1 (i) and (ii) above, the Fast-Charging Stations (FCS) for Long Distance EVs and/or Heavy Duty EVs may also have the option of swapping facilities for batteries for meeting the charging requirements as per para 3 and para 4.1(i)&(ii) above. It is notable that Fluid Cooled Batteries (FCBs) are generally necessary for Fast Charging / Long Distance use of EVs and/or for Heavy Duty Vehicles like buses/trucks etc. FCBs will have higher charging rate and longer life.
2. Such Fast-Charging Stations (FCS)which are meant only for 100% in house/captive utilisation, for example buses of a company, would be free to decide the charging specifications as per requirement for its in-house company EVs.

17.8.2 Location of Public Charging Stations:

1. In case of Public Charging Stations, the following minimum requirements are laid down regarding density/distance between two charging points:
   a) At least one Charging Station should be available in a grid of 3 Km X 3 Km. Further, one Charging Station be set up at every 25 Km on both sides of highways/roads.
   b) For long range EVs (like long range SUVs) and heavy duty EVs like buses/trucks etc., there should be at least one Fast Charging Station with Charging Infrastructure Specifications as per para4. I at every 100 Kms, one on each side of the highways/road located preferably within/alongside the stations laid in para3 above. Within cities, such charging facilities for heavy duty EVs shall be located within Transport Nagar, bus depots. Moreover, swapping facilities are also not mandatory within cities for Buses/trucks.
2. Additional public charging stations shall be set up in any area only after meeting the above requirements.
3. The above density/distance requirements shall be used by the concerned state/UT Governments/their Agencies for the twin purposes of arrangement of land in any manner for public charging stations as well as for priority in installation of distribution network including

transformers/feeders etc. This shall be done in all cases including where no central/state subsidy is provided.

4. The appropriate Governments (Central/State/UTs) may also give priority to existing retail outlets (ROs) of Oil Marketing Companies (OMCs) for installation of Public EV Charging Stations (in compliance with safety norms including 'firewalls' etc.) to meet the requirements as laid above. Further, within such ROs. Company Owned and Company Operated (COCO) ROs may be given higher preference.
5. Any deviation from above norms shall be admissible only after specific approval of State Nodal Agency in consultation with the Central Nodal Agency.

17.8.3 Database of Public EV Charging Stations

Central Electricity Authority (CEA) shall create and maintain a national online database of all the Public Charging Stations through DISCOMs. Appropriate protocols shall be notified by DISCOMs for this purpose which shall be mandatorily complied by the PCS/BCS. This database shall have restricted access as finalised between CEA and Ministry of Power.

17.8.4 Tariff for supply of electricity to EV Public Charging Stations

1. The tariff for supply of electricity to EV Public Charging Station shall be determined by the appropriate commission, provided however that the tariff shall not be more than the average cost of supply plus 15 (fifteen) percent.
2. The tariff applicable for domestic consumption shall be applicable for domestic charging.

17.8.5 Service charges at PCS/BCS

1. Charging of EVs is a service as already clarified by Ministry of Power vide letter No. 23/08/2018-R&R dated 13.04.2018.
2. The State Nodal Agency shall fix the ceiling of the Service Charges to be charged by the Public Charging Stations.

17.8.6 Priority for Rollout of EV Public Charging Infrastructure

After extensive consultations with State Governments and different Department/Agencies of Central Government, phasing as follows are laid down as national priority for rollout of EV Public Charging Infrastructure:

17.8.6.1 Phase 1 (1-3 Years)

All Mega Cities with population of 4 million plus as per census 2011, all existing expressways connected to these Mega Cities and important Highways connected with each of these Mega Cities shall be taken up for coverage. Below is a list of these Mega Cities and existing connected expressways.

	1.List of 4 million plus cities as per census 2011		**2. List of Corridors**
1	Mumbai	1	Mumbai-Pune Expressway
2	Delhi	2	Ahmedabad-Vadodara Expressway
3	Bengaluru	3	Delhi-Agra Yamuna Expressway
4	Hyderabad	4	Delhi-Jaipur
5	Ahmedabad	5	Bengaluru-Mysore
6	Chennai	6	Bengaluru-Chennai
7	Kolkata	7	Surat-Mumbai Expressway
8	Surat	8	Agra-Lucknow Expressway
9	Pune	9	Eastern Peripheral Expressway
		10	Delhi-Agra NH2 Expressway
		11	Hyderabad ORR expressway
		12	5 connected highways to each megacity

17.8.6.2 Phase 2 (3-5 Years)

Big cities like State Capitals, UT headquarters shall be covered for distributed and demonstrative effect. Further, important Highways connected with each of these Mega Cities shall be taken up for coverage.

The above priorities for phasing of rollout shall be kept in mind by all concerned. including, different agencies of Central/State Governments while framing of further policies/guidelines for Public Charging Infrastructure of EVs, including for declaring further incentives/subsidies for such infrastructure and for such other purposes.

17.8.7 Implementation Mechanism for Rollout

1. Ministry of Power shall designate a Central Nodal Agency for the rollout. All relevant agencies including Central Electricity Authority (CEA) shall provide necessary support to this nodal agency.
2. Every State Government shall nominate a Nodal Agency for that State for setting up charging infrastructure. The State DISCOM shall generally be the Nodal Agency for such purposes. However. State Government shall be free to select a Central/State Public Sector Undertaking (PSU) including Urban Local Bodies (ULBs), Urban/Area Development Authorities etc. as its Nodal Agency.

17.8.8 Selection of Implementation Agency for Rollout

1. The Central Nodal Agency shall finalize the cities and expressways/highways to be finally taken up from the above phasing. in consultation with the respective State Governments.
2. An Implementation Agency shall be selected by the respective State Nodal Agency and shall be entrusted with responsibility of installation, operation, and maintenance of PCS/FCS/BCS/BSF for designated period as per parameters laid down in this document and as entrusted by the concerned Nodal Agency. The Implementation Agency can be an Aggregator as mutually decided between Central and State Nodal Agencies. However, they can also decide to choose different PCS/FCS providers for bundled packages or for individual locations as mutually decided. Further, whenever bundled packages are carved for bidding, such packages shall necessarily include at least one identified expressway/highway or part thereof prepare a cohesive regional package; the selected identified cities may be divided into one or more parts as necessary for such purposes.
3. Where Implementing Agency is selected by bidding, all bidding shall be conducted by the State Nodal Agency.
4. There shall be an upper cap on the Service Charges declared by the State Nodal Agency as per para 8.2 above. Subsidy, if admissible from Central/State governments, shall be suitably factored in such calculations of Upper Cap/Bid Variable.

18 In-Building Solutions for Common Telecom Infrastructure (CTI)

18.1 Introduction to Communication System

Data growth is exploding globally and in India as per Nokia MBiT 2021 Report, the average monthly data usage per user in India has increased almost 17 times over the past 5 years. Covid 19 has further pushed data consumption with people staying indoors. Government has facilitated Work from Home (WFH) guidelines with a Work from Anywhere (within India) permitted. Home consumption of data has therefore grown exponentially through 2020. According to the Tower and Infrastructure Providers Association, almost 85% data traffic and 70% voice traffic is now generated indoors.

The World Bank has clearly demonstrated that every 10% increase in broadband penetration leads to nearly 1.40% increase in GDP growth rate. While that is a global average, even the India specific study by the reputed quasi- Government research agency, ICRIER, has shown that every 10% increase in internet traffic delivers 3.1% increase in GDP per capita and a 10% increase in investment in Telecom Infrastructure will increase GDP by 3.3% The entire consumer pull today is focused on data and broadband now with the new digital services providing voice services free with the data services. Video and app-based services are driving the demand for broadband with Apps for e-commerce, e- healthcare etc. in everyday use. It is very clear that internet traffic and Apps are contributing to GDP growth and for this to grow even further, conventional connectivity needs to be replaced with duct-sharing and fibre especially, which is an essential requirement In-Building as much as it is for FTTx and Tower Fiberization.

Note: "Service Provider": an agency that provides any type of telecom I IT services in a building complex, as per scope defined by DOT i.e. TSP I ISP I IP1 etc.

A broad variety of Information Communication Technology (ICT) systems are expected to be installed in buildings. To facilitate proper cabling and installation /up gradation of ICT systems and their cost effectiveness and maintenance, adequate physical infrastructure is required within buildings. This infrastructure will include common ducts, cable riser systems, conduits, cable trays and utility closets etc. among other things. The same can also be retrofitted into existing buildings wherever possible and feasible and must be designed in all new, re-developed and renovated structures. This section describes the general and specific requirements of such an ICT infrastructure in Building specially in respect of cabling aspects.

Communication systems are general utility in much the same way as water, power, gas, cable TV & CCTV/Security. Unlike traditional communication systems which are constantly evolving, the recommended Digital infrastructure must be designed to be flexible enough to accommodate a variety of ICT systems and emerging technologies and be future proof for the next 25-30 years. Space and power are required for installation of common ducts, optical fibre, small cells, antennas, smart sensors etc, space, power and earthing are required for electronic equipment installation for supporting the various digital technologies of now and the future. Most communication utilities can share the same space since the physical topology and wiring requirements are similar and no significant power is present in the cables. However, in some cases state-of-the - art communication cabling or equipment will involve new or more specific requirements for utility spaces such as

(i) Cable routing layout and cable length restrictions between Workspace and utility closet.
(ii) Bending radius and working clearance requirements for different cable types, e.g. Fiberoptic cables, Cat-6 Cables, and co-axial cables.
(iii) Isolated power circuits for permanent communication equipment.
(iv) Protection, Safety, Grounding, and environmental requirements of communication equipment.

18.2 In- Building and Gated Buildings Solutions

It is important to ensure quality telecom services inside a building - in residential, multi-story building, commercial complex, hotel or airport, police/Government offices/buildings etc. It is also essential for Telecommunication Service Providers/IP-1s to work on sharing of telecom infrastructure which may be made mandatory as they extend the services in the buildings.

Telecom Service Providers/IP-1s require a non-discriminatory and unhindered access inside the building / along the premises to install the telecom infrastructure or lay their cables.

At present, mobile operators and the building owner or building developer or Resident Welfare Associations (RWA) enter into commercial agreements for in- building deployment. Building owners or building developers delay the negotiations or request exorbitant rents - slowing down the speed of deployment. The Urban Local Body /Urban Development Authority may intervene in this regard wherein commercial agreements are insisted upon. TSPs/IP-1s should be given legal rights and permissions to use the Common Telecom Infrastructure (CTI) within the premises of Building / Gated Society free of charge or for a standardized nominal charge just like other essential services like water electricity and/or gas. Provision of CTI in a building should not be deemed as a revenue source in any way, much as the water and electricity utilities are not. Sufficient space should be provided within the premises to install telecom services by MNOs/ network operators. The issue is not limited to sharing of IBS/ Distributed Antenna System (DAS) systems only, but TSP should get access to all telecom infrastructures including Fiber Cable and LAN cables for provision of wired and wireless network, other telecom/ ICT and IoT services.

It is important for telecom service providers to provide mobile coverage I network presence/high speed connectivity inside big residential / commercial complexes to improve QoS of their networks. It may not be practical to install individual in-building infrastructure by TSPs/IP-1s as this will result in not only duplication of network resources but will also entail huge avoidable cost. It may also be not advisable to lay down cables again and again on the same land / building by several TSPs/IP-1s.

18.3 Incorporation in State Building Bye Laws

The buildings are to be constructed in such a way that they are 'Digital Infrastructure deployment'/ 'Digital Connectivity' ready. There should be provision of telecom ducts / common pathways / runways (digital access paths) to reach to the accessible parts of the buildings. The common ducts /digital access paths to access buildings from outside should invariably be part of the CTI, which could be used by TSPs/IP-1s for laying/deploying digital infrastructure including cables. While approving the building plans, it must be ensured that plan for creation of CTI including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter/ intra connectivity access to the building with distribution network need to be furnished.

Occupancy-cum-Completion certificate to a building to be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking by the Architect or Engineer to be insisted to certify that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI. Provision of visit from Department of Telecom (DoT) / TRAI officials along-with joint inspection with TSPs - who may suggest any relevant modification in the plan to be ensured.

As part of Building Byelaws, the builder/RWA should be mandated to ensure that:

(i) While preparing the building plans, there is a need to mandate to have properly demarcated sections within buildings and on rooftops for housing Broadband / digital connectivity

infrastructure/ antenna. These areas should have access to power supply for reliable, always-on services.

(ii) Access to building as well as CTI facilities inside the building should be available on a fair, transparent, and non- discriminatory manner to all Service Providers /IP1's.

(iii) The Service Providers / IP1's should have unrestricted access for maintenance work.

(iv) The permission to in-building access and/or CTI facilities inside the building should not be seen as a source of revenue generation for builder(s)/RWA(s) but as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.

(v) Charges (rentals/power rates etc.) levied to the TSPs/IP-1s should be fair, transparent, and non-discriminatory and should be on residential rates.

Suitable provision for the creation of Common Telecom Infrastructure (CTI) inside the newly constructed public places like Airports, commercial complexes, and residential complexes, be incorporated in State/UT Building Bye Laws.

18.4 At Layout Level

While developing Greenfield cities/towns, the layout plans should clearly indicate the telecom as Utility infrastructure lines. Standards followed for Utility planning shall be published and work shall be done by the respective department for bringing in the standardization of the utility coding and sequences. The placement and sequence of above- and below-ground utilities at the appropriate location in the right-of-way to be ensured for unconstrained movement as well as easy access for maintenance. Telecommunication cables should be placed in a duct that can be accessed at frequent service points with sufficient spare capacity to enable scaling and future expansion, and empty pipes (large size hume pipes/ HDPE pipes) should be laid before planting trees to accommodate additional infrastructure.

Digital Readiness Rating of Buildings / Society in line to the GREEN ratings shall be created where the existing and new buildings shall be rated on standardized parameters such as but not limited to; Digital Infrastructure access, provisions for Emerging Technologies, Maintenance and Operational ease to TSPs / IPv1, Quality of Wireless Services, Quality / Interchangeability ease of Wireline Services till each Unit Security, redundancy, and Expandability of the digital infrastructure etc. A detailed rating parameters and calculation mechanism of Points / Stars shall be devised and benchmarked for all new/ retrofitting of buildings/ societies.

Digital Asset repository which will ensure Proper planning and mapping of utilities through GIS is necessary especially when the alignments of telecommunication cables are identified. Design criteria and standards Utilities should meet the following criteria:

(i) Telecommunication cables should ideally be placed below the parking area or service lane, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the right-of-way.

(ii) There is a need to reduce conflicts with pedestrian movements is to place telecom boxes in easements just off the right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables must be located in the pedestrian path, a space of at least 2m should be maintained for the through movement of pedestrians. Telecom boxes should never constrain the width of a cycle track.

(iii) To minimize disruptions, cables should be installed with proper maintenance infrastructure.

18.5 Other procedures for setting up In-Building Solution (IBS)/Fiber Networks

18.5.1 Installation of In-Building Solution (IBS) / Smart Connectivity infrastructure

There is a need to promote installation of In-Building Solution (IBS) / Smart Connectivity infrastructure, where there is a poor connectivity in terms of weak signal strength inside the office, shopping mall, hospitals, multi-story building, education institutions and the objective has to be to strengthen quality of service of the voice and data of mobile and Fiber broadband network and access to digital services being offered by TSP And IP1's.

18.5.1.1 Procedures of obtaining IBS-NOC during plan approval and completion

a) While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit:

   (i) A complete Service Plan for IBS-infrastructure along with required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)

   (ii) An undertaking that such IBS Infrastructure, when constructed shall be available for sharing by various TSPs/IP-ls.

   (iii) Such Service Plan (IBS) shall be forwarded by the concerned Local Authority to the Telecom Enforcement Resource and Monitoring (TERM) cell of the State (external NOC agency) - for approval NOC.

   (iv) During the Joint Site Inspection of the completed building structure the TERM cell shall undertake inspection of the constructed/installed IBS infrastructure - for issuance of NOC for OCC.

b) The Local Authority shall liaise with the TERM cell as per its relevant online/offline process of communication to seek the relevant NOCs within the specified time as per the Service Charter/ Service Guarantee Act and rules in place. Separate communication from the applicant shall be needed to secure the IBS NOC.

18.5.1.2 Provision of IBS components in building premises: (as per NBC 2016)

a) Entrance Facilities (EF) /Lead-in conduits: *(clause 3.1.4, of Part 8: Sec 6)*

b) Min. 1.2m x 1.83m space to be allocated for each TSP adjacent to the EF.

c) Underground conduits/pipes to MDF room: min 100mm diameter encased conduits.

d) Main Distribution Frame (MDF)/Equipment Room (ER): *(clause 3.1.2, Part 8: Sec 6)*

   (i) prescribed size with L:W ratio between 1:1 to 2:1

   (ii) appropriate ventilation of MDF room

   (iii) proper lighting for vision of equipment,

   (iv) located at a level above from the Natural Ground level to avoid incidence of flooding.

e) Electric distribution panels, isolators, sockets and earthing as per specific requirements w.r.t the area proposed for coverage (DUs/ service subscribers)

f) Telecommunications Room (TR) at each building block unless provided with MDF room: *(all provisions of space to be as per clause 3.1.3.2, Part 8: Sec 6)*

g) Appropriate nos. of Service/Telecom risers (vertical shafts) for all multi- storeyed buildings w.r.t the area proposed for coverage (DUs/ service subscribers):

(i) of appropriate nos. and size (width & depth) to accommodate cable trays

(ii) with of access door at each floor.

h) Telecommunications Enclosures (TE) at each floor of a block or TR *(clause 3.1.5, Part 8: Sec 6)*

i) Telecom Media and Connecting Hardware (TE): *(clause 3.2, Part 8: Sec6)*

j) Various cabling system and trays: *(clause 3.2.4, Part 8: Sec 6)*

k) Wireless systems: *(clause 3.2.5, Part 8: Sec6)*

l) Backbone Cabling Media Distribution and Bldg. pathways *(clause 3.3, Part 8: Sec 6)*

m) Horizontal Cabling Media Distribution and Bldg. pathways *(clause 3.4, Part 8: Sec 6)*

n) IBS installation spaces: area for rooms or systems (e.g. antennas, base stations, remote units, power distribution boxes etc.) to be provided as per requirements w.r.t the area proposed for coverage/ no. of proposed users (*as per clause 3.1.3.2, Part 8: Sec6*, table stated below).

Telecom room space norm for buildings with Built-up area >465 sqm

Sl.	Area to be covered by IBS	Size of Telecom Room (all dimension in m)
1	up to 465 sqm	3.0 X 2.4
2	465.0 sqm to 930.0 sqm	3.0 X 3.4
3	More than 930.0 sqm	Additional TR required with same space norms

Space requirements for smaller buildings with Built-up area <465 sqm:

Sl.	Area to be covered by IBS	Space provisions (all dimensions in m)
1	Up to 93.0 sqm	Wall cabinets, self-contained enclosed cabinets
2	93.0 sqm to 465.0 sqm	Shallow Room (0.6 x 2.6) Walk-in Room (1.3 x 1.3)

Note:

IBS installation spaces, so provided, should be:

(i) not susceptible to flooding.

(ii) not exposed to water, moisture, fumes, gases, or dust.

(iii) able to withstand designed equipment load (to be specified in design)

(iv) located away from any vibrations to avoid dislocation/dislodgement.

For any other necessary detailing of building components and service installations with respect to common Telecom/Digital connectivity Infrastructure, architects/ developers and other service consultants involved in preparing building and service drawings may refer *Part 8 - Section 6: Information and Communication Enabled Installations of Volume 2 of the National Building Code, 2016.*

18.5.2 Mode of deployment of In-Building, FTTx/ IP Solution:

There shall be various mode of deployment of In Building solutions such as the possible modes are deployment by a neutral host infrastructure provider or build and managed by mobile operator and

sharing with other service providers on non-discriminatory basis. The In-Build Solutions (IBS), FTTx/IP Solutions can also be deployed by TSPs/ IPs. Moreover, if TSP/ IP1 requires to install optical fiber for connecting In-Building Solution (IBS)/ Distributed Antenna System (DAS) nodes/ FTTx solutions, RoW/ permissions should be granted by the road owning agency through online mode (if same is working seamlessly) or offline mode till online system is established. For deploying indoor solutions these companies should have deemed permissions from the premises owners for installation of Distribution Network within the utility shafts / common spaces with provisions for common I shared Points of Interconnect for Connectivity to individual units. Moreover, if the TSP/IP requires to install optical fiber for connecting In-Building Solution (IBS) / Distributed Antenna System (DAS) nodes, FTTx/IP Solutions for which RoW / permissions should be granted by the road owning agency through online mode.

18.5.3 Permissibility

The IBS, FTTx/IP component being small equipment can be installed on any type of land/building/utility pole and shall be exempted from obtaining the permission for installation of these components from the respective Urban Local Body/Urban Development Authority but should get permission from the Administrative Authority of the concerned premises.

18.5.4 Procedure for submitting application for obtaining clearance.

TSP/ IP-1 will apply to the administrative authority of the building/ head of the office with layout diagram for implementing IBS in the building as mentioned in the RoW Rules 2016 or State notified RoW Policy.

18.5.5 Fees

No fee will be charged for IBS/ FTTx Network. However, charges may be levied for power (as per Industry tariffs), fixtures, etc. provided by building owners to TSP/ IP-1s as per actuals.

18.5.6 Access and Distribution Fiber and IP/LAN networks

Access and Distribution Fiber and IP/LAN networks for connectivity for the shopping malls, Multi-Storey Residential Buildings, Cooperative Housing Societies, Residential Welfare Association and Commercial Buildings to be planned and deployed by TSP/IP-1s as per standard requirement of providing high bandwidth and adequate indoor coverage to each unit/apartment in these complexes.

By Order,

(Alok Kumar)
Additional Chief Secretary

Appendix-1 Application Form for building permit

Form for first application to erect, re-erect, demolish or to make material alteration in a building.

To,

The Authorised Officer,
…….. Development Area Office,
……. District …….
……Industrial Development Authority,
Uttar Pradesh.

Sir,

I hereby give application that I intend to erect/re-erect/demolish or to make material alteration in the building on Plot No ……in Estate/pocket/plot ----------in Sector----------in accordance with the ---------- Industrial Development Area Building Regulations and Planning and Development Directions and I enclose herewith the documents as per checklist 1-A/ 1-B/1-C/1-D annexed to this application.
l 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: -

NOTE—Strike out which is not applicable.

CHECKLIST -1A (For buildings on individual residential plots)

(i) Ownership documents: copies of allotment letter (transfer letter/memo or mutation 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, demolish or to make material alteration in a building (Appendix-1)

(iii) Certificate prescribed in Appendix-2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.

(iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.

(v) Certificate for sanction of Building Plan as per Appendix-4.

(vi) Where basement is proposed to be constructed, Indemnity bond (Appendix-5) on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted.

(vii) Specification of proposed building as per Appendix-6.

(viii) Application for drainage of premises as per Appendix-7.

(ix) Photocopy of the registration of the Licensed Technical Person as per Chapter-15 duly authenticated with plot number for which it is submitted.

(x) Application for water and sewer connection (if applicable) In case of demolition photo of existing building.

(xi) In case of revalidation and revision original sanctioned plan to be submitted.

(xii) 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.

(xiii) Three copies of drawings (one cloth mounted) duly signed by the Technical Person and Owner.

(xiv) Any other document as may be required by the Authority from time to time.

CHECKLIST -1B (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, demolish or to make material alteration in a building (Appendix-1).

(iii) Certificate prescribed in Appendix-2 for undertaking the supervision by the 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 Appendix-3.

(v) Certificate for sanction of Building Plan as per Appendix-4.

(vi) Where basement is proposed to be constructed, Indemnity bond (Appendix-5) on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted.

(vii) Specification of proposed building as per Appendix-6.

(viii) Application for drainage of premises as per Appendix-7.

(ix) Photocopy of the registration of the Licensed Technical Person as per Chapter-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 Technical Person and owner.

(xiii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix-8A/ Appendix-8B/ Appendix -8C, where-ever 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 in floppy/compact disc.

(xvii) Valid time extension, wherever applicable.

(xviii) NOC from Airport Authority if building is more than 30.0 metres high.

(xix) NOC from Ministry of environment if covered area is more than 20,000sqmtrs.

(xx) Any other document as may be required by the Authority from time to time.

(xxi) In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

CHECKLIST - 1C (For layouts and sub-division of plots)

(i) Ownership documents; copies of allotment letter (transfer/mutation letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.

(ii) Form for first application to develop, redevelop or to make material alteration. (Appendix-1).

(iii) Certificate prescribed in Appendix-2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during development work shall be intimated to the Chief Executive Officer in writing.

(iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.

(v) Certificate for sanction of Layout Plan as per Appendix-4.

(vi) Specification of proposed layout development as per Appendix-6.

(vii) Application for drainage of premises as per Appendix-7.

(viii) Photocopy of the registration of the Licensed Technical Person as per Chapter-15 duly authenticated with Plot number for which it is submitted.

(ix) Application form for water and sewer connection (where-ever applicable).

(x) 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.

(xi) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and owner.

(xii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix-8A /Appendix-8B /Appendix -8C, where-ever applicable.

(xiii) Three copies of the drawings giving details of provisions for fire safety, security as per National Building Code.

(xiv) Soft copies of the drawings.

(xv) Valid time extension letter, where-ever applicable.

(xvi) Any other document as may be required by the Authority from time to time.

(xvii) In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

CHECKLIST – 1D (For Temporary Structures)

(i) Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.

(ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix-1).

(iii) Certificate prescribed in Appendix-2 for undertaking the supervision by the technical person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.

(iv) Certificate for sanction of Building Plan as per Appendix-4.

(v) Specification of proposed building as per Appendix-6.

(vi) Photocopy of the registration of the Licensed Technical Person as per Chapter-15 duly authenticated with Plot number for which it is submitted.

(vii) Application form for water and sewer connection (where-ever applicable).

(viii) 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.

(ix) Three copies of drawings (one cloth mounted) duly signed by the Technical Person and owner.

(x) Valid time extension letter, if applicable.

(xi) Any other document as may be required by the Authority from time to time.

(xii) In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

Appendix-2 Supervision of Building Work

Form for supervision of Building Work

To,

The Authorised Officer,

…….. Development Area Office

…….. District ……..

…….. Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection and material alteration/demolition in/of building/site on Plot number ……in Estate/pocket/plot----------in Sector---------- ---------- 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 Technical Person.....

Name of Technical Person.....

License number of Technical Person.....

Address of the Technical Person.....

Date:

NOTE—Strike out which is not applicable.

Appendix-3 Structural Stability Certificate

Form for Structural Stability Certificate

To,

The Authorised Officer,

…….. Development Area Office

…….. District ……..

…….. Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby certify that the structural design of the Building on Plot number……in Estate/Pocket/plot----------in Sector----------, ---------- shall be done by me/us and carried out in accordance with Part/IV structural design of National Building code of India corrected up to date.

Signature of Technical Person .....

Name of the Technical Person.....

License number of the Technical Person.....

Address of Technical Person.....

Dated:

Appendix-4 Certificate of Sanction of Plan by Technical Person

Certificate of Sanction of Layout Plan/ Building Plan

(To be given by Licensed Technical Person as per Chapter-15)

It is certified that the plans and all other drawings submitted for approval for building/Layout Plan on Plot number_____ in Estate/pocket/plot _____ _____ in Sector _____ ----------have been prepared in accordance with the ----------Industrial Area Development Regulations and the ---------- Planning and Development Directions (as amended up to date), National Building Code, Indian Standard Institution Code and all other provisions as given in Chapter V, as applicable.

Signature of Technical Person _____

Name of the Technical Person_____

Registration number _____

Address of Technical Person _____

Enclosure

-- Attested photocopy of the certificate of Technical Person.

-- Building Plan and all prescribed documents.

Dated:

Place:

Appendix-5 Indemnity Bond

Indemnity Bond

In consideration of the ---------- 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 otherwise require, includes its successors and assigns) having sanctioned the construction of the basement in the building plans of the House/Factory building to be constructed on Industrial/Residential/Institutional/Commercial/Recreational Plot number _____ Estate/pocket/plot _____ in Sector _____, ----------situated in the ---------- Industrial Development Area in District Gautam budhnagar, 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 otherwise require includes 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 promisee having sanctioned the construction of the basement in the building plan of the factory/residential building to be constructed in Industrial/Residential/Institutional/ Commercial/Recreational Plot number …… in Estate/pocket/plot ……. Sector ……. situated in the ……. Industrial Development Area, District ……. the promisor agrees to indemnify the ---------- 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 basement referred to above and further undertakes to indemnify the promisee ---------- 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 the basement 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 ---------- Industrial Development Area, District ……. on …….. day of…….

(Promisor),

Witness:

1. ----------

2. ---------- ---------- ----------

Appendix-6 General Specifications Sheet

General Specifications Sheet

Specification of proposed building

1. Total Plot Area…… square metre. /Basement existing ……. square meters/ Basement proposed ……. square metres/Ground floor existing …… square metre/Ground Floor Proposed ..... square metre.

2. First Floor existing ……..square metres/First Floor Proposed ……square metres. Second Floor existing …….square metres /Second Floor Proposed…… … square metres.

3. Mezzanine Floor existing …… square meters/Mezzanine Floor Proposed ……square metres.

4. The purpose for which it is intended to use the building .....

5. Specification to be used in the construction of the

(i) Foundation……..

(ii) Walls ……..

(iii) Floors …….....

(iv) Roofs .....

6. Number of storeys the building will consist .....

7. Approximate number of persons proposed to be accommodated .....

8. The number of latrines to be provided .....

9. Whether the site has been built upon before or not .....

10. Source of water to be used for building purpose .....

Signature of the Applicant.....

Full Name (In Block Letters) .....

Address .....……

Appendix-7 Application for Drainage

(To be submitted in duplicate)

Application For Drainage of Premises

To

The Authorised Officer,

……..Industrial Development Authority,

Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on Plot number……in Estate/pocket/plot----------in Sector----------

The sanitary arrangement and drains for the premises are shown in the accompanying plans and sections in duplicate and described in the Appendix-6 (submitted in duplicate) and the premises are open to inspection by the Officers of ---------- Industrial Development Authority. I/we undertake to carry out the work in accordance with the provisions of ---------- Industrial Development Authority Building Regulations 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 Technical Person carrying out work .....

License number.....

Address of the Technical Person.....

Dated:

Appendix-8A Compliance with Safety Guidelines

Kindly (□) tick the relevant codes that have been followed

STRUCTURAL SAFETY AND NATURAL HAZARD PROTECTION OF BUILDINGS

Requirements specified in the following Indian Standards, Codes and guidelines and other documents needs to be observed for structural safety and natural hazard protection of buildings etc: -

a) For General Structural Safety

1. IS: 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.

6. IS: 1893 – 1984 "Criteria for Earthquake resistant Design of Structures (Fourth Revision)" June 1986
7. IS: 13920 – 1993 "Ductile detailing of reinforced concrete structures subjected to Seismic forces – Code of Practice" November 1993
8. IS: 4326 – 1993 "Earthquake Resistant Design and Construction of Buildings – Code of Practice (Second Revision)" October 1993
9. IS: 13828 – 1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines" August 1993.
10. IS: 13827 – 1993 "Improving Earthquake Resistance of Earthen Building Guidelines" October 1993
11. IS: 13935 – 1993 "Repair and Seismic Strengthening of Buildings – Guidelines" November 1993.
12. "Improving Earthquake Resistance of Building – Guidelines" by expert group, Government of India, Ministry of Urban Affairs and Employment, published by Building Materials and Technology Promotion Council 1998.
13. The National Building Code of India 1983 - For location of the building in hazard prone area of earthquakes, cyclone or windstorms and floods, reference may be made to the following:

1) "Vulnerability Atlas of India" by expert group, Government of India, Ministry of Urban Affairs and Employment, published by Building Materials and Technology Promotion Council 1997.

EXPLANATION:

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 will supervise the construction (with qualification and experience as mentioned in Chapter-15)

Name (Block) ……. Name (Block)

……..…/Address:

Address: ……. Legible Seal:

(with address)

Signature of the Technical Person who will

supervise the construction

Name (Block) …….

Registration number. ……

Legible Seal with address: ……..

Appendix-8B: Building Information Schedule

1. Building Address	Plot No.	Scheme/Colony Town		District	
2. Building function & Locations					
2.1 **Use**	Institutional	Commercial	Industrial	*	
2.2 Importance	Ordinary	Important	Hazardous *	IS:1893	
2.3 Seismic Zone					
(Design Intensity Used	V(IX)	IV(VIII)	III(VII)	II(VI)	IS:1893
3. Design EQ Factor	α0=…...	I= …..	β=	αh =	IS:1893

4. Foundation
4.1 Soil type at site (Note 2) Rock/stiff Medium # Soft Liquefiable Expensive (B.C.) IS:1904
4.2 Type of Foundation Strip Indiv.Col. Fittings/Raft Bearing Piles Friction Piles IS:1893

5. Load Bearing Wall Buildings
5.1 Building Category A(αh<.05) B(αh=.05 to .06) C(αh.06 to <.08) D(αh.08 to <0.12) E (αh >0.12) IS:4326
5.2 Bearing Walls Brick Stone Solid Block Hollow Block Adobe
5.3 Mortar (note 4) C: S=1: … C:L:S =1: … L:S=1: … Clay Mud *
5.4 Floors R.C. slabs Stone slabs on joists Prefab flooring elements *
5.5 Roof structure Flat like floors/ pitched Trussed/ Raftered / A Frame/ Slopping R.C. Slab
5.6 Roof covering CGI Sheeting AC sheeting Clay tiles/Slate Wood shingle *
5.7 Opening in walls Control used on sizes? Control used on location? Strengthening around? IS:4326
Yes/No/NA ……Yes/No/NA ……..Yes/No/NA IS:13828
5.8 Bands Provided Plinth Band Lintel Band Roof/Eave Band Gable Band Ridge Band -do-
5.9 Vertical Bars At corners of rooms at jambs of openings -do-
5.10 Stiffening of Prefab R.C. screed & Band Peripheral band and Diagonal planks and IS:4326
Floors/Roofs connectors alround band

6. Steel / R.C. frame buildings
6.1 Building Shape Both axes near symmetrical One axis near symmetrical /Unsymmetrical (Torsion considered)
6.2 Infills / partitions Out of plane stability check? Yes/ No In Plane stiffness considered? Yes/ No IS:1893, IS:4326
6.3 Ductile Detailing of Beams? Columns? Beam column Joint? Sheer Walls? IS:13920
RC Frames
YES / NO YES / NO YES / NO YES / NO
6.4 Ductile Detailing of Beams? Columns? Beam Column Joint? SP6(6)
Steel Frames YES / NO YES / NO YES / NO

Notes: -
1. Encircle the applicable Data point or insert information.
2. Stiff. N>30: Medium. N=10.3:Soft.N<10:Liquefiable,poorly graded
Sands with N<15 under Water Table (see Note 5 of Table 1 in IS:1893)
Where N=Standard Penetration (IS:2131-1981).
3. * Means any other, specify.
4. C= Cement, S= Sand, L= Lime

The above information is factually correct.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect/ Engineer who had prepared the design with date.
Name (Block)..... Address:.....	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Seal (with address)

Appendix-8C: Compliance Certificate for Plan Approval

CERTIFICATE

(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 Appendix-8A 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 earthquake has been prepared by duly qualified civil engineer along with qualification and experience as mentioned in Chapter-15.

3. Location /Address of Building

Plot number _____

Estate _____

Sector _____

Town _____

4. Particulars of Building

1. Ground Coverage (square metre)
2. Total covered area (square metre)
3. Total Numbers of Floors above ground.

Signature of owner with date

Signature of the Engineer who will supervise the construction (with qualification and experience as mentioned in Chapter-15)

Name (Block) …….

Name (Block) ……

Address:

Address …….

Legible Seal:

(with address) …….

Signature of the Technical Person who will supervised the construction

Name (Block) ……

Registration number …….

Legible Seal: ……

(with address) ……

Appendix-8D: Compliance Certificate for Occupancy

CERTIFICATE

(To be submitted with the application for obtaining occupancy certificate)

1. Certified that the building for which completion plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Appendix-8A in respect of Structural Safety in general and natural 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 and is 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 number _____

Estate/pocket/plot _____

Sector _____

Town _____

4. Particulars of Building

1. Ground Coverage (square metre)
2. Total covered area (square metre)
3. Total Numbers of Floors above ground.

Signature of owner with date

Signature of the Engineer who had supervised the construction (with qualification and experience as mentioned in Chapter-15)

Name (Block) …….

Address …….

Name (Block) ……Address:

Legible Seal:

(with address)

…….

Signature of the Technical Person who had supervised the construction

Name (Block) …….

Registration number ……..

Legible Seal : …….

(with address)

Appendix-9: Building Work Occupancy Certificate

Form for Occupancy Certificate for Building Work

To
The Chief Executive Officer,
_____ Industrial Development Authority,
Uttar Pradesh.

Sir,
I hereby certify that the erection/re-erection/material alteration/demolition in/on building on Plot number ……..in Estate/pocket/plot ……Sector……..in ---------- has been supervised by me and the completion plan along with the required documents are attached herewith. The plans were sanctioned vide letter number…… 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 specification. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work. The land is fit for construction for which it has been developed or re-developed.

Signature of the Technical Person ----------
Name and address of the Technical Person ----------

Dated:

EXPLANATION – Strike out the words which are not applicable.

CHECKLIST – 9A (For buildings on individual residential plots)

i) 3 copies of drawings (one set cloth bounded) duly signed by Technical Person and owner.
ii) Completion fees, as applicable.
iii) Valid time extension certificate, if applicable.
iv) Photographs of the building from front and side setbacks.
v) Photocopy of registration of Technical Person signing the plan and Appendices.
vi) Copy of receipt of payment of Water, Sewer connection charges, Meter charges and any other charges as may be required by the Authority.
vii) Floppies /Compact Disc of the building plan submitted.
viii) Any other document as may be required from time to time.

CHECKLIST – 9B (For buildings on Plots other than individual residential plots)

i. 3 copies of drawings (one set cloth bounded) duly signed by Technical Person and owner.
ii. Completion fees.
iii. Valid time extension certificate, if applicable.
iv. Photographs of the building from front and side setbacks.
v. Photocopy of registration of Technical Person signing the plan and Appendices.

vi. No Objection Certificate from Chief Fire Officer, wherever applicable.

vii. No Objection Certificate from Explosive Department, wherever applicable.

viii. Certificate from owner and structural Engineer regarding earthquake resistance of building as per Appendix-8A/ Appendix -8B/ Appendix-8D, if applicable

ix. Copy of receipt of fees deposited with Power Company.

x. Copy of receipt of payment of Water, Sewer connection charges, Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.

xi. Compact Disc of the building plan submitted.

xii. Any other document as may be required from time to time.

xiii. NOC for Environment from Environment Department if applicable.

xiv) Affidavit regarding rainwater harvesting.

xv) Photographs of the building/ site and all documents to be self-attested by the applicant.

CHECKLIST – 9C (For buildings layout and sub-division of land)

i) 3 copies of drawings (one set cloth bounded) duly signed by Technical Person, and owner.

ii) Completion fees.

iii) Valid time extension certificate if applicable.

iv) Photographs of the site from all sides.

v) Photocopy of registration of Technical Person signing the plan and appendices.

vi) No Objection Certificate from Chief Fire Officer, wherever applicable.

vii) No Objection Certificate from Explosive Department, wherever applicable.

viii) Certificate from owner and Structural Engineer regarding earthquake resistance of building as per Appendix-8A/ Appendix-8B/ Appendix-8D. if applicable.

ix) Copy of receipt of fees deposited with Power Company Limited.

x) Copy of receipt of payment of water/sewer connection charges, Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.

xi) Compact Disc's of the building plan submitted.

xii) Any other document as may be required from time to time.

Note: All documents and photographs should be self-attested by the allotee and the technical person.

Appendix-10: Sanction or Refusal of Permit

Form for Sanction or refusal of Building Permit

From
The Authorised Officer,
……. Industrial Development Authority,
……. District …….
Uttar Pradesh,

To:
……..
……..

Sir,

With reference to your application number ……..…..dated……. for grant of permit for the erection/ re-erection/ material alteration/ demolition in/ of building on Plot number……...in Estate/pocket/plot……in Sector……, in ……. 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 number
Name of the Officer
Designation of the Officer
Dated

NOTE – Strike out which is not applicable.

Appendix-11: Occupancy Certificate

Form for Occupancy Certificate

From

The Authorised Officer,

……. Industrial Development Authority,

……. District …….

Uttar Pradesh,

To:

……..

……..

Sir,

I hereby certify that the erection/re erection/alteration/demolition of building on Plot number……..in Estate/pocket/plot……..in Sector…….---------- completed under the supervision of Technical Person or name……..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 certificate submitted by the concerned Technical Personnel for fire safety, hygienic and sanitary conditions inside and the surrounding and is fit for occupation.

Signature……

Name……..…

Designation……

Dated……..

Seal for release:

Appendix-11A: Temporary Occupancy Certificate

Form for Temporary Occupancy Certificate

From,

The Chief Executive Officer,

_____ Industrial Development Authority,

Uttar Pradesh.

To

……

……

……

Sir.

I hereby certify that the erection/re-erection/material alteration/demolition in/of building No …… of Shazra No. …… on/in plot No. …… Sector/colony…….. Road/Street ……Block/Mohalla/Bazar …… 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 conforms in respect of the following requirements of the ---------- regulations/Directions as amended up to date.

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 and 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 words which are not applicable.

Appendix-12A: Structural Safety Certificate

(The certificate to be submitted with the application for building permission along with the building drawings and Building Information Schedule).

1. Certified that the building plans submitted for approval also satisfy safety requirements as stipulated in the Indian Standard, Codes, guidelines, and documents specified in Chapter-12 of the Building Regulations 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 Earthquake has been prepared by duly qualified graduate Civil Engineer Degree in Structural Engineering from a recognized University.

3. **Location/Address of Building**
Plot No…….
Scheme/Colony……
Town……
District…….

4. Building Particulars

1. Ground Coverage (sq. mt)
2. Total covered area (sq. mt)
3. Maximum Numbers of Floors above ground.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date.
Name (Block)..... Address:	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Seal (with address)

Appendix-12B: Structural Safety Certificate on Completion of Building

(to be submitted with application for obtaining completion certificate)

1. Certified that the building for which completion plan has been submitted for approval, conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Chapter-12 of Building Regulations in respect of Structural Safety in general and Natural hazards including earthquake in particular.

2. It is also certified that the building has been constructed as per approved foundation and structural designs provided by the Structural Engineer which are certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.

3. **Location/Address of Building**

Plot No…….
Scheme/Colony……
Town……
District…….

4. **Building Particulars**

1. Ground Coverage (sq. mt)
2. Total covered area (sq. mt)
3. Maximum Numbers of Floors above ground.

Signature of Owner with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date.
Name (Block)..... Address:	Name Block) ..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Seal (with address)

Appendix-13: Format for Structural Design Basis Report (SDBR)

1. This report to accompany the application for Building Permit.
2. In case information on items 3, 10, 17, 18 and 19 cannot be given at this time, it should be submitted at least one week before commencement of construction.

Part 1: General Data

Sl No	Description	Information	Notes
1	Address of the building • Name of the building • Plot number • Subplot number • Locality/Township • District		
2	Name of owner		
3	Name of Builder on record		
4	Name of Architect/Engineer on record		
5	Name of Structural engineer on record		
6	Use of the building		
7	Number of storeys above ground level (including storeys to be added later, if any)		
8	Number of basements below ground Level		
9	**Type of structure** • Load bearing walls • R.C.C frame • R.C.C frame and Shear walls • Steel frame		
10	**Soil data** • Type of soil • Design safe bearing capacity		IS: 1893 Cl. 6.3.5.2 IS: 1904
11	**Dead loads (unit weight adopted)** • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials • Piazza floor fill and landscape		IS: 875 Part 1
12	**Imposed (live) loads**		IS: 875 Part 2
	• Piazza floor accessible to Fire Tender • Piazza Floor not accessible to Fire Tender . 11Floor loads . 11Roof loads		

13	Cyclone / Wind • Speed Design pressure intensity		IS: 875 Part 3
14	Seismic zone		IS:1893 2002
15	Importance factor		IS:1893 (2002) Table 6
16	Seismic zone factor(Z)		IS:1893 Table 2
17	Response reduction factor		IS: 1893 Table-7
18	Fundamental natural period - approximate		IS: 1893 Cl. 7.6
19	Design horizontal acceleration spectrum value (Ah)		IS: 1893 Cl. 6.4.2
20	Expansion / Separation Joints		

Part 2: Load bearing masonry buildings

Sl No	Description	Information	Notes
1	Building category		IS:4326 Cl. 7 read with IS: 1893 Bld/Zone II III IV V Ord. B C D E Important C D E E
2	Basement Provided		
3	Number of floors including Ground Floor (all floors including stepped floors in hill slopes)		
4	Type of wall masonry		
5	Type and mix of Mortar		IS:4326 Cl. 8.1.2
6	**Re: size and position of openings (See note No.1)** • Minimum distance (b5) • Ratio (b1+b2+b3)/l1 or (b6+b7)/l2 • Minimum pier width between consequent opening (b4) • Vertical distance (h3) • Ratio of wall height to thickness4 • Ratio of wall length between cross wall to thickness		IS:4326 Table 4, Fig.7
7	**Horizontal seismic band** • at plinth level	**P IP** **NA**	(see note no.2) IS:4326 Cl. 8.4.6
	• at window sill level • at lintel level • at ceiling level • at eave level of sloping roof • at top of gable walls at top of ridge walls		IS:4326 Cl. 8.3 IS:4326 Cl. 8.4.2 IS:4326 Cl. 8.4.3 IS:4326 Cl. 8.4.3 IS:4326 Cl. 8.4.4
8	**Vertical reinforcing bar** • at corners and T junction of walls • at jambs of doors and		IS:4326 Cl. 8.4.8 IS:4326 Cl. 8.4.9

	window openings		
9	Integration of prefab roofing/flooring elements through reinforced concrete screed		IS:4326 Cl. 9.1.4
10	**Horizontal bracings in pitched truss** • in horizontal plane at the level of ties in the slopes of pitched Roofs		

Part 3: Reinforced concrete framed buildings

Sl No	Description	Information	Notes
1	**Type of Building** Regular frames Regular frames with Shear walls Irregular frames Irregular frames with shear walls Soft storey		IS: 1893 Cl. 7.1
2	Number of basements		
3	Number of floors including ground floor		
4	**Horizontal floor system** Beams and slabs Waffles Ribbed Floor Flat slab with drops Flat plate without drops		
5	**Soil data** Type of soil Recommended type of foundation - Independent footings - Raft - Piles Recommended bearing capacity of soil Recommended, type, length, diameter and		IS: 1498
	load capacity of piles Depth of water table Chemical analysis of ground water Chemical analysis of soil		
6	**Foundations** Depth below ground level Type • Independent • Interconnected • Raft • Piles		

7	**System of interconnecting foundations** Plinth beams Foundation beams		IS: 1893 Cl. 7.12.1
8	Grades of concrete used in different parts of Building		
9	Method of analysis used		
10	Computer software used		IS: 1893 Cl. 7.9
11	Torsion included		
12	**Base shear** a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b		IS: 1893 Cl. 7.5.3
13	Distribution of seismic forces along the height of the building		IS:1893 Cl. 7.7 (provide sketch)
14	The column of soft ground storey specially Designed		IS:1893 Cl. 7.10
15	**Clear minimum cover provided in** • Footing • Column • Beams • Slabs • Walls		IS: 456 Cl. 26.4
16	**Ductile detailing of RC frame** • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement of beams at any cross section • Maximum percentage of reinforcement at any section of beam • Spacing of transverse reinforcement in 2-d length of beams near the ends • Ratio of capacity of beams in shear to capacity of beams in flexure • Maximum percentage of reinforcement in column • Confining stirrups near ends of columns and in beam-column joints a. Diameter b. Spacing • Ratio of shear capacity of columns to maximum seismic shear in the storey		IS: 456 Cl. 5.6 IS:13920 Cl. 6.1 IS:13920Cl. 7.1.2 IS: 456 Cl. 26.5.1.1(a) IS:13920 Cl. 6.2.1 IS: 456 Cl. 26.5.1.1(b) IS:13920 Cl. 6.2.2 IS: 13920 Cl. 6.3.5 IS: 456 Cl. 26.5.3.1 IS: 13920 Cl. 7.4

(a)

General Notes

1. A certificate to the effect that this report will be completed and submitted at least one month before commencement of Construction shall be submitted with the application for Building Development Permission.
2. In addition to the completed report following additional information shall be submitted, at the latest, one month before commencement of Construction.

2.1 Foundations

2.1.1 In case raft foundation has been adopted indicate K value used for analysis of the raft

2.1.2 In case pile foundations have been used give full particulars of the piles, type, diameter, length, capacity.

2.1.3 In case of high-water table indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

2.2 Idealization for Earthquake analysis

2.2.1 In case of a composite system of shear walls and rigid frames, give distribution of base shear in the two systems based on analysis, and that used for design of each system.

2.2.2 Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

2.3 Submit framing plans of each floor.

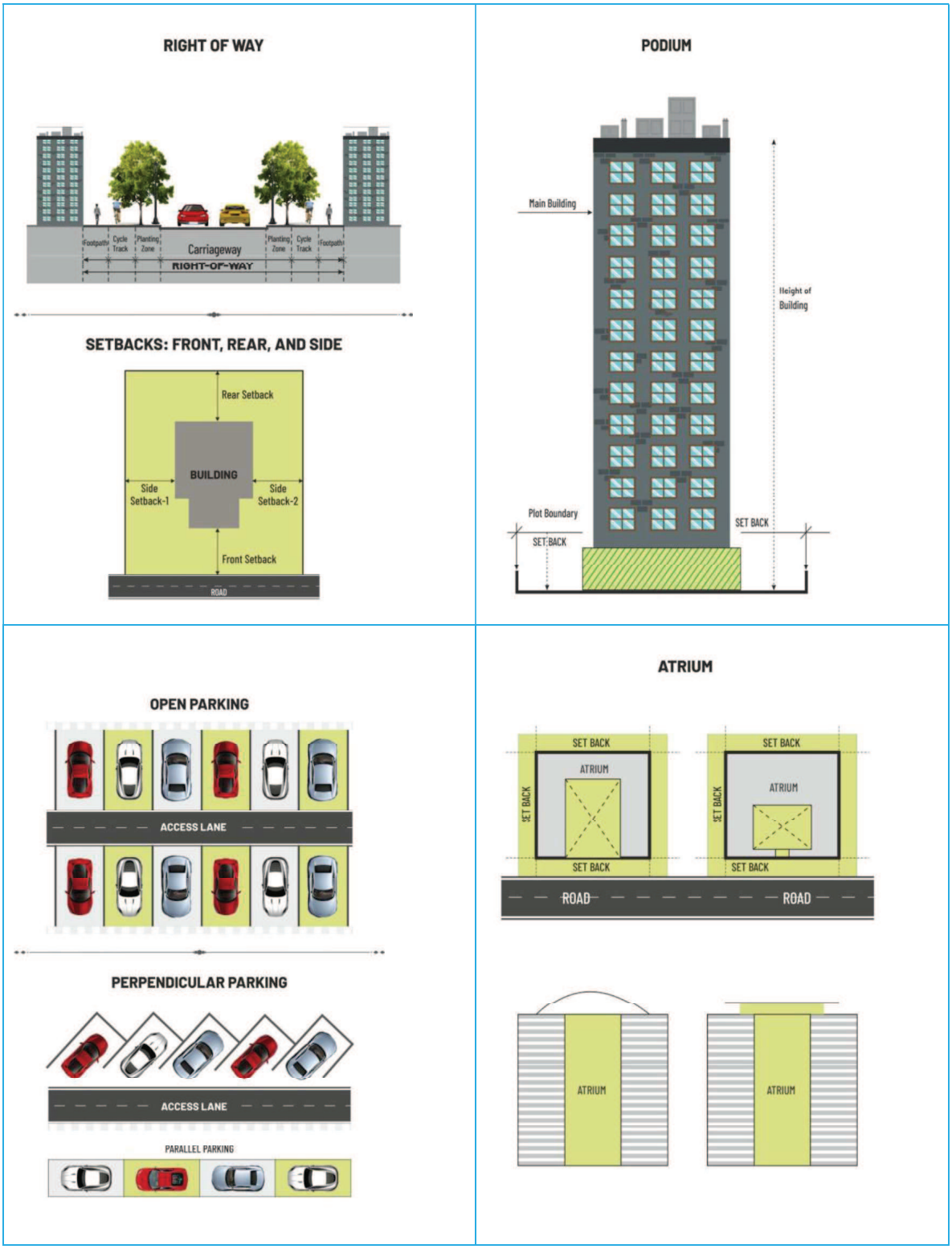
2.4 In case of basements, indicate the system used to contain earth pressures.

Part 4: Buildings in Structural Steel

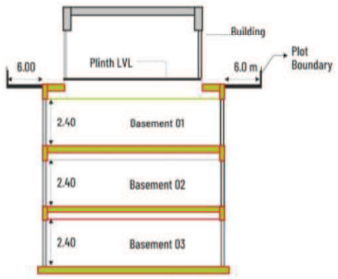
1	Adopted method of Design	O Simple O Semi-rigid O Rigid	IS: 800; Cl. 3.4.4 IS: 800; Cl. 3.4.5 IS: 800; Cl. 3.4.6
2	Design based on	O Elastic analysis O Plastic analysis	IS: 800; Section-9 SP: 6 (6)
3	Floor Construction	O Composite O Non-composite O Boarded	
4	Roof Construction	O Composite O Non-composite O Metal O Any other	
5	Horizontal force resisting system adopted	O Frames O Braced frames O Frames & shear walls	*Note: Seismic force As per IS: 1893Would depend on system*
6	Slenderness ratios maintained	Members defined in Table 3.1, IS: 800	IS: 800; Cl. 3.7
7	Member deflection limited to	Beams, Rafters Crane Girders Purlins Top of Columns	IS: 800; Cl. 3.13
8	Structural members	O Encased in Concrete O Not encased	IS: 800; Section-10
9	Proposed material	O General weld-able O High strength O Cold formed O Tubular	IS: 2062 IS: 8500 IS: 801, 811 IS: 806

10	Minimum metal thickness Specified for corrosion protection	O Hot rolled sections O Cold formed sections O Tubes	IS: 800, Cl. 3.8 Cl. 3.8.1 to Cl. 3.8.4 Cl. 3.8.5 Cl. 3.8.5
11	Structural connections	O Rivets O C T Bolts O S H F G Bolts O Black Bolts O Welding- Field Shop (Specify welding type proposed) O Composite	IS: 800; Section-8 IS: 1929,2155,1149 IS: 6639, 1367 IS: 3757, 4000 IS: 1363, 1367 IS: 816, 814, 1395, 7280, 3613, 6419 6560, 813, 9595
	Minimum Fire rating Proposed, with method	O Rating ---------- hours O Method proposed- - In tumescent Painting - Spraying - Quilting Fire retardant boarding	IS: 1641, 1642, 1643

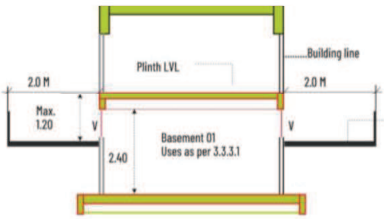
Appendix-14: Graphical Illustrations



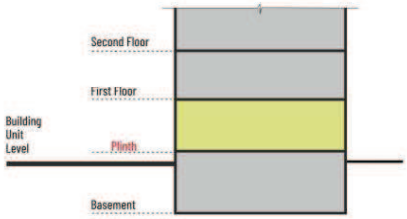
BASEMENT FOR GROUP HOUSING



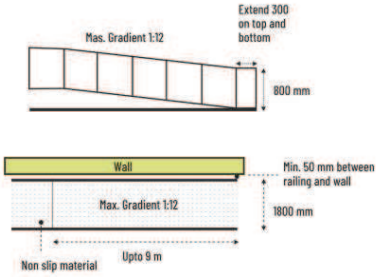
BASEMENT FOR SINGLE UNIT/MULTI UNIT



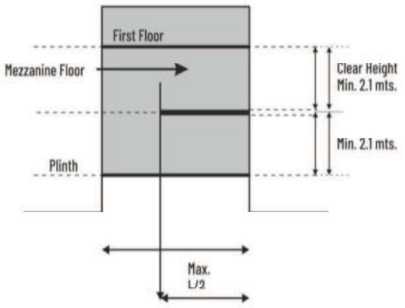
PLINTH



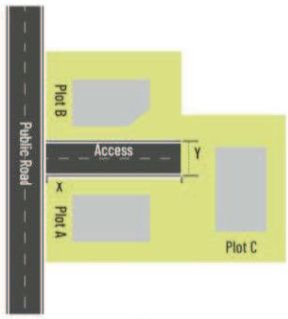
RAMP



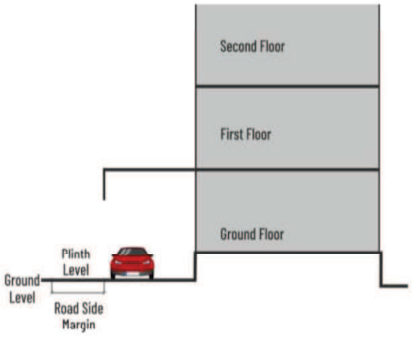
MEZZANINE FLOOR



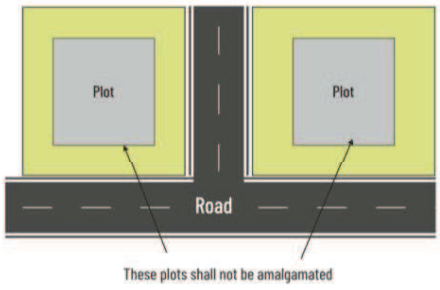
MEANS OF ACCESS



PORCH/ PORTICO



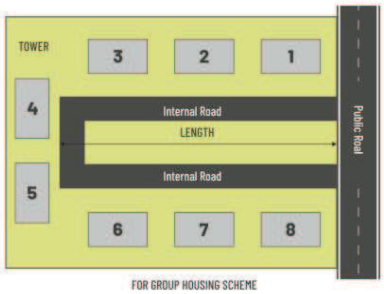
AMALGAMATION OF PLOTS



INTERNAL ROADS



FOR RESIDENTIAL AND OTHER DEVELOPMENT



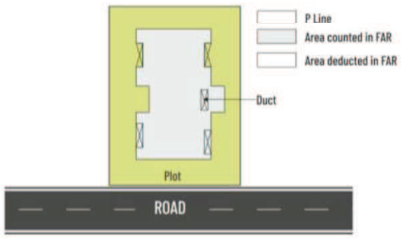
FOR GROUP HOUSING SCHEME

SUBDIVISION OF PLOTS

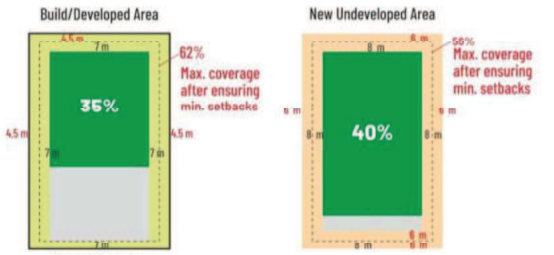


Each subdivision plot Min. 100 sqmt.

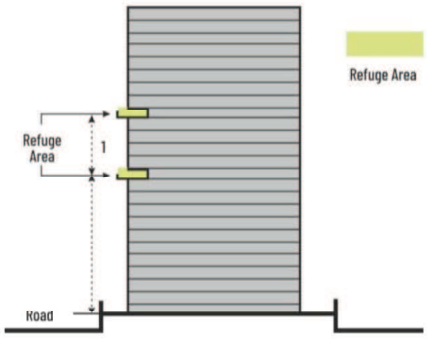
FLOOR AREA RATIO (FAR)



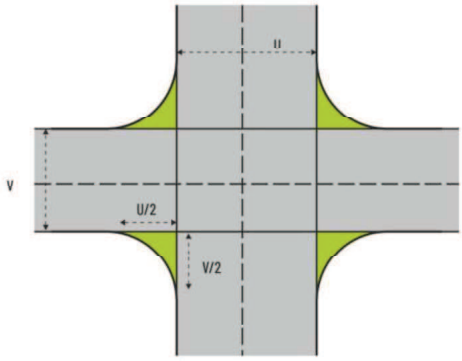
GROUND COVERAGE

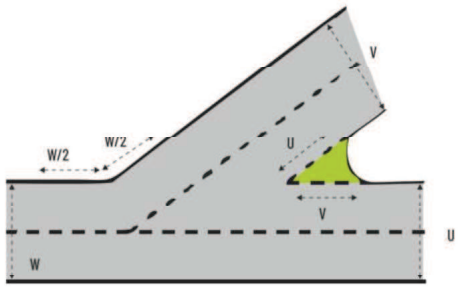


REFUGE AREA

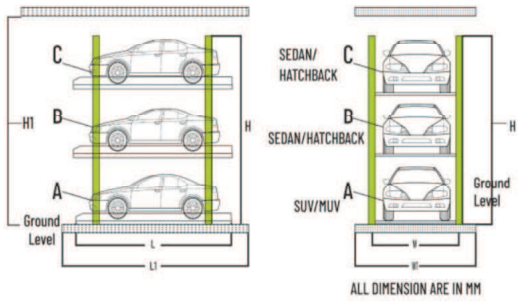


INTERSECTION OF ROADS

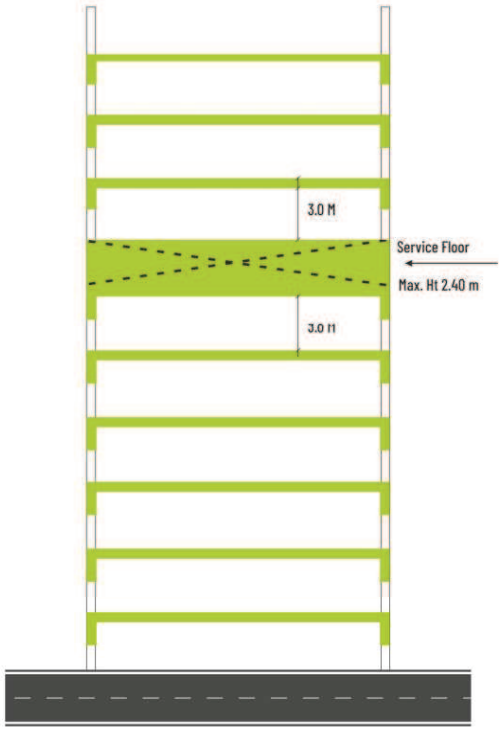




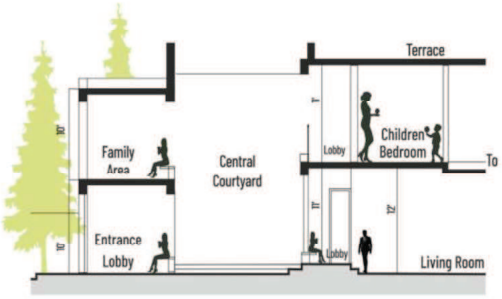
TRIPLE STACK MECHANIZED PARKING

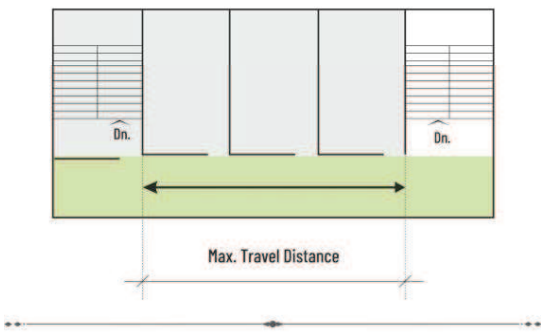


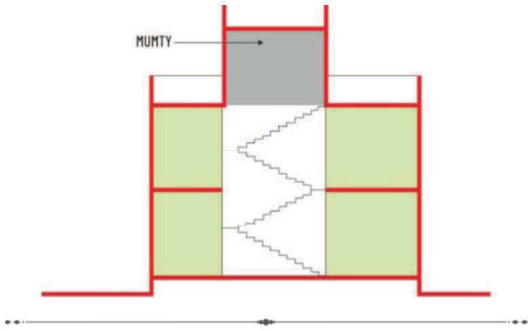
SERVICE FLOOR

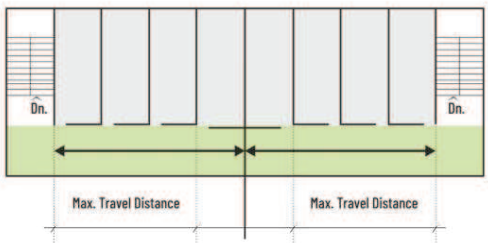


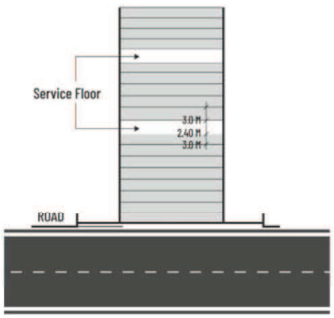
OPEN TO SKY

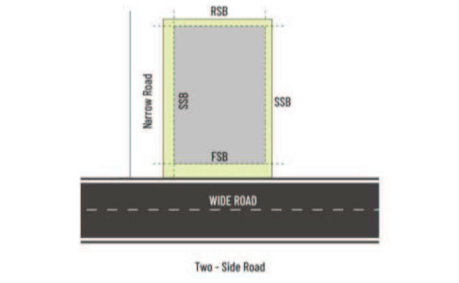




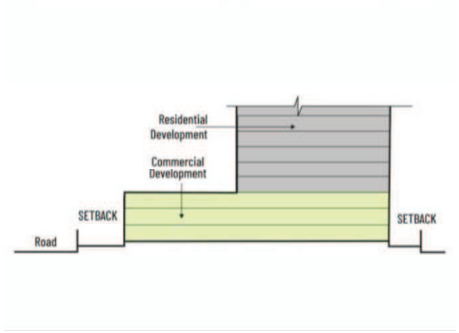


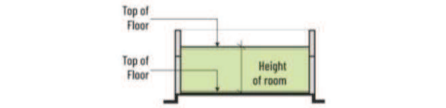


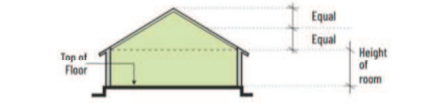


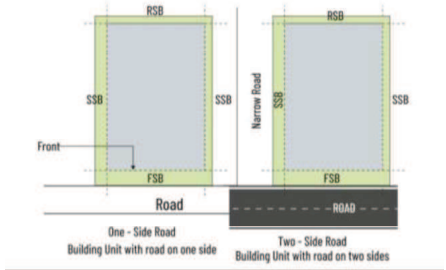


Two - Side Road



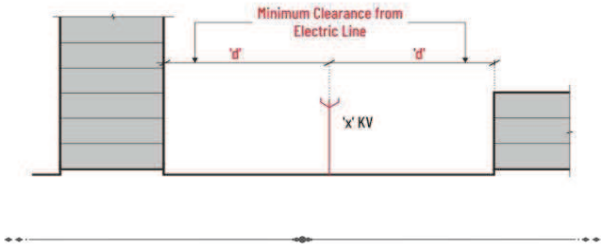






One - Side Road
Building Unit with road on one side

Two - Side Road
Building Unit with road on two sides



Appendix-15: List of Service and Cottage Industries

1 List of Daily Use Shops

1. General Provision Store
2. Items of daily use like milk, bread, butter, eggs etc.
3. Vegetables and Fruits
4. Fruit Juices
5. Sweets and Beverages
6. Paan, Bidi, Cigarettes
7. Medical Stores/Clinics
8. Stationery
9. Typing, Photostat, Fax, etc.
10. Books/Magazines/Newspapers, etc.
11. Sporting Goods
12. Telephone Booth, PCO
13. Readymade Garment
14. Beauty Parlour
15. Cosmetics
16. Hair Dressing
17. Tailoring
18. Clock Repair
19. Embroidery-Weaving and Painting
20. Cable TV Operation, Video Parlour
21. Plumber shop
22. Electrical Equipment
23. Hardware
24. Tyre & Puncture Shops
25. Ironing clothes
26. Other shops of similar daily utilities

2 List of Permissible Service Industries in Built-up/Mixed Residential Area

1. Laundry, dry-cleaning
2. TV Servicing and repairing of radios, etc.
3. Making milk products, ghee, butter
4. Servicing and repairing of motor cars, motorcycles, scooters, bicycles etc.
5. Printing Press and Book Binding
6. Gold and silver work
7. Embroidery & Weaving
8. Shoelace Preparation
9. Tailoring and Boutique
10. Carpenter work, blacksmith work
11. Repair of watches, pens, glasses
12. Making of sign boards (except iron boards)
13. Photo Framing
14. Shoe Repair
15. Repair of Electrical Equipment
16. Bakery, Confectionery
17. Aata Chakki (Up to 10 horsepower)
18. Furniture
19. Homogenous Service Industry

3 List of Pollution-Free Small-Scale Industries Permitted in Commercial Sector (Up to 10 horsepower)

1. Flour Mill
2. Peanut drying
3. Chilling
4. Sewing
5. Cotton and woolen woven fabrics
6. Readymade Garments Industry
7. Handloom
8. Shoelace Preparation
9. Gold & Silver/Wire & Zari Work
10. Leather footwear and other leather products not involving tannery
11. Preparation of mirrors and photographs from glass sheets
12. Preparation of musical instruments
13. Sports Goods
14. Bamboo and cane products
15. Cardboard & paper products
16. Insulation & other coated paper
17. Instruments related to science and mathematics
18. Steel & Wooden Furnishings
19. Preparation of household electrical appliances
20. Making Radio, TV
21. Repair of pens, watches, glasses
22. Surgical bandages
23. Yarn spinning and weaving
24. Making ropes
25. Making rugs
26. Preparing the cooler
27. Assembling of bicycles and other engineless vehicles
28. Servicing and Repair of Vehicles
29. Preparation of Electronics Equipment
30. Making Toys
31. Candle Making
32. Carpenter's work in addition to saw machine
33. Oil extraction (except refining)
34. Making Ice Cream
35. Mineral Water
36. Jabbing & Machining
37. Iron chests and suitcases
38. Paper Pin and U-Clip
39. Preparation of blocks for printing
40. Glasses frames
41. Homogeneous pollution-free enterprise

End of the Document



Model Building Regulations for Industrial Development Authorities of Uttar Pradesh, 2026

Infrastructure and Industrial Development Department
Government of Uttar Pradesh

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