

## CHECKING PROFORMA FOR COMPLIANCE OF BYELAWS

*As per decision of UPEIDA Board of Directors in its meeting held on 13.02.2024 UPEIDA Land Development and Building Regulations - 2021 is being revised. Till the new document is ready, the Building Regulations of Greater Noida with the name ' THE GRETAER NOIDA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATIONS - 2010' with all its subsequent amendments has been adopted by UPEIDA, replacig the above mentioned 'UPEIDA Land Development and Building Regulations - 2021'. Greater Noida Building Regulations - 2010 may be accessed through the website of Greater Noida*

### PART A - CHECKLIST FOR DOCUMENTS

For Industrial Buildings (Other than those on individual Residential Plots)

| S. NO. | TITLE  | REQUIRED   | SUBMITTED | REMARKS |
|--------|--|--|-----------|---------|
| (i)    | <b>Ownership documents (Issued by UPEIDA)</b>  |  |           |         |
|        | • Allotment letter   | To be countersigned by owner & technical person who signed Appendix-4  |           |         |
|        | • Possession certificate   | To be countersigned by owner & technical person who signed Appendix-4  |           |         |
|        | • Lease Deed (Transfer Deed in case of Transfer)   | To be countersigned by owner & technical person who signed Appendix-4  |           |         |
|        | • Dimension Plan / Lease Plan  | To be countersigned by owner & technical person who signed Appendix-4  |           |         |
| (ii)   | Form for first application to erect, re-erect, demolish or to make material alteration in a building ( <b>Appendix 1</b> ).  | To be signed by Applicant  |           |         |
| (iii)  | Certificate prescribed in <b>Appendix- 2</b> for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the CEO in writing. | To be signed by Applicant and Architect/Engineer as per Appendix 12  |           |         |
| (iv)   | Structural stability certificate from the Architect/Structural Engineers as per <b>Appendix-3</b> .  | As per Appendix 12 -<br>• Architect is authorised to sign structural drawings & related information for buildings on plots upto 500 sqm & upto 4 stories in height.<br>• Engineer is authorised to sign structural drawings & related information for all buildings. |           |         |

|                         |  |  |                         |                                   |               |  |
|-------------------------|--|--|-------------------------|-----------------------------------|---------------|--|
| (v)                     | Certificate for sanction of Building Plan as per <b>Appendix-4</b> (alongwith Building Plans & all prescribed documents)   | <ul style="list-style-type: none"> <li>• COA Certificate/ Certificate of Technical Person as per Appendix 12</li> </ul> <p>As per Appendix 12 -</p> <ul style="list-style-type: none"> <li>• Architect is authorised to sign all building plans &amp; related information connected with building permit.</li> <li>• Engineer is authorised to sign building plans for plots upto 1000 Sqm.</li> </ul> |                         |                                   |               |  |
| (vi)                    | Where basement is proposed to be constructed, Indemnity bond on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted. ( <b>Appendix-5</b> ) | Details of Plot, Applicant (Promisor) & Witness to be mentioned in the bond with signatures  |                         |                                   |               |  |
| (vii)                   | Specification of proposed building as per <b>Appendix-6</b>  | <ul style="list-style-type: none"> <li>• Entries should be as per drawings</li> <li>• To be signed by the Applicant</li> </ul>   |                         |                                   |               |  |
| (viii)                  | Application for drainage of premises as per <b>Appendix-7</b>  | <ul style="list-style-type: none"> <li>• To be submitted in duplicate</li> <li>• To be signed by the Applicant &amp; Engineer as per Appendix 12</li> </ul>  |                         |                                   |               |  |
| (ix)                    | Photocopy of the registration of the Technical Person as per <b>Appendix 12</b> duly authenticated with Plot No. for which it is submitted.                        |  |                         |                                   |               |  |
|                         | • For Architects   | COA Certificate as per Appendix - 12 clause no.(ii) (2.1)  |                         |                                   |               |  |
|                         | • For Engineers  | Certificate of Engineer as per Appendix - 12 clause no.(i) (3.1)   |                         |                                   |               |  |
|                         | Eligibility Criteria for Structural Calculation and details for buildings mentioned shall be as follows :  |  |                         |                                   |               |  |
|                         | Type of Building   | Number of years experience for Structural design and supervision<br><table border="1"> <tr> <td>Graduate Civil Engineer</td> <td>Post Graduate Structural Engineer</td> </tr> </table>   | Graduate Civil Engineer | Post Graduate Structural Engineer | Other Details |  |
| Graduate Civil Engineer | Post Graduate Structural Engineer  |  |                         |                                   |               |  |

|       |  |   |         |  |  |  |
|-------|--|---|---------|--|--|--|
|       | 1) Multistoried / important facility buildings which are upto 4 storeys or 12 m high or 2500 sqm covered area [Appendix 12 (3.1) iv)1]         | 5 Years   | 3 Years |  |  |  |
|       | 2) Multistoried / important facility buildings which are upto 8 storeys or 24 m high or 5000 sqm covered area [Appendix 12 (3.1) iv)2]         | 9 Years   | 7 Years |  |  |  |
|       | 3) Multistoried/important facility buildings which are above 8 stories/above 24 m high or above 5000 sqm covered area [Appendix 12 (3.1) iv)3] | 10 years  | 8 years | Copy of structural design to be signed by professor of Structural Design of IIT/NIT or any other recognized technical institutes |  |  |
| (x)   | Photocopy of receipt of fees deposited, and such other charges, if any, as required by the Authority from time to time.                        | As per Clause no. 5(3) of Greater Noida Byelaws"Such application shall not be considered until the applicant has paid the permit fees mentioned in Regulation no. 10. |         |  |  |  |
| (xi)  | Three copies of drawings (one cloth mounted) duly signed by the Technical Person and owner.  | To be signed by the Licensed Technical Person & the Applicant   |         |  |  |  |
| (xii) | Certificates of Registered Structural Engineer & Owner regarding earthquake resistance of the building as per following -                      |   |         |  |  |  |
|       | • Structural Safety & Natural Hazard Protection of Buildings <b>(Appendix-8A)</b>  | To be signed by the Applicant & Licensed Technical Person who signed Appendix-3 & counter signed by Appendix-4 person   |         |  |  |  |
|       | • Building Information Schedule <b>(Appendix-8B)</b>   | To be signed by the Applicant & Licensed Technical Person who signed Appendix-3 & counter signed by Appendix-4 person   |         |  |  |  |
|       | • Certificate <b>(Appendix-8C)</b>   | To be signed by the Applicant & Licensed Technical Person who signed Appendix-3 & counter signed by Appendix-4 person   |         |  |  |  |

|         |  |  |  |  |
|---------|--|--|--|--|
| (xiii)  | Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code. | To be signed by Technical person who signed Appendix-4 and owner   |  |  |
| (xiv)   | Approval from the competent authority in case of hazardous buildings   | <ul style="list-style-type: none"> <li>• Copy of Approval from Competent Authority, if applicable</li> <li style="text-align: center;">OR</li> <li>• Document to prove that building is</li> </ul> |  |  |
| (xv)    | Soft copies of the drawings  | In compact disc (CD).  |  |  |
| (xvi)   | Valid time extension ,where- ever applicable   | If Applicable  |  |  |
| (xvii)  | No Objection Certificate from Airport Authority if building is more than 30.0 mtrs high.                         | Copy of Approval from Competent Authority, if applicable   |  |  |
| (xviii) | No Objection Certificate from Ministry of environment if covered area is more than 20,000 sq mtrs.               | Copy of Approval from Competent Authority, if applicable   |  |  |
| (xix)   | Any other document as may be required by the Authority from time to time.  | If applicable  |  |  |
| (xx)    | In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.     | If applicable  |  |  |

**Note : All documents submitted with the plans should be self attested by the owner and Architect/ Authorised Technical Person as per Clause No. 12(i)**

## CHECKING PROFORMA FOR COMPLIANCE OF BYELAWS

### PART B - CHECKING OF DRAWINGS

With reference to "Greater NOIDA Industrial Development Area Building Regulation, 2010"  
For erection of Industrial Buildings in Defence Industrial Corridor Nodes

| S.NO. | TITLE   | REQUIRED                               | PROVIDED            | REMARKS |
|-------|---|--|---------------------|---------|
| 1.0   | Short title,  | Refer clause no.1                      | General information |         |
| 2.0   | Definitions   | Refer clause no.2                      | General information |         |
| 3.0   | Explanatory Note  | Refer clause no.3                      | General information |         |
| 4.0   | Building Permit   | Refer Clause no.4                      | General information |         |
| 5.0   | Application for building permit   | Documents to be filled and duly signed |                     |         |
| 5.(1) | Every person who intends to erect a building within the Area shall give application in the Form given at Appendix – 1   |  |                     |         |
| 5.(2) | The application for building permit shall be accompanied by documents as mentioned in checklist annexed to Appendix – 1.  |  |                     |         |
| 5.(3) | Such application shall not be considered until the applicant has paid the permit fees mentioned in Regulation no. 10.   |  |                     |         |
| 5.(4) | 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 sixty days from the date of receipt of the objection order. If plan is submitted after sixty days, fresh permit fee shall be charged. |  |                     |         |

|              |   |  |   |  |
|--------------|---|--|---|--|
| 5.(5)        | No application for building permit shall be necessary for the following additions / alterations provided they do not violate any of the provisions regarding general building requirements, structure stability and fire safety requirements specified in National Building Code-2005:- Refer clause no. 5(5) |  |   |  |
| <b>6.0</b>   | <b>INFORMATION ACCOMPANYING APPLICATION FOR LAYOUT PLAN OR BUILDING PERMIT</b>  |  |   |  |
| 6.1          | Layouts regarding sub-division of land  |  | Not Applicable for individual plots         |  |
| 6.2          | Residential buildings on plots other than group housing (flatted)   |  | Not Applicable for industrial buildings     |  |
| 6.3          | Other Buildings -   |  | This is applicable for industrial buildings |  |
| <b>6.3.1</b> | <b>The SITE PLAN shall show :-</b>  |  |   |  |
| 6.3.1(i)     | Site Boundaries with Name/No. of the Properties & Roads abutting to the Proposed Site   | To be as per Lease Deed  |   |  |
| 6.3.1(ii)    | Plot No. of the property, Name of the Company and authorised signatory to be checked from lease deed  | To be as per Lease Deed  |   |  |
| 6.3.1(iii)   | All existing buildings and physical features standing on, over or under the site.   | To be shown in the drawing   |   |  |
| 6.3.1(iv)    | Building Envelop @ each floor in relation to the Proposed Site.   | To be shown in the drawing   |   |  |
| 6.3.1(v)     | • <b>Total Area of the Plot</b>   | To be as per Lease Deed  |   |  |
|              | • The break-up of covered areas on each floor with their percentages with reference to the total area of the plot   | Covered area on each floor and total covered area to be mentioned. |   |  |
| 6.3.1(vi)    | <b>Total Height of the Building (m) [Maximum permissible height given in clause 24.3(1)] -</b>  | Total height of building to be clearly shown in the drawing        |   |  |
|              | Plot Area (Sqm)   | Maximum Permissible Height (m)                                     |   |  |
|              | Up to 1000  | 18   |   |  |
|              | Above 1000 but  | 24   |   |  |



|              |  |   |  |  |
|--------------|--|---|--|--|
|              | <b>• Minimum Open Space to be kept for Landscaping -</b>                             |   |  |  |
|              | For Plot Size Up to 2000 Sq.m<br>- 25% of Open Area                                  | To be followed according to plot size   |  |  |
|              | For Plot Size Above 2000 to 12000 Sqm - 25% of Open Area                             |   |  |  |
|              | For Plot Size More than 12000 Sqm - 50% of Open Area                                 |   |  |  |
|              | <b>• No. of Trees required -</b>   | To be followed as per plot size   |  |  |
|              | For Plot Size Up to 2000 Sq.m  | 1 Tree per 100 Sqm of Open Space, out of which minimum 50% to be in the category of evergreen trees |  |  |
|              | For Plot Size Above 2000 to 12000  |   |  |  |
|              | For Plot Size More than 12000 Sqm  |   |  |  |
| 6.3.1 (xiv)  | Location & size of temporary structures like stores, labour hutments & site office   | To be shown in the drawing  |  |  |
| 6.3.1 (xv)   | Electrical Load Requirement  | To be given in the drawing  |  |  |
| 6.3.1 (xvi)  | Location and details of facilities to be provided for Physically Challenged Persons. | To be marked in site plan and plans   |  |  |
| <b>6.3.2</b> | <b>BUILDING PLAN -</b>   |   |  |  |
|              | <b>• Scale of drawings i.e. Plans, Elevations &amp; Sections.</b>                    | <b>Not less than 1:200</b>  |  |  |
| 6.3.2 (i)    | All Floor Plans of Building together with Covered Area.                              | Covered area to be marked   |  |  |
| 6.3.2 (ii)   | Plan shall specify use of all parts of Building.                                     | Names of spaces to be mentioned in plan   |  |  |
| 6.3.2 (iii)  | Plan shall show Water Supply, Sewerage, Drainage Lines & the like.                   | To be marked in the drawing   |  |  |
| 6.3.2 (iv)   | The plan shall include sectional drawing showing clearly -                           |   |  |  |
|              | <b>• Thickness of Walls</b>  | To be mentioned in the drawing  |  |  |
|              | <b>• Size &amp; Spacing of Framing Members &amp; Floor Slabs</b>                     | To be mentioned in the drawing  |  |  |
|              | <b>• Height of the Rooms &amp;</b>   | To be mentioned in the drawing  |  |  |
|              | <b>• One Staircase Section</b>   | To be provided  |  |  |
| 6.3.2 (v)    | All Street Elevations  | To be provided  |  |  |



|              |  |   |   |  |
|--------------|--|---|---|--|
| 6.3.2 (vi)   | Terrace Plan indicating Drainage & Slope of the  | To be provided  |   |  |
| 6.3.2 (vii)  | Dimension of Permissible Projections in Setbacks   | Up to max. width of 0.75m is permissible [Ref. 24.3.1(1)(i)]  |   |  |
| 6.3.2 (viii) | Direction of the North Point & Scale of Building   | To be mentioned in the drawing  |   |  |
| 6.3.3        | Building plans for all types of multi - storeyed buildings (more than 15 metres in height) |   | Not Applicable for industrial buildings |  |
| <b>6.3.4</b> | <b>SERVICE PLANS -</b>   |   |   |  |
|              | • Details of private Water Supply  | If applicable   |   |  |
|              | • Details of Sewage Disposal System independent of the Municipal Services, if any          | If applicable   |   |  |
|              | • Details of Rain Water Harvesting System.   | To be marked in the drawing   |   |  |
|              | • Details of Solar passive architecture as per the Government of Uttar Pradesh orders.     | If applicable   |   |  |
| 6.3.5        | Specification  | General specification of materials to be used in different parts of the building as given in Appendix-6 |   |  |
| 6.3.6        | Documents  | as per Checklist 1B for industrial  |   |  |
| 6.4          | Temporary Building   |   | Not Applicable for permanent structures |  |
| <b>7.0</b>   | <b>Site Plan Scale shall be drawn to a scale as follows -</b>                              | <b>Suitable scale to be followed according to plot size</b>   |   |  |
|              | Site Area  | Scale   |   |  |
|              | Upto 0.1 Ha  | Not less than 1:200   |   |  |
|              | Upto 0.1 Ha - 1 Ha   | Not less than 1:500   |   |  |
|              | More than 1 Ha   | Not less than 1:1000  |   |  |
| 8.0          | Recommended notation for colouring of plans  | Refer clause 8.0  |   |  |
| 9.0          | Preparation and signing of Plans   | All plans shall be prepared and signed by Technical Person as per Appendix – 12 and owner               |   |  |
| 10.0         | Building Permit Fee  | As per clause no. 10 of Bye laws  |   |  |
| 11.0         | Withdrawal of application  | Refer clause no.11 for details  |   |  |
| 12.0         | Scrutiny of the building permit  | For office use of UPEIDA  |   |  |
| 13.0         | Sanction or refusal of building permit   | For office use of UPEIDA  |   |  |
| 14.0         | Appeal against refusal or sanction with modification of a building permit                  | Refer clause no.14 for details  |   |  |
| 15.0         | Duration of validity of a building permit  | Refer clause no.15 for details  |   |  |

|             |  |  |   |  |
|-------------|--|--|---|--|
| 16.0        | Additions or alterations during construction   | Refer clause no.16 for details   |   |  |
| 17.0        | Cancellation of permit for building activity   | Refer clause no.17 for details   |   |  |
| 18.0        | Work to be carried out in full accordance of Zoning Regulations, Building Regulations and Directions | Refer clause no.18 for details   |   |  |
| 19.0        | Documents at site  | Refer clause no.19 for details   |   |  |
| 20.0        | Notice for issue of occupancy  | Refer clause no.20 for details   |   |  |
| 21.0        | Distance from electric lines   | Refer clause no.21   | Not relevant for plots in planned layouts |  |
| 22.0        | Site and land use pattern  | Refer clause no.22   | Not relevant for plots in planned layouts |  |
| 23.0        | Means of Access  | No building shall be erected so as to deprive any other building of the means of access. | Not relevant for plots in planned layouts |  |
| <b>24.0</b> | <b>Ground Coverage, Floor Area Ratio (FAR) and Height and Setbacks:</b>                              |  |   |  |
| 24.1        | RESIDENTIAL BUILDINGS on plots (other than flatted group   |  | Not Applicable for industrial plots       |  |
| 24.2        | GROUP HOUSING (Flatted and cluster type)   |  | Not Applicable for industrial plots       |  |
| <b>24.3</b> | <b>INDUSTRIAL BUILDINGS</b>  |  |   |  |
| 1.0         | Ground Coverage, Floor Area Ratio (FAR) and Height   |  |   |  |
| •           | <b>Ground Coverage</b>   | To be followed according to size of  |   |  |
|             | Plot Area (Sqm)  | Max. Permissible Ground Coverage   |   |  |
|             | Up to 1000 Sq.m  | 60%  |   |  |
|             | Above 1000 Sq.m but not  | 60%  |   |  |
|             | Above 12000 Sq.m   | 55%  |   |  |
|             | Flatted Factories  | 35%  |   |  |
| •           | <b>Floor Area Ratio (FAR)</b>  | To be followed according to size of  |   |  |
|             | Plot Area (Sqm)  | Max. Permissible FAR   |   |  |
|             | Up to 1000 Sq.m  | 1.50   |   |  |
|             | Above 1000 Sq.m but not  | 1.30   |   |  |
|             | Above 12000 Sq.m   | 1  |   |  |
|             | Flatted Factories  | 1.40   |   |  |
| •           | <b>Height</b>  | To be followed according to size of  |   |  |
|             | Plot Area (Sqm)  | Max. Permissible Height (m)  |   |  |
|             | Up to 1000 Sq.m  | 18   |   |  |
|             | Above 1000 Sq.m but not  | 24   |   |  |
|             | Above 12000 Sq.m   | No limit   |   |  |
|             | Flatted Factories  | 24   |   |  |
| 24.3.1      | Other Provisions for Industrial Buildings  |  |   |  |
| 24.3.1 (1)  | No construction of any kind shall be permitted beyond the building envelop (on setbacks) except      |  |   |  |
| 1.i)        | Chajja (projection)  | maximum width of 0.75 m  |   |  |
| 1.ii)       | Underground Water Tank   | ✓  |   |  |

|        |  |                                      |                                  |                                     |  |
|--------|--|--------------------------------------|----------------------------------|-------------------------------------|--|
| 1.iii) | Watchman shelters & Watch Towers with following provisions :   |                                      | ✓                                |                                     |  |
| 1.iv)  | No projection of watchman shelters and watch towers shall be allowed outside the plot line.  |                                      | ✓                                |                                     |  |
| 1.v)   | • Maximum height of Watchman Shelter   |                                      | 4 m                              |                                     |  |
|        | • Maximum height of Watch Tower  |                                      | 15 m                             |                                     |  |
|        | • Total Area provided for watchman shelters and watch towers shall be split up in desired no. of watchman shelter and watch towers as follows: |                                      |                                  |                                     |  |
|        | Plot Size  | Total area for watchman shelter and  | Maximum area under each watchman | Maximum area under each watch tower |  |
|        | Upto 0.5 Acres (Upto 2023.43 Sqm)  | 15 Sqm                               | 15 Sqm                           | 5.00 Sqm                            |  |
|        | Above 0.5 acres upto 10 acres (Above 2023.43 Sqm upto 40468.6 Sqm)   | 30 Sqm                               | 24 Sqm                           | 5.00 Sqm                            |  |
|        | Above 10 acres upto 25 acres (Above 40468.6 Sqm upto 101171 Sqm)   | 45 Sqm                               | 24 Sqm                           | 5.00 Sqm                            |  |
|        | Above 25 acres upto 50 acres ( Above 101171 Sqm acres upto 202343 Sqm)   | 60 Sqm                               | 24 Sqm                           | 5.00 Sqm                            |  |
|        | Above 50 acres for an additional 50 acres (Above 202343 Sqm for an additional 202343 Sqm)  | An additional 10 Sqm & part there of | 24 Sqm                           | 5.00 Sqm                            |  |
| 1.vi)  | <b>The following features shall be permitted in setback after leaving minium 6 m open corridor for fire tenders.</b>                           | <b>As per clause 24.3.1.(1) (vi)</b> |                                  |                                     |  |
| a)     | Meter room as/norms of Electricity Authority.  |                                      |                                  |                                     |  |
| b)     | Open transformers  |                                      |                                  |                                     |  |

|            |  |                          |  |  |
|------------|--|--------------------------|--|--|
| c)         | Other features as mentioned in Table 3.  |                          |  |  |
| d)         | Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains. |                          |  |  |
| e)         | Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.  |                          |  |  |
| f)         | Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments  |                          |  |  |
| 24.3.1 (2) | Areas to be included in FAR  | As per clause 24.3.1.(2) |  |  |
| 2.i)       | Mezzanine  |                          |  |  |
| 2.ii)      | Lift shaft shall be taken for calculation only on one floor & included in ground coverage  |                          |  |  |
| 2.iii)     | Pergola, if closed from three or more than three sides.  |                          |  |  |
| 2.iv)      | Metre room as per Electricity Authority norms.   |                          |  |  |
| 24.3.1 (3) | FAR shall not include  | As per clause 24.3.1.(3) |  |  |
| 3.i)       | A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.   |                          |  |  |

|        |  |  |  |  |
|--------|--|--|--|--|
| 3.ii)  | <p>Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:</p> <p>(a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.</p> <p>(b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.</p> <p>(c) In plots bigger than 12000sqmtrs. The basement shall be allowed in setback area after leaving a min. 6 m setback</p> |  |  |  |
| 3.iii) | <p>Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.</p>   |  |  |  |
| 3.iv)  | <p>Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.</p>  |  |  |  |
| 3.v)   | <p>Balconies (Up to 1.5metre width free) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.</p>  |  |  |  |
| 3.vi)  | <p>Other features as mentioned in Table 3</p>  |  |  |  |

|         |  |  |  |  |
|---------|--|--|--|--|
| 3.vii)  | Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains. |  |  |  |
| 3.viii) | Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.  |  |  |  |
| 3.ix)   | (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.   |  |  |  |

|            |  |                          |  |  |
|------------|--|--------------------------|--|--|
| 3.x)       | Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.   |                          |  |  |
| 3.xi)      | Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sqmtrs .  |                          |  |  |
| 3.xii)     | In multistorey buildings service floor may be allowed after 4 floors .Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs.from floor to bottom of the beam. |                          |  |  |
| 24.3.1 (4) | 15% Additional FAR shall be provided for following common areas. (Ground Coverage of the structures taken in this category shall be counted in Ground Coverage)  | As per clause 24.3.1.(4) |  |  |
| (4).1      | Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.                           |                          |  |  |
| (4).2      | Loft up to maximum height of 1.5 metre .   |                          |  |  |
| (4).3      | Air-conditioning plant, electrical installation, generator room, water works, water tank etc.  |                          |  |  |

|        |   |  |  |  |
|--------|---|--|--|--|
| (4).4  | Watchmen/ Security shelters and watch towers  |  |  |  |
| (4).5  | Garbage shafts , lift shafts and 10sqmtr lobby infront of each lift( excluding area of corridor beyond the lift). |  |  |  |
| (4).6  | Fire escape staircases  |  |  |  |
| (4).7  | Toilet blocks for visitors, drivers, guards etc on ground floor only.   |  |  |  |
| (4).8  | Mumty, machine room for lifts.  |  |  |  |
| (4).9  | Cupboards upto a depth of 0.60mtr.and 1.80mtr.in length.  |  |  |  |
| (4).10 | Refuge area as per definition for fire evacuation and National Building Code 2005.                                |  |  |  |
| (4).11 | Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.     |  |  |  |
| (4).12 | Covered walkways and pathways.  |  |  |  |
| (4).13 | Any other utilities and facilities as decided by Chief Executive Officer depending on its requirement.            |  |  |  |



|                   |   |  |                        |  |
|-------------------|---|--|------------------------|--|
| 24.3.1 (5)        | <b>Distance between two adjacent building blocks</b>  | <b>As per clause 24.3.1.(5)</b>                                  |                        |  |
|                   | Minimum 6 m & maximum 16 m depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1mtrs.for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of Development Control Regulation, part 3 of National Building Code -2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks. |  |                        |  |
| 24.3.1 (6)        | Authority shall have right to impose restrictions & limitations as to the number of storey and extent of height of the building.  | Refer clause 24.3.1.(6) for details                              | No compliance required |  |
| 24.3.1 (7) &      | Height of the Basement  | Refer clause 24.3.1.(7) & (8) for details                        |                        |  |
| 24.3.1 (9)        | Toilet Block for visitors, drivers etc.   | As per clause 24.3.1.(9) a toilet block for visitors is required |                        |  |
| 4.3.1 (10)        | Lifts to be provided  | As per clause 24.3.1.(10) (if applicable)                        |                        |  |
| <b>4.3.1 (11)</b> | <b>Minimum requirement for sanction/completion</b>  | <b>Refer clause 24.3.1. (11) for details</b>                     |                        |  |
|                   | Size of Plot (Sqm)  | Minimum Built Up Area (As % of Total Permissible FAR)            |                        |  |
|                   | Up to 4000 Sq.m   | 50 % of permissible F.A.R  |                        |  |
|                   | Exceeding 4000 Sq.m. but not exceeding 10000 Sq.m.  | 40 % of permissible F.A.R  |                        |  |

|            |   |                                 |                          |  |
|------------|---|---------------------------------|--------------------------|--|
|            | Exceeding 10000 Sq.m. but not exceeding 20000 Sq.m.                                   | 35 % of permissible F.A.R       |                          |  |
|            | Exceeding 20000 Sq.m. but not exceeding 100000 Sq.m.                                  | 30 % of permissible F.A.R       |                          |  |
|            | Exceeding 100000 Sq.m. but not exceeding 200000 Sq.m.                                 | 25 % of permissible F.A.R       |                          |  |
|            | Exceeding 200000 Sq.m. but not exceeding 400000 Sq.m.                                 | 20 % of permissible F.A.R       |                          |  |
|            | Above 400000 Sq.m   | 15 % of permissible F.A.R       |                          |  |
| 4.3.1 (12) | Mandatory provisions in buildings for issue of completion certificate                 | As per clause 24.3.1(12)        |                          |  |
| 24.4       | COMMERCIAL BUILDINGS  |                                 | Not Applicable           |  |
| 24.5       | INSTITUTIONAL   |                                 | Not Applicable           |  |
| 24.6       | GREEN AREAS   |                                 | Not Applicable           |  |
| 24.7       | TRANSPORTATION  |                                 | Not Applicable           |  |
| 24.8       | General Provisions for Building/projects of Industrial Buildings (reregulation 24.3)  | As per clause 24.8              |                          |  |
| 24.9       | INFORMAL SECTOR   |                                 | Not Applicable           |  |
| 24.10      | LAYOUT & SUB-DIVISION OF LAND   |                                 | Not Applicable           |  |
| 24.11      | Standards for facilities for group housing projects as per following population norms |                                 | Not Applicable           |  |
| 24.12      | Provisions of Social & Physical Infrastructure at Sector Level                        |                                 | Not Applicable           |  |
| 24.13      | Explanation to clause 24.12   |                                 | For Office Use of UPEIDA |  |
| 24.14      | Explanation about higher parking & landscaping requirements in future                 |                                 | For Office Use of UPEIDA |  |
| 25.0       | Structural Safety - Fire  | Refer clause no. 25 for details |                          |  |
| 26.0       | Construction of Farm house building in Agricultural Use Zone                          |                                 | Not Applicable           |  |
| 27.0       | Construction of Building in Village Abadi   |                                 | Not Applicable           |  |
| 28.0       | Construction on Plots allotted to the farmers against land                            |                                 | Not Applicable           |  |
| 29.0       | Purchasable FAR   | Refer clause no. 29 for details |                          |  |
|            | Provisions of parking, loading and unloading spaces explanatory notes                 | Refer chapter IX for details    |                          |  |