

THE UTTAR PRADESH STATE INDUSTRIAL  
DEVELOPMENT AREA - LAND DEVELOPMENT &  
BUILDING REGULATIONS, 2018

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## **THE UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AREA LAND DEVELOPMENT & BUILDING REGULATIONS, 2018**

In exercise of the powers under Section-6, Section-9(2) and read with Section 19 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976), the U.P. State Industrial Development Authority (UPSIDA) duly incorporated by State Government of Uttar Pradesh through Notification No. 1418/77-4-2001-267BHA-97 TC-1 dated September 05 of 2001 hereby makes this Regulation for the purpose of proper planning and development of the Uttar Pradesh State Industrial Development Areas.

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

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

# LAND REGULATIONS

## Chapter-I

### 1. Preliminary

#### 1.1 Short title, Commencement and Application

- 1.1.1. Short Title: These regulations may be called "The Uttar Pradesh State Industrial Development Area Land Development & Building Regulations-2018.
- 1.1.2. Commencement: They shall come into force with effect from their date of approval of the Authority.
- 1.1.3. Application: These regulations shall be applicable for Uttar Pradesh State Industrial Development Areas.
- 1.1.4. Prior to enforcement of these regulations, the plots on which building plans have already been sanctioned and construction has already started or completed, the occupier may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building construction for which construction has not been started or any new addition required in the building.
- 1.1.5. F.A.R., Ground coverage, setbacks and density as indicated in these regulations shall not be applicable in respect of plots allotted prior to coming into operation of these regulations on auction or tender basis. However, FAR in the new buildings in such plots as per these regulations shall be allowed on the purchasable basis as per applicability under norms & standards prescribed in this regulation. In such cases, Ground Coverage, setbacks and density shall be permitted as per these regulations.
- 1.1.6. Notwithstanding anything contained in these regulations, the special provisions contained in the bids accepted by the Authority before commencement of these regulations shall continue to be effective unless amended with the consent of the occupier.

#### 1.2 Definitions

In these regulations, unless the context otherwise requires:

- 1.2.1. 'Act' means Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976.
- 1.2.2. 'Air conditioning' means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 1.2.3. 'Alteration' means the structural change, such as addition to the area or height or the removal of part of a building, or construction of cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixtures or equipments of the building.

- 1.2.4. 'Amalgamation' means putting together two or more premises and treating the conjugate plot as one for the purpose of building construction.
- 1.2.5. 'Applicant' means the person who has legal title to a land or building and includes,
- (i) An agent or trustee who receives the rent on behalf of the owner;
  - (ii) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
  - (iii) A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge, or to exercise the rights of the owner; and
  - (iv) A mortgagee in possession.
- 1.2.6. 'Approved' means approved by UPSIDA.
- 1.2.7. 'Area' means the Industrial Development Area as notified for UPSIDA.
- 1.2.8. 'Authorised Officer' means an officer of the authority authorized by the Chief Executive Officer.
- 1.2.9. 'Atrium' – A sky lighted central area, often containing plants, in modern buildings especially for common area.
- 1.2.10. 'Balcony' means a horizontal projection including a handrail or balustrade to serve as sitting out place.
- 1.2.11. 'Barsati ' means a habitable room with or without kitchen or toilet on the roof of a building.
- 1.2.12. 'Basement or Cellar' means the lower storey of a building below or partly below ground level.
- 1.2.13. Building' means any permanent structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial, institutional, recreational or other purposes for the use and benefit of human being whether in actual use or not. Sign and outdoors display structures, tents, shamianas, tarpaulin shelters, etc. erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building, and in particular:
- (i) Residential Building: Building which are generally used for residential purpose having provisions for sleeping accommodation, along with cooking and toilet facilities.
  - (ii) Educational Buildings: Buildings such as school, college or institute where people gather for education or training.
  - (iii) Institutional buildings: These shall include any building or part of building. Which are used for purposes such as hospital, nursing home, health center, medical or other treatment or care of persons suffering from physical and mental illness or care of infants, convalescents or aged persons and for penal or correctional detention. Institutional buildings will also include, sanatorium, custodial institutions and penal reformatories, institutions such as jails,



prisons, mental hospitals, research institutions and other high level institutions.

- (iv) Assembly Building: These shall include any building or part of buildings used for public entertainment recreation, social, religious, patriotic, civil, travel, city travel and related use such as theatre, cinema hall, community hall, auditorium, exhibition halls, places of worship, museums, skating, gymnasium, dance halls, clubs, passenger stations, terminals for air, surface and other public transport services, recreation parks and playgrounds etc.
- (v) Business and Commercial Building: All buildings or part of the building that is used as shop, store, markets, display and sale of merchandise either whole sale or retail business related activities, bank, hotel, petrol pump and facilities incidental to the sale of merchandise shall be included in this.
- (vi) Office Building: All buildings or part of the buildings used for carrying out administrative activities, accounts and record keeping by any agency, institution and organization shall be included in this.
- (vii) Industrial Building: All buildings or part of the buildings or structure, in which manufacturing, assembly and processing of any products take place.
- (viii) Tower Like Building: Shall be deemed to be tower like structure when the height of the tower like portion is at least twice the height of the wider base at ground level.
- (ix) Industrial Building Flatted: Those Buildings having two or more storeys, where every floor has independent Industrial unit and in which land and amenities open space and passage are jointly owned and collectively used are included in this.
- (x) Storage Building: All buildings or part of the buildings primarily used for collection and storage of goods, such as warehouse, cold storage, freight depot, transit shed, store house, hangar, grain elevator, barns and stable, shall be included in this.
- (xi) Hazardous Buildings: All buildings or part of the buildings where highly inflammable and explosive goods or products are collected, distributed, manufactured or processed or buildings having such inflammable gas or which leads to explosion or are highly corrosive, toxic, obnoxious alkali, acid or other liquid or chemical producing flame and explosive, poisonous, irritant or corrosive gases and for storage, handling or processing of any material producing explosive mixture of dust which result the division of matter into small particles subject to spontaneous ignition or such other materials, shall be included in this.
- (xii) Group Housing: Those buildings having two or more storeys, where every floor has independent residential unit and in which land and amenities, open space and passage are jointly owned and collectively used are included in this

- (xiii) Multistoried Building: A Building with four storeys or a height more than 15 metres
- (xiv) Tower Like Building: Shall be deemed to be tower like structure when the height of the tower like portion is at least twice the height of the wider base at ground level.
- 1.2.14. 'Building activity' means erection, re-erection, making material alteration, or demolition of any building.
- 1.2.15. 'Building height' means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building and in the case of sloping roof the midpoint between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of measuring heights.
- 1.2.16. 'Building line or envelope' means a line up to which the plinth of a building may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.
- 1.2.17. 'Bulk Area Sale / lease' means large scale land parcels transferred / leased to an applicant for subsequent development of infrastructure and servicing it, for the use for which it has been transferred/leased.
- 1.2.18. 'Building Plan' means a set of architectural/engineering drawings needed to explain the building construction proposal, to be submitted to the authority for the purpose of seeking approval or intimation.
- 1.2.19. 'Canopy' means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns.
- 1.2.20. 'Chajja' means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.
- 1.2.21. 'Carpet Area' means the covered area of the usable rooms on any floor. The measurement of the carpet area in relation to a building being worked out according to the method of measurement of the carpet area of building laid down by the Indian Standards Institution from time to time.
- 1.2.22. 'Chimney' means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat-producing appliance or equipment employing solid, liquid or gaseous fuel.
- 1.2.23. 'Conversion' means the change of occupancy to another occupancy or change in building structure or part thereof resulting into change in use requiring additional occupancy certificate.
- 1.2.24. 'Corner Site/Plot' means a site at the junction of and fronting on two or more intersecting streets.
- 1.2.25. 'Courtyard/Internal Open Space ' means a space permanently open to the sky enclosed fully or partially by walls at the ground level or any other level within or

adjacent to a building. The minimum area shall be 7.5 Sqm. and minimum width 2.5 meters for buildings up to 10 meters height. The minimum width shall be 3.0 meter in the area equal to 1/5th of area of the highest wall abutting it.

- 1.2.26. 'Covered Area' means floor area on ground or on subsequent floors covered by a roof or building immediately above.
- 1.2.27. 'Detached Building' means a building whose walls and roofs area independent of any other building with open spaces on all sides.
- 1.2.28. 'Development Plan' means the Development Plan of the Authority in respect of the Industrial Development Area of the Authority as per preparation and finalization of plan regulations.
- 1.2.29. 'Direction' means the direction issued by the Authority under Section 8 of the Act, and would include, unless the context otherwise indicates, any executive instructions issued here under.
- 1.2.30. 'Drain' means a conduit or channel for the carriage of storm water or other used water.
- 1.2.31. 'Drainage' means the removal of any liquid by a system constructed for this purpose.
- 1.2.32. 'Dwelling Unit' means an independent housing unit with separate facilities for living, cooking and sanitary requirements
- 1.2.33. 'Evergreen tree' means tree that remains green for most part of the year and sheds leaves slowly throughout the year.
- 1.2.34. 'Existing building or use' means building structure or its use as sanctioned /approved by the competent authority, or existing before the declaration of the notified area of respective Authority.
- 1.2.35. 'Enclosed staircase' means a staircase separated by fire a resistance walls from the rest of the building.
- 1.2.36. 'Exit' means a passage, channel or means of access from any building or floor area to a street or other open space of safety.
- 1.2.37. 'Extended Basement' means the construction of floor(s) below the ground leaving a minimum setback of 6.0 metre all-round from the plot boundary for the purpose of fire tender movement. The top slab of basement to flush with the ground level and such slab to be designed for fire tender load with adequate **mechanized** ventilation
- 1.2.38. 'Floor' means the lower surface in the storey on which one normally walks in building.
- 1.2.39. 'Floor Area Ratio (FAR)' means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.
- 1.2.40. 'Farm House' means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- 1.2.41. 'Floor Area' means the covered area of the building at any floor level.

- 1.2.42. 'F.A.R. (Compensatory)' means additional F.A.R. permissible up to specified limit as compensation in lieu of transfer of private land free of cost, by the owner to the Development Authority, for such purposes as right of way / road widening or provision of public utilities.
- 1.2.43. 'Foundation' means that part of the structure, which is in direct contact and transmitting loads to the ground.
- 1.2.44. 'Green Building' A green building is one which uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, compared to a conventional building.
- 1.2.45. 'Group Housing' means premises of size not less than 2000 sq. mtrs. Comprising of either residential flats or a cluster of flats and independent houses/villas, with basic amenities like parking, park, convenience shop, public utilities, etc.
- 1.2.46. 'Habitable Rooms' means room occupied or designed for occupancy by one or more persons for study, living, sleeping, dining room but not including kitchen, bathroom, toilet, store room, corridor, basement, attic, water closet compartment, storage pantries and spaces that are not use frequently for residence during extended period.
- 1.2.47. 'Hazardous Buildings' means a building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes or explosive, poisonous, irritant or corrosive gases and the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition.
- 1.2.48. 'Hard Landscape' means the Civil work component of landscape architecture such as pavement, walkways, roads, retaining walls, sculptures, street activities, fountains and other built environment.
- 1.2.49. 'Hedge' means number of shrubs or trees (often similar species) planted closely together in the line. A hedge may be pruned to shape or allowed to grow to assume its natural shape.
- 1.2.50. "Industrial Development Area (IDA)" means area defined under the provisions of section – 2(d) of the Act dully notified by Government of Uttar Pradesh as such.
- 1.2.51. 'Jali' means a grill or screen made of metal, brick, ferro-cement, wood or any other material which is placed in front of a window, door or any opening or piece of machinery in order to protect it.
- 1.2.52. 'Layout Plan' means a plan of the entire site showing location of plots / building blocks, roads, open spaces, entry / exits, parking, landscaping etc. indicating the activity for all land parcels.

- 1.2.53. 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever except by means of vertical support within a room itself.
- 1.2.54. 'Licensed Technical Person' means a architect/engineer/town planner recognized or licensed by the Authority for the specified categories of constructions.
- 1.2.55. 'Loft' means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purpose.
- 1.2.56. 'Mezzanine floor' means an intermediate floor, between two floors, above ground level, accessible only from the lower floor.
- 1.2.57. 'Multi-Level Parking' means a separate block or a part of any building on a property to be used primarily for parking of vehicles through mechanized or conventional methods,
- 1.2.58. 'Mumty or Stair cover' means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 1.2.59. 'Mixed Land use' means mixing/planning of compatible uses, horizontally or vertically, on a property, such as commercial, offices, residential or institutional.
- 1.2.60. 'Occupancy' means the main purpose for which a building or a part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it.
- 1.2.61. 'Open Space' means a space forming an integral part of the plot left open to the sky.
- 1.2.62. 'Owner' means a person, group of persons, a company, trust, registered body, State or Central Government and its departments, undertakings and like in whose name the property stands registered in the relevant records
- 1.2.63. 'Parking space' means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles.
- 1.2.64. 'Permit' means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 1.2.65. 'Planning and Development Directions' means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time, and would include, unless the context otherwise indicates, any executive instructions issued hereunder.
- 1.2.66. 'Pergola' means a perforated slab constructed in such a manner that at least 50% of which is open to sky.
- 1.2.67. 'Purchasable FAR' means the additional FAR, which an old allottee can purchase over and above the FAR that was specifically allowed to him at the time of

allotment. The maximum purchasable FAR shall be allowed up to the maximum limit of applicable FAR in these regulations.

- 1.2.68. 'Plinth' means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.
- 1.2.69. 'Plot' means a piece of land enclosed by definite boundaries.
- 1.2.70. 'Podium parking' means floor/floors above ground, of maximum 2.4mtrs.height each below the bottom of beam, if served by a ramp for movement of vehicles for entry and exit from parking area or alternatively mechanized parking as per standard plan by the registered company undertaking such construction and duly approved by the competent Authority. Ramp for podium shall not be allowed in the setbacks.
- 1.2.71. **"Project FAR"** means the ratio of maximum covered area permitted for all developed plots with the total land area. Project FAR = Sum of the (Max. FAR for each plot X Area of the plot)/total area of the land.
- 1.2.72. 'Refuge Area' means For all building exceeding 24 metres height, refuge area of 15 sq mtrs shall be provided as follows:
- (i) The refuge area shall be provided on the periphery of the plot or preferably on a cantilever projection and open to air on atleast one side protected with suitable railings
  - (ii) The floors above 24 metres and up to 39 metres- one refuge area on the floor immediately above 24 metre.
  - (iii) For floors above 39 metres - one refuge area on the floor immediately above 39 metres and so on after every 15mtrs.
  - (iv) Residential flats in multistoried buildings with balconies need not be provided with refuge area, however flats without balcony shall provide refuge area as above.
- 1.2.73. 'Road / Street / Right of Way' means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough-fare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 1.2.74. 'Road / Street Line' means the line defining the side limits of a street/ road.
- 1.2.75. 'Road / Street Width' means distance between boundaries of the road measured at right angles to the course of the road.
- 1.2.76. 'Rain Water Harvesting' means utilizing rain water for recharging of ground water, sanitation, irrigation etc. by adopting various techniques approved by the Authority.

- 1.2.77. 'Service floor' means a storey of maximum 2.40 mtrs. height below the beam between any two storeys to be used for running electrical cables, water or sewerage lines, service ducts or AC ducts and services and their maintenance only.
- 1.2.78. 'Setback' means a specified line parallel to the plot boundaries.
- 1.2.79. 'Soft Landscape' means the natural elements in a landscape design, such as plant materials and the soil itself.
- 1.2.80. 'Storage' means a place where goods of nonhazardous nature are stored and including bank safe vault and cold storage.
- 1.2.81. 'Sub-Division' / Subdivision means making smaller parcels of a plot, each forming an independent premise, with its own means of access, requisite set of setbacks and other characteristics.
- 1.2.82. 'Table' means a table annexed to these regulations.
- 1.2.83. 'To abut' with its geometrical variations and cognate expressions means abutting on road in such a manner that any portion of the building is on the road boundary.
- 1.2.84. "Temporary Building"- means any structure or erection or part of structure or erection which is intended to be used only for temporary purpose for a definite period and which is made of temporary and quickly removable building material such as canvas cloths, straw, mat, hay, tarpaulin, asbestos sheets/plastic sheets, etc, without any permanent foundation, wall, beam, column, slab using briks, stone, reinforcement concrete and such other materials of permanent nature.
- 1.2.85. "Unsafe Building" building which structurally and constructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
- 1.2.86. 'Urbanisable Area' means the area earmarked for any of the following uses in the Development Plan.
- (i) Residential;
  - (ii) Commercial;
  - (iii) Industrial;
  - (iv) Institutional;
  - (v) Green area
  - (vi) Transportation, and
  - (vii) Any other Special uses as specified in the Development Plan duly approved by the Authority.
- 1.2.87. 'Use Premises' means one of the many subdivisions of a Use Zone designated for a specific main use or activity. Particular uses may be proposed/ permitted within the specified use zone of the development plan. This shall be defined at the time of preparation of either the development plan, (in case of important installations) or

later in the layout plans for projects and schemes as the specific/main use for a demarcated premises/plot.

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

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



## Chapter-II

### 2. Development Code and Zoning Regulations

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

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

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

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

##### **2.1.2** Use Zones

###### **(i) Residential - R**

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

R1- Plotted Development

R2- Group Housing

###### **(ii) Industrial - M**

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

M0- Industrial General / Mixed/Existing

M1- Industries (Polluting)

M2- Industries (Non- Polluting)

M3- Service Industries

M4- Flatted Industries

## M5-Household Industries

### (iii) Facility Zone - F

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

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

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

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

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

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

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

### (v) Agriculture Use Zone (A)

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

A1- Dairy/Poultry Farm, Horticulture, Sericulture, High-value Agri Farms, floriculture and pisciculture.

A2- Farm House for agro-based activities.

### **Note:**

- a. The Residential Use Zone R1 may be classified into sub zones on the basis of residential density i.e. R1 (High), R1 (Medium), R1 (Low) Similarly Industrial Use

Zone i.e M1 may be classified into sub zone on the basis of size of Industrial units i.e. M1 (Large& Medium), M1 (Small). To effect such classification stipulations have to be made in Development Plan.

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

#### **2.1.3 Qualification Of Existing Developments in Use Zones:**

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

- a. Existing residential plotted area: All plots shall fall in the use sub zone R1
- b. Existing commercial and community facilities falling in residential and industrial sectors: All plots stated as such shall qualify in the use sub zone F1 or F2 depending on the requirements of area, population to be catered as spelt out in the land development code.
- c. Existing Institutional areas/ sectors / facilities: All plots shall qualify in use sub zone F3
- d. Existing Group- Housing: All plots shall qualify in sub-use zone R2
- e. Existing Industrial development: All plots shall qualify in sub use zone M0-M5.
- f. In cases, where layout plans have been prepared for specific industries which conform to the use zones prescribed in these regulations shall be deemed to fall in the same zones of the development plan at the time of preparation of development plan for that industrial development area.
- g. In case of Existing developments are not as per the lay out plans duly approved by competent Authority, developments which are in accordance to the Use Zones prescribed in this Regulations shall be incorporated in the Development Plans of Industrial Development Area.

#### **NOTE:**

- i) In old / developed Industrial areas where facilities do not exist or are inadequate as per the Land Development / Redevelopment Regulations for facilities listed

under use zone F1, F2 & F3; they may be provided or allowed to the extent of the standards that are set out in the planning standards for the same. This shall be made by way of procedure as defined in clause 3.3.8 of the Regulation of Authority for Plan Preparation and Finalization.

- ii) Facilities which have been explicitly declared and given the status of Industries (such as Multiplex, Hotels, IT Park etc.) by the State Government but which do not appear as permissible uses in the Table-A of this chapter; may also be allowed in the Industrial use zone M0-M5 by way of as amendment of the plan as per clause 3.3.8 of the Uttar Pradesh State Industrial Development Area (Preparation and Finalization of Plans) Regulations 2004.

#### **2.1.4 Use Premises**

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

e.g.

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

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

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

Similarly,

In Use Zone-Facilities: F Defined at the Development Plan stage

A Sub Use-Incidental to Industry: F2 Defined at the Development Plan stage

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

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

Note:

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

#### **2.1.5 Zoning Regulation**

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

### **2.1.6 Permissibility of Premises use in different Use Zones:**

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

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

Explanation:

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

**TABLE -A**

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

Use No			Premises Use	Residential		Facilities			Industrial						Open Spaces		Agriculture		
				R		F			M						P		A		
				R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
R1	Residential																		
1	R1	Residential Plots	❖																
2	R1	Crèche & Day care Center	❖	√	√					√	√	√							
3	R1	Boarding Houses, Hostels Up to 20 inmates	❖	√	√	√				√	√	√							
4	R1	Vending/pay booth/Kiosk	❖	√	√	√	√	√	√	√	√	√	√	√					
R2	Residential																		
5	R2	Residential Flatted/Group Housing		❖		√	√												
F1	Facilities																		
6	F1	Convenient shopping	√	√	❖	√	√			√	√	√	√						
7	F1	Hawkers’/ Grocery- Haat		√	❖	√	√			√			√				√	√	
8	F1	Commercial and Professional Offices			❖	√	√				√	√							
9	F1	Booking Office			❖	√	√			√	√								
10	F1	Bank/Post office			❖	√	√			√	√	√							
11	F1	Restaurant			❖	√	√			√	√	√							

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial						Open Spaces		Agriculture		
			R		F			M						P		A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
12	F1	Club		√	❖	√	√								√	√		
13	F1	Primary School (Kindergarten/play group/ Nursery School)	√	√	❖													
14	F1	Police Out Post	√	√	❖					√	√	√	√		√			
15	F1	Pump House		√	❖	√	√	√	√	√	√	√	√	√	√	√	√	√
16	F1	Elect. Sub Station		√	❖	√	√	√	√	√	√	√	√	√	√	√	√	√
F2	Facilities																	
17	F2	Hostels, Boarding Houses>20inmates				❖	√			√	√							
18	F2	Guest House				❖	√			√	√							
19	F2	Barat Ghar/Banquet Hall				❖	√											
20	F2	Dharmshala				❖	√			√	√							
21	F2	Night shelter				❖	√			√	√							
22	F2	Orphanage				❖	√											
23	F2	Sector shopping complex				❖	√				√	√						
24	F2	Offices Institutional				❖	√				√	√						
25	F2	Community Centre/convenient retail shops /dispensaries/ post office/banks				❖	√				√							

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial						Open Spaces		Agriculture		
			R		F			M						P		A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
26	F2	Cultural Centre				❖	√								√			√
27	F2	Religious Centre			√	❖	√											
28	F2	Rural Centre				❖	√				√						√	√
29	F2	Clinical Lab Dispensary				❖	√											
30	F2	Nursing Home				❖	√				√							
31	F2	Hospital				❖	√											
32	F2	Primary School			√	❖	√											
33	F2	Secondary School				❖	√											
35	F2	Petrol Pump				❖	√				√							
36	F2	Dharamkata				❖	√	√	√	√	√	√	√				√	
37	F2	Garage/Work shop/ Service Station				❖	√	√	√		√							
72	F2	Public utilities and facilities/ services	√	√	√	❖	√			√	√	√	√					
73	F2	Multi-Level/Public/ Mechanical/ Parking	√	√		❖	√			√	√	√	√		√	√		
F3	Facilities																	
34	F3	Degree College				√	❖											
38	F3	Educational Instt./Technical Centre					❖			√	√	√						



Use No	Use Zone	Premises Use	Residential		Facilities			Industrial						Open Spaces		Agriculture		
			R		F			M						P		A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
39	F3	Research & Dev Centre					❖			√	√	√						
41	F3	Museum/Planetarium					❖								√	√		
42	F3	Cinema/Multiplex					❖			√	√							
43	F3	Wholesale Trade				√	❖	√	√								√	
44	F3	Godown Warehousing					❖	√	√	√	√	√						
45	F3	Transport Nagar					❖				√							
46	F3	Cargo/Booking Office				√	❖			√	√	√					√	
47	F3	Bus Depot/Terminal					❖											
<u>75</u>	<u>F3</u>	<u>Truck Terminal</u>					❖											
<b>71</b>	F3	Motel/Hotel				√	❖			√	√							
<b>74</b>	F3	Multiplex-cum-Hotel				√	❖			√	√							
M	Industrial																	
48	M0	Industries (General industries/ mixed (polluting and non-polluting both))						❖										
49	M1	Industries (polluting)						√	❖									
54	M1	Gas Godown						√	❖							√		

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial						Open Spaces		Agriculture		
			R		F			M						P		A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
50	M2	Industries (Non Polluting)								❖	√	√						
51	M3	Service industry								√	❖	√						
40	F3	I.T. Park					√			√	❖	√						
52	M4	Flatted Industry									√	❖						
53	M5	Household Industry			√	√	√				√	√	❖					
P1	Open / Recreational green																	
55	P1	Parks/Green Belt	√	√	√	√	√	√	√	√	√	√	√	❖	√	√	√	√
56	P1	Play Grounds	√	√			√							❖	√			
P2	Institutional Greens/Large Parks																	
57	P2	Sports Center / Complex					√								❖	√	√	√
58	P2	Swimming Pool		√		√	√								❖	√	√	√
59	P2	Open Air Theatre					√								❖	√		
61	P2	Drive in Cinema					√								❖			
60	P2	Amusement Park					√								❖	√	√	
P3	Nurseries, Horticulture (Green Belts) and Social Forestry																	
62	P3	Spl. /Theme Park					√			√	√			√	√	❖		
63	P3	Plant Nursery													√	❖	√	√

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial						Open Spaces		Agriculture		
			R		F			M						P		A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
64	P3	Orchard													√	❖	√	√
65	P3	Golf Course					√								√	❖		
66	P3	Zoo													√	❖		
67	P3	Mela ground													√	❖		
68	P3	Burial ground														❖		
A	Agriculture																	
69	A1	Dairy, Poultry Farm, horticulture, sericulture, high value agri industries, floriculture and fisheries industry															❖	√
70	A2	Farm House for agro-based industries																❖

**Note:**

- Use premises which have not being envisaged in the above table shall be considered for approval by the Authority with regards to the permissible use zone, Plot-size, Ground coverage, FAR, Setbacks and other building requirements.
- At the instance of repeated applications received on behalf of such premises uses, the norms framed by the Authority shall be incorporated as an amendment/ addition in these byelaws.
- Uses permissible in special area plans, or in mixed use zones as may be the case in existing developed areas, shall be as per the detailed project/scheme plan, or correspondingly as approved by the Authority.
- Use premises not covered in the above table shall be permissible in appropriate use zones after approval of the Authority.
- Finer classifications of premises uses which are not covered in the table-A above shall be read in accordance with Appendix A, and B as per N.I.C. code and planning standards set out for facilities.

## 2.1.7 USES/ ACTIVITIES PERMITTED IN VARIOUS USE ZONES

### USE ACTIVITY:

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

Example: Premises use: School Secondary,

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

Permitted Use Activity

Table-B

<b>Residential</b>		
<b>R1</b>		
1	Residential Plots / Dwellings	Only residential Dwellings shall be permitted. Use activities such as Doctors Chamber, Professional Office Upto 5% of Far. Subject to the Condition that these shall Be permitted at a minimum distance of 100 Mtrs. from each other
2	Creche & Day Care Centre	Children's habitable rooms play/games rooms, kitchen & dining hall, matron's/warden's accommodation, laundry, informal education and prayer room etc. Support facilities up to 5% of FAR.
3	Boarding Houses, hostels (Company Guest House, Inspection Bungalow).	Lodging, Boarding and Dining Facilities for Inmates, Warden's / Caretaker's Accommodation. Maximum Inmates 20 Support Facilities up To 5% of Far.
4	Vending / Pay Booth / Kiosk	Milk booth, P.C.O., Confectionery kiosk, Cycle/Auto repair, Typing & Photocopy, Stationery Booth
<b>R2</b>		
5	Residential flatted/ Group Housing	Residential—Group Housing/ (Flatted) Residential Flat/High Rise/Double Storied buildings Retail and Service shops and social facilities as per population norms
<b>F1- LOCAL LEVEL FACILITIES &amp; PUBLIC CONVENIENCES</b>		
6	Convenient Shopping	Retail and daily needs convenient shops
7	Hawkers Area / Grocery Market / Haat	Market place, Open air or under sheds-Bazaar area. Adequate area for garbage disposal and public convenience shall be strictly earmarked/provided for @ 1.0 % of market area. No permanent structure / shelter shall be allowed.
8	Commercial / Professional Offices	Private offices for business, trading, professional services. Support facilities upto 25% of FAR. Upper floor may be used for residential purposes subject to the FAR ceiling.
9	Booking Office (Rail, Road & Air Transport)	Railway, Road and Air Transport Booking Office, Storage.

10	Bank / Post Office	Bank, Post office Support facilities upto 15% of FAR.
11	Restaurant	Restaurant and eating places. Support facilities upto 15% of FAR.
12	Recreational Club	Recreational club, Swimming pool, indoor and outdoor games facilities, Guest rooms, Dining hall Support facilities up to 25% of FAR.
13	Primary School (Kindergarten/play group/ Nursery School)	Nursery and Kinder Garten School, integrated with primary education upto class V <sup>th</sup> . Classrooms, play rooms, matron's/midwife's accommodation. Preferably located by the side of a park.
14	Police Out Post	Support facilities upto 5% of FAR
15	Pump House	Overhead Tank, Underground Tank, Pumping Stations. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
16	Elect. Substation	Electric Sub-station, Billing & Bill Deposit Office. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
	F2 SECTOR LEVEL FACILITIES	
17	Hostel, Boarding House & Lodging House	For more than 20 inmates. Hostel, Guest House, Boarding House & Lodging House, including warden's / caretaker's accommodation. Support facilities up to 15% of FAR for canteen / mess, convenient shop, grocery shop, stationary shop, games room / lounge etc.
18	Guest House	Cottages / rooms for visitors providing boarding, lodging, party hall, conferencing etc. on commercial tariff. Support facilities Upto 15% of FAR
19	Barat Ghar / Banquet Hall	Party / assembly halls for ceremonies, banqueting facilities, conferencing etc., rest rooms and other related activities. Support facilities upto 15% of FAR
20	Dharamshala	Same as above but belonging to a trust or religious institution / organization. Support facilities upto 5% of FAR.
21	Night Shelter / Rain Basera	Community rest rooms / dormitories, especially for economically weaker section and floating population, including public conveniences and canteen facilities. Support facilities upto 5% of FAR
22	Orphanage	Shelter / home for juvenile deliquescent / orphans, including vocational training workshops and other facilities, matrons' accommodation and watch and ward staff housing.

		Support facilities upto 15% of FAR.
23	Sector Shopping Complex	Retail Show room, Service shops, Shopping Complex, Restaurant, Clinic, Office Support facilities for public conveniences, security, etc. upto 5% of FAR.
24	Offices Institutional	Central govt., Local govt. and Public undertaking offices, Private offices Support facilities like canteen, restaurant, stationary shops, and watch and ward staff etc. upto 25% of FAR.
25	Community Centre/convenient retail shops /dispensaries/ post office/banks	Community Center, Assembly hall, Auditorium, Cinema, Club, Outdoor / Indoor Games facilities, areas for social and cultural activities. Retail and Service shops, Restaurant, Clinic, Bank & Post office etc. Support facilities for all building services upto 5% of FAR.
26	Cultural Centre	Cultural Center, Restaurant, Guest rooms, Auditorium, Library, Music, Dance and Drama Training Center, Museum, Exhibition Center and Art Gallery, Information Center, Yoga and Naturopathy Center, Meditation, Spiritual and Religious Discourse Center. Support facilities for ancillary use upto 25% of FAR.
27	Religious Centre	Religious Buildings, Ashram, Bathing Ghat, Gaushala, Charitable Dispensary, Library, Flower Shops, Sweet Shops and other Shops. Support facilities for stay/boarding lodging related to religious activities upto 15% of FAR.
28	Rural Centre	Rural Center shall include Retail Shop, Repair Service shop, Bank, Commercial Office, Restaurant, Offices, Dispensary, Clinic, Library, Community Hall, Police Out Post, Fire Post, Post Office and such other activities as required for promotion of agro-based industries in proximity to household and agro-based industries.
29	Clinical Laboratory / Dispensary	Doctor's room, Patient's waiting, First aid, Clinical/Pathological Laboratory, Diagnosis.
30	Nursing Home	Nursing Home, in patient diagnostic and treatment center / small or medium sized hospital with an intake capacity of max. 50 beds. Support facilities of Pharmacy & Canteen including informal shops @ 2 units/convenient shops per 50 beds upto max. 10 %of FAR.
31	Hospital	General or specialized Hospital. Support facilities upto 15% of FAR.
32	Primary School	Primary School (class 1-8): strength-750 students with play field. Coaching center (strength 500-1000 students)

		without play field.
33	Secondary School	Secondary School (class 1-12): strength 1500 students with play field. Secondary school with hostel facility and play field. Support facilities like Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Watch & ward staff upto 5% of FAR.
35	Petrol Pump	Petrol Pump, Automobile Repair Shop, Service Work-shop
36	Dharamkanta (Weigh Bridge)	
37	Garage / Workshop / Service Station	Garage and Workshop, Licensed Service Station, Retail Shop (Spare Parts), Showroom for self-product and services upto 10% of FAR. Support facilities upto 10% of FAR.
72	Public Utilities & facilities/public services	Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, fire station, police post, police station, post office, post and telegraph office, telephone exchange, transmission tower, satellite. Tele-communication center observatory. Weather office, radio and television centers, waste disposal and treatment site and such other utilities and services.
73	Multi-Level/Public/Mechanical Parking	Parking, taxi stand, bus bays, kiosks, public convenience
<b>F3 – CITY/REGIONAL LEVEL FACILITIES</b>		
34	Degree College	Degree College: strength 1000-1500 students with play field. Campus for Degree College with residential hostel facility with play field. Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility, Staff Housing (upto 15% of FAR.)
38	Educational Institution/Technical Centre	Campus for Professional Educational Institutions, Engineering College, Polytechnic, Medical College, Management Instt. and Training centers etc. Hostel and support facilities upto 35% of FAR. Staff housing upto 15% of FAR.
39	Research & Development Centre	Research and Development Center, Staff housing upto 15% FAR Hostel and support facilities upto 35% of FAR.
41	Museum / Planetarium	Museum, Exhibition center and Art gallery and library, auditorium Support facilities upto 15% of FAR.
42	Cinema / Multiplex	Cinema / Multiplex as allowed in the cinematographic act / entertainment rules. Commercial & Support facilities upto 30% of permissible FAR.

43	Whole Sale Trade	Wholesale Shop, Godown & Storage, Commercial Office (restricted to 25% of the total floor area).
44	Godown/Warehousing /Cold Storage/ Chilling Plant	Storage, Godown, Warehousing and Cold Storage, Wholesale Outlet, Office Support facilities upto 15% of FAR.
45	Transport Nagar	Truck parking, Retail shop, Spare parts shop, Repair shop, offices, Service Station, Show room Restaurant, Hotel, and Motel. Support facilities upto 15% of FAR.
46	Cargo / Booking Office	Cargo and Booking Office, Storage yards / Godowns.
47	Bus Depot / Terminal	Bus Depot, Workshop, Shops, Offices, Restaurant, Support facilities upto 15% of FAR.
71	Motel/Hotel	Boarding, Lodging, Transit accommodation facilities. Retail and personal service shops, commercial offices upto 5% FAR Restaurant, Convention Hall and other support facilities upto 25% FAR
74	Multiplex cum hotel	Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.
75	Truck Terminal	Shall be permitted along main trunk road near industrial use zone with one unit per 10000 population (IWF). Truck terminal shall provide facilities for parking of trucks in atleast 70% of the parking area. Other vehicle parking may be allowed in the balance.
<b>48</b>	<b>MO INDUSTRIAL MIXED</b>	
	Industriesgeneral industries/Mixed (polluting & Non-polluting – both type)	Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>49</b>	<b>M1: INDUSTRY (POLLUTING)</b>	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of



		industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
54	Oil Depot And Gas Godown	Gas Go down Support facilities upto 15% of FAR.
<b>50</b>	<b>M 2: INDUSTRY NON POLLUTING</b>	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>51</b>	<b>M 3: SERVICE INDUSTRIES</b>	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>40</b>	<b>Information Technology Park</b>	Centers for Information Technology, Computer Application, Support facilities 15% of FAR
<b>52</b>	<b>M 4: FLATTED FACTORIES</b>	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
<b>53</b>	<b>M 5: HOUSE HOLD INDUSTRY</b>	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.

		CLASSIFICATION.
<b>P1</b>	<b>OPEN SPACES, RECREATIONAL GREENS</b>	
55	Park/green belt	Park, Kiosks, Parking (upto 10% area)
56	Play Ground	Play Ground, Parking (up to 10% area), indoor games hall Support facilities upto 15% of FAR.
	<b>P2 INSTITUTIONAL GREENS/LARGE PARKS</b>	
57	Sports Center /Complex	Indoor/outdoor stadium or halls, heliport, aero sport, health club/spa, restaurant, kiosk, swimming pool, all types of sports facilities, support facilities upto 15% of FAR.
58	Swimming Pool	Swimming Pool Support facilities upto 15% of FAR.
59	Open Air Theatre	Open Air Theatre. Support facilities upto 15% of FAR.
60	Amusement Park	Amusement and Entertainment Park, 10% ground coverage and 20% FAR Commercial 5% ground coverage.
61	Drive In Cinema	Drive in Cinema, Office, Restaurant, Support facilities upto 15% of FAR.
	<b>P3 NURSERIES, HORTICULTURE (GREEN BELTS) AND SOCIAL FORESTRY</b>	
62	Special / Theme Park	Specialized Parks/Theme Parks and Gardens, kiosks, restaurant, indoor-outdoor games facilities and rides, Ground coverage 15% maximum, FAR : equal to the ground coverage. Support facilities upto 20% of permissible FAR
63	Plant Nursery	Nursery All structures shall be temporary in nature.
64	Orchard	Orchard. All structures shall be temporary in nature.
65	Golf Course	Golf Course, Integrated Sports Center, Restaurant, Hotel, villas, club, swimming pool, shopping mall, Support facilities upto 20% of FAR.
66	Zoo	Zoo Support facilities upto 10% of FAR.
67	Mela Ground/Weekly Market	Weekly Market, Informal Retail Trade (All structures will be either temporary or mobile, only for one day in a week). Fair Ground, Exhibition Center (Temporary in nature) Restaurant, and support facilities upto 15% of FAR.
68	Burial Ground	Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials Support facilities upto 15% of FAR.
	<b>A – AGRICULTURE</b>	
<b>69</b>	<b>A1 – AGRI- INDUSTRIES</b>	
		Dairy, Poultry Farm, horticulture, sericulture, high

		value agri industries, floriculture and fisheries industry
<b>70</b>	<b>A2 – FACILITIES FOR AGRI INDUSTRIES</b>	
		Farm House for agro based industries

## Chapter-III

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

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

#### 3.1 Planning Standards for Land Development

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

#### 3.2 Planning Units

##### Hierarchy of Settlement Structure

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

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

##### Note:

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

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

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

##### A. Population Standards

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

In the Residential plotted use zone (R1) the Gross residential density shall be generally 400 persons per hectare, incase the development plan stipulates different density i.e. (high density, high medium density, low medium density or

low gross residential densities for the concerned use zone, the population density provision of development plan are to be followed for preparation of layout plans for such Projects and Schemes.

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

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

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

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

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

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

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

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

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

**b) Planning Standards for Boarding Houses less than 20 inmates:**

Design/ Population standard	1 for 1000 populations
Permissibility	In Residential Plots of 200 sq.m and above
Distance (Crow fly) from other-Such boarding house in use zone	500 Mts.

**c) Planning Standards for Nursery School**

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

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

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

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

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

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

**a) Minimum Road Widths:**

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

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

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

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

**Note:**

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

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

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

**Note:**

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

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

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

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

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

Minimum of 20% area shall be under greenery and minimum plantation at the rate of 125 trees per hectare shall be provided in case playgrounds, open space and parks.

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

#### A. Industrial Workforce/Population Standards

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

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

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

#### Note :

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

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

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

##### a) Commercial facilities

##### i. Shops ( formal )

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

##### ii. Shops ( informal )

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

### iii. Commercial Offices / Service Providers

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

#### Note:

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

### b) Socio- Cultural facilities

#### i. Child Crèches

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

#### ii. Community Hall

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

### iii. Infrastructure-Services:

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

### c) Distribution-Services

#### i. Petrol Pumps

- One petrol pump for 40 ha. Gross industrial area
- Two petrol pumps in each freight complex.



**ii. Dharamkata / Weigh Bridge**

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

**d) Transportation-Services**

**i. Community Parking Requirement**

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

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

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

**Note:**

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

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

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

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

**a) Road widths**

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

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

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

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

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

**c) Minimum distance between Road Junctions**

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

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

**d) Measurement Length of Road:**

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

**e) Drainage System:**

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

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

In area of 0.3 hectare as per open space 1000 persons shall be provided in the Industrial layout plan and it shall be proposed in the form of parks.

3 to 4 local parks are to be provided for each Industrial cluster, while planning the layout plan of Industrial use zone (M0-M5).

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

#### **E. Planning Standards for Landscaping**

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

- i. Roads having width of more than 12.0-meter plantation on both sides of the road at the maximum interval of 10.0 meter shall be done. On wider roads plantation shall be done on divider, footpath and on all areas proposed as open area except black top of the road.
- ii. Minimum of 20% area shall be under greenery and minimum plantation at the rate of 125 trees per hectare shall be provided in case playgrounds, open space and parks.
- iii. Integrated landscaping plan for parks and open spaces, with maximum ground built up area coverage of 5%, non-permeable hard surface coverage of 30% of total open space area for allowing incidental use.

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

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

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

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

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

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

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

**B. Commercial facilities**

**i. Convenient Shopping Plots**

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

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

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

**iii. Shops (informal)**

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

**iv. Grocery Market**

1 for 15000 population; 3-4 clusters

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

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

**Note:**

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

**C. Socio- Cultural facilities**

**i. Community Center /Club / Restaurant / Bank-Postoffice**

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

**ii. Dispensary**

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

**D. Distribution-Services****i. Milk Booth**

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

**Note:**

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

**E. Police Picket-Post**

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

**F. Infrastructure-Services:**

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

**G. Transportation-Services:****i. Community Parking requirement for residential use premises**

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

**Note**

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

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

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

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

**Note:**

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

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

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

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

##### **i. Junior Secondary School (class I to VIII)**

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

##### **ii. Senior secondary school (upto class 12th):**

Design/ Population standard	1 for 7500-10,000 populations.
Strength of school	1000 – 1500 students
Plot Area of School (Min)	2.50 Hectare.
Plot Area of School WITH hostel facility (Min)	3.50 Hectare
Play Field (Max)	1.60 Ha.
School Building area (Min)	0.60- 0.70 Ha.
Off Street Parking	0.30 Hectare

##### **iii. Hostel / Boarding House, Orphanage (> 20 inmates):**

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

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

1 Sector Center to serve a population of 5000 – 20000

**i. Shops ( formal )**

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

**ii. Shops ( informal )**

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

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

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

**Note:**

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

**C. Socio- Cultural facilities**

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

**D. Distribution-Services**

**i. Petrol Pumps**

Design Population/Standard -Residential	1 for 150 ha. Of gross res. Area.
Design Population/Standard- Industrial	1 for 40.0 ha. Of gross ind. Area

**ii. Dharamkata / Weigh Bridge**

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

**E. Fire Station**

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

**F. Police Station**

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

**G. Infrastructure-Services:**

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

**H. Transportation-Services****i. Community Parking Requirement For Residential Plotted Use Premises**

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

**Note**

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

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

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



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

**Note:**

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

### 3.3.5 Planning Standards for Facilities Use Zone F-3

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

#### A. Educational facilities

##### i. Higher Education –General: Degree College

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

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

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

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

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

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

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

**C. Socio- Cultural facilities**

**i. General Hospital**

Hospital for 2.5 lakh population, capacity	500 beds
Initially provision may be made for 1 lakh population.	300 beds
Area for hospital (500 beds)	4.0 ha.
Area for hospital (300 beds)	2.0 ha.
Area for residential accommodation (additional)	2.0 ha.

**ii. Community Center**

Design population / Standard	1 for 25000-1 lakh population.
Premises Area	600 sq.m
Off street parking	200 sq.m

**iii. Cinema**

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

**iv. Multiplex**

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

**v. Museum / Planetarium / Auditorium / Science center / Art –Craft center**

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

**3.3.6 Planning Standards for Sub Division of Plots in Industrial and Facility Zone**

**3.3.6.1 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 Ground Coverage and 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 Clause 3.3.8 of Preparation and Finalisation of Plan regulation, 2004.
- 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.

#### **3.3.6.2 General Conditions of Subdivision**

- i. No Proposal for Sub division of Premises shall be entertained for premises leased/ sold for any other use than Industrial Land Use (M0-M5) and Facility Use Zone(F1-F3).
- ii. For Plots/ land areas above 1.0 Hectare or population more than 1000 persons, the rules as made out in the Technical Requirement of the development permit towards preparation of Lay Out Plans as provided in Clause 3.3.8 of Preparation And Finalisation of Plan Regulation,2004 shall be followed. However, if the Subdivision entails creation of large Plots where no internal development works are needed to be carried out, Subdivision Proposal may be granted sanction without being processed as preparation of Lay out Plans.
- iii. Proposal for Subdivision of the original plot (Plot constituted in the un-amended Lay Out Plan/ Development Plan of Industrial Development Area) can be entertained only once. However, Sub-Divided plots once leased cannot be considered subsequently for subdivision. In such cases, where no infrastructure provision is entailed in the Sub-Division Proposal, the case may still be considered
- iv. 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.

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

- i. Sub-division of plots in industrial use zone (M0-M5) in the Industrial Development Area after execution of lease deed with plot area less than 2500 sq. m. shall be considered for approval by the Authority. Minimum area of subdivided plot shall not be less than 500 sqm.

- ii. Sub-division of plots in industrial use zone (M0-M5) in the Industrial Development Area after execution of lease deed with plot area of 2500 sqm or aboveshall be considered for approval by CEO. Minimum area of subdivided plot shall not be less than 500 sqm.
- iii. Proposal for Subdivision of the original plot (Plot constituted in the un-amended Development Plan of Industrial Development Area) can be entertained only once. However, Sub-divided plot once leased cannot be considered subsequently for subdivision. In such cases, if no internal development provision is entailed in the Sub-division Proposal, the case may still be considered
- iv. 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.

**A. Open Spaces in Subdivided Plots**

- i. Where the area to be subdivided does not require any internal development works to be carried out there shall be no additional requirement of open areas.
- ii. For proposals of subdivisions that require internal development in the Plot, proposal of sub- division shall include an additional requirement of 5% open area in the form of plots under P1 Category or requirement as per provisions of clause 3.3.1 (D)& 3.3.2(D) of this Regulations of Authority as the case may be. This shall be provided over and above the provisions of open space of the development plan of the Area.
- iii. The open spaces provided should have at least access on one complete side-length by means of a road.

**B. Roads in Subdivided Plots**

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

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

**i. Length/Breadth Ratio of Plots**

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

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

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

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

**A. Permissibility**

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

fee is chargeable, the same shall be payable by allottee in accordance to the impact fee determined by the Authority and provisions of change of land use of premises by way of Amendment of Plan shall apply.

**B. Open Spaces in Subdivided Plots**

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

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

**A. Permissibility**

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

**B. Conditions of Amalgamation**

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

**Notes:**

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

**Population/ Workers and Employee density**

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

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

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

(Open/Green Areas at Sector/ Community Level)

### **3.3.10 Planning Standards for Use Zone: P3**

(OPEN / GREEN AREAS AT TOWN LEVEL)

#### **Note:**

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

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

### **3.3.11 Water Harvesting**

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



## Chapter-IV

### 4. Procedural Requirements for Development Permission

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

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

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

##### 4.1.1 Application for Development Permit

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

##### 4.1.2 Information and Documents

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

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

##### 4.1.3 Boundaries of the Site

- i. Sazara No. or other local provisions along with details of neighbouring land shall be given.
- ii. In case the contiguous land owned by the applicant, whose subdivision had been approved earlier, the details of public amenities provided in it and all streets within it opening out in the site for which the permission is being sought, shall include:
  - a) The means of access from existing street, distance from it, mentioning name and width of the street to the site proposed for development.
  - b) The position of all existing structures and features like high-tension lines, telegraph and electrical poles, underground pipe lines, trees, buildings

and railway lines etc. within a distance of 30 meters from the boundary of the site.

- c) All major physical characteristics of the land proposed to be developed which include the approximate location and size of any water body, flood affected areas, and contours at an interval of 0.3 meters in case of a site having a slope of more than 1:20.
- d) Location of the site in Development Plan / Sector Plan.
- e) North point and scale used.

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

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

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

#### **4.1.5 Specifications**

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

- a) Details of general specification for development works in the proposed area viz., general specification of roads drains (side drains) and streets along with their slope, and paving provision for water supply, management and disposal of sewerage and garbage, street lighting, playground park and community facilities.
- b) Existing external infrastructures facilities near the site such as sewerage disposal site, drainage (Nallah etc.) main road, electric supply system, source of water supply etc.
- c) Land use plan / provisions.
- d) In case of industrial units, type and quantities of effluents.

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

Details (Calculation memo) regarding the development permit fees and other prescribed fees shall be made available to the applicant indicating clearly the basis for charging the fee (Government Orders/ Authority Orders).

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

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

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

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

#### **4.1.9 Information of Commencement of Development work**

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

#### **4.1.10 Deviation during Development work**

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

#### **4.1.11 Completion Certificate**

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

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

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

#### **4.2.1 Application for permit: Same as for layout plans**

#### **4.2.2 Information and Documents: Same as for layout plans**

#### **4.2.3 Site plan**

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

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

#### **4.2.4 Boundaries of the site:**

Same as for development plans

#### **4.2.5 Sub Division Plan**

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

- i. Provision of internal roads.
- ii. Provision of park/open spaces.

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

## **Chapter-V**

### **5. Procedural Requirements for Building Permission**

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

#### **5.1 Building Permit**

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

#### **5.2 Application for Building Permit**

- i) Every person who intends to erect a building within the Area shall give application in the form given at Annexure-4
- ii) The application for building permit for residential buildings shall be accompanied by information and documents as mentioned in the checklist annexed as Annexure-4A other than residential building in Annexure4(B).
- iii) Such application shall not be considered until the applicant has paid the fees mentioned in this Regulation 5.4.5
- iv) In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order. In case, the objections are not rectified within period of one year from the date of receipt of the objection order, the application would be considered as rejected and building permit fee shall be refunded without interest after deducting processing fee.

#### **5.3 Exemptions from Permit**

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

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

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

### **5.4.1 Site Plan**

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

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

## **B. All Other Buildings**

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

## **5.4.2 Building Plan**

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

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

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

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

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

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

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

- i) Access for fire appliances and vehicles and details of vehicular turning circle and clear motor able access way around the building;
- ii) Size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- iii) Location and details of lift enclosures;
- iv) Location and size of fire lift;
- v) Smoke stop lobby doors, if provided;
- vi) Refuse area, refuse chutes, refuse chamber, service ducts, etc. if any.
- vii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
- viii) Details of exits including provision of ramps for hospitals and special lifts;
- ix) Location of generator, transformer and switch gear room;
- x) Smoke exhaustor system, if any;
- xi) Details of fire alarm system;
- xii) Location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- xiii) Location and dimension of static water storage tank and pump rooms with firefighting inlets for mobile pump and water storage tank;
- xiv) Location and details of first aid fire fighting equipment and installation.
- xv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO2

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

#### **5.4.3 Service Plans**

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



#### 5.4.4 Specification

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

#### 5.4.5 Building Permit Fee

Occupiers shall pay all the charges as mentioned in the table below at the time of submission of application for building plan approval.

Details (Calculation memo) regarding the Building Permit fees and other prescribed fees shall be made available to the occupier by authorised officer on demand indicating clearly the basis of charging the fee.

Building permit fee shall be charged for all land uses permitted in development plan on the basis of table given below:-

S.No	Building Permit Fee	Rate (in INR)	Applicability
1.	Processing Fee Residential (less than or equal to 300 sq.mt.)	8.50 per sq. mtr	Plot area
	Processing Fee Residential (more than 300 sq.mt.)	13.50 per sq. mtr	Plot area
	Processing Fee: Group Housing-On covered area	80.00 per sq. mtr	covered area
	Processing Fee Industrial (less than or equal to 1000sq.mt.)	5000.00	
	Processing Fee Industrial (more than 1000 sq.mt.)	20000.00	
	Processing Fee Commercial-On covered area	90.00 per sq. mtr	covered area
	Processing Fee Institutional	85.00 per sq. mtr	Covered area
2.	Inspection Charges	18.00 per sq. mtr	OCovered Area
3.	Material Stacking Charges	37.50 per sq. mtr	Covered Area
4.	Infrastructure Upgradation Charge	15.00 per sq. mtr	Plot area
5.	External Development charges on Plot Area*	600.00 per sq. mtr	Plot area

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

#### 5.5 Preparation and Signing of Plans

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

#### 5.6 Withdrawal of Application

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

## **5.7 Scrutiny of the Building Permit**

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

## **5.8 Sanction or Refusal of Building Permit**

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

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

- FAR provisions
- Set Backs
- Ground coverage
- Parking Requirements
- Requirement of open spaces/ Green areas

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

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

#### **5.9 Appeal against Refusal or Sanction with Modifications of Building Permit**

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

#### **5.10 Duration of Validity of Building Permit:**

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

building plan. Completion Certificate has to be submitted within this period. Any extension for construction period in lease deed conditions shall automatically entitle the applicant for extension for submitting Completion Certificate as per Annexure-12.

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

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

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

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

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

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

#### **5.14 Documents at Site**

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

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

#### **5.15 Notice of Completion**

- i) Every owner shall have to submit a notice of completion of the building to the Authority regarding completion of works described in the building permit for the plot in accordance with the planning standards prescribed in this regulations, development plan, layout plan in the format prescribed in Annexure-8 accompanied by the documents as per checklist annexed with Annexure8.
- ii) Completion Plan of building / layout sanctioned by competent authority prior to enforcement of this regulation shall be evaluated as per the prevailing provisions / byelaws/regulations applicable at the time of sanction of building plan/layout.
- iii) Completion Certificate of Building/Layout shall be issued by CEO for the buildings proposed/approved in the total area of plot after ascertaining the following:
  - a) Whether the building has been erected or re-erected without sanction or in contravention of any sanction given under the Act or this regulation
  - b) Whether the building has been erected or re-erected in contravention of Planning Standards and Technical Requirement prevailingat the time of submission of application for completion certificatein this Regulation. In case the building has been erected within the
  - c) Whether the provisions of Service Plans as required under clause5.4.3 of this Chapter for the building erected or re-erected has been completed.
  - d) Occupier has unencumbered possession of total area of plot and possess undisputed title of land with duly executed lease deed.
  - e) Compliance of terms and conditions prescribed in the lease deed/allotment letter of plot regarding transfer of properties created by occupier is ensured and Authority is indemnified by occupier in this regard. in case any violation is reported by any statutory agency Completion Certificate issued by CEO shall stand cancelled.
  - f) All the terms and conditions stipulated in No Objection Certificate from pollution angle and Fire Protection has been complied with and installations of required equipment/systems have been completed. Certificate from concerned agencies in this regard shall be produced by occupier before issuance of Completion Certificate.
  - g) Facilities such as water supply based on ground water, power distribution system (Transformers, LT network, street lighting etc.) proposed in the building are in place with adequate service capacity and in accordance with the norms prescribed by concerned agencies. Necessary clearances as applicable from statutory agencies such as

Ground Water Commission, Electrical Safety Inspectors, Airport Authority for height of building shall be obtained by occupier before issuance of Completion Certificate.

The Chief Executive Officer may authorise any person to enter into or open any land or building with or without assistance, for the purposes of ascertaining the above for issuance of Completion Certificate

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

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

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

#### **5.17 Issue of Occupancy Certificate Regarding Multi Storeyed Building**

Occupancy certificate shall be issued in case of buildings identified in Regulation 5.4.2 (b) after the completion of the work in accordance with the building permit and completion certificate is issued by the Authority and shall also be subjected to the inspection of the Chief Fire Officer, U.P. Fire Service and necessary compliance of the conditions imposed by pollution control boards at the time of issuance of NOC. The occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the compliance from the fire protection point of view and from Pollution Control Board from pollution point of view. Other certificates such as structural safety, water harvesting, electrical connection, ground water clearance also have to be submitted along with the application for occupancy certificate.

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

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

## Chapter-VI

### 6. Technical Requirements for Building Permit for different Use Premises

#### 6.1 Site Requirements

##### 6.1.1 Distance from electric lines

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

		Vertically	Horizontally
(a)	Low and medium voltage	2.4 metres	1.2 metres
(b)	High voltage lines upto and including 33000 volts	3.7 metres	1.8 metres
(c)	Extra high voltage lines	3.7m + ( 0.305 metres for every additional 33000 vlots)	1.8mtrs+ (0. 305 metres for every additional 33000 volts)

##### 6.1.2 Site and land use pattern

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

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

##### 6.1.3 Means of Access

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

#### 6.2 Technical Requirements for different use premises

##### 6.2.1 Residential Plots (Use Premises No.1)

###### 6.2.1.1 Purpose

For Residential purpose, only residential dwellings shall be permitted.



#### **6.2.1.2 Permissibility**

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

#### **6.2.1.3 Other provisions:**

- a) The directions of side, rear set back and gate shall be as per the Setback/ Layout Plan and directions prepared by the Authority from time to time.
- b) In case of plots being amalgamated with the approval of the Authority, the setback lines in front and adjoining property are to be followed as per Setback Plan.
- c) Subdivision of individual residential plot or building constructed on it shall not be allowed.
- d) Only two dwelling units and a servant quarter shall be allowed upto a plot size of 100sqmtrs. For plots above 100 sqmtrs and upto 500sqmtrs maximum three dwelling units shall be allowed. For plots above 500 sqmtrs. 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.
- e) Stilt parking shall be allowed upto maximum height of 2.4 mtrs upto bottom of beam free from FAR for plot size of 112 sq mtrs and above. However, in case stilt is not provided, parking may be allowed in the setbacks.
- f) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except—
  - a. A chajja (projection) of maximum width of 0.75 metres at lintel or roof level. No construction of any type shall be permitted over such projections.
  - b. Underground water tanks with top flush with the adjoining ground level.
  - c. In plots of 200 square metre and above, if required, a temporary guard room of porta cabin 1.5 metre x 1.5 metre shall be permitted after approval by the Authority.
  - d. Canopy projections of 4.5 metre X. 2.4 metre in front or side setbacks (maximum 2 numbers) in plots where front set back is 4.5 metre or more and only one such canopy in side set back where front set back is less than 4.5 metre. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular column of maximum 30 centimeters diameter or rectangular columns of 30 centimetres x 30 centimetre size.
- e. Open Plinth steps:
  - Open plinth steps and plinth ramp in front and rear setback.
  - Open plinth steps and plinth ramps beyond a depth of 6mtrs in side setback.

- f.** In case of corner plots upto 200 square metre category, load bearing columns max size 300 millimeter X 300 millimeter in side setback maximum 2 numbers may be permitted.
  - g.** Other features as mentioned in Table 3.
  - h.** Open ramps for movement of vehicles in side setback only.
  - i.** Balcony upto 1.5 m width (upto 1.0 m width where setback is less than 3.0 m)
  - j.** No enclosure of any type shall be allowed on the balcony, neither shall be compoundable.
  - k.** The inner courtyard can be covered by a temporary coverage, at a height of 1.5mtrs. Above roof level. If covered at roof level, it shall not be permissible.
  - l.** The internal changes within the building envelope are permissible without any revision submission.
- g)** FAR shall also include
- a.** Mezzanine
  - b.** Pergola shall be counted towards Floor Area Ratio calculation if closed from three or more than three sides.
- h)** Floor Area Ratio shall not include –
- a.** A cantilever projection (in setbacks) of a width of 0.75 metre at any level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - b.** Canopy projections of 4.5 metre X 2.4 metre in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 metre or more and only one such canopy in side setback where front setback is less than 4.5 metres.
  - c.** Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services and storage.
  - d.** Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
  - e.** Loft upto 1.5 metre height
  - f.** Other features as mentioned in Table 3.
  - g.** Open ramps for movement of vehicles in side setback only.
  - h.** Balconies (upto 1.50mtrs. width, If Balcony of more than 1.50mtrs. width is proposed, then 1/4th of its area shall be counted in FAR), Cupboard (0.60m wide), Staircase, Lift, Mumty for staircase, and Bay windows.
- i)** Basement:
- a.** Basement area shall not exceed beyond building envelope.
  - b.** The height of any basement shall be maximum 1.5 metre from bottom of the slab above the top level of the external drain. The maximum
  - c.** Height of the basement from floor to ceiling shall be 4.5 metres.
  - d.** Basement shall be allowed upto a distance of 2.0 mtrs. from the
  - e.** Adjacent plot on the basis of structure stability certificate.
- j)** Minimum requirement for sanction / completion: 40 sqm or 50 percent of maximum permissible ground coverage (whichever is more) with

provisions of a functional toilet / bath and kitchen Provision of following items in building shall be mandatory for issue of occupancy certificate.

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

## **6.2.2 Crèche & Day Care Centre (Use Premises No.2)**

### **6.2.2.1 Purpose**

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

### **6.2.2.2 Permissibility**

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

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

### **6.2.2.3 Incidental Uses**

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

## **6.2.3 Hostel/Boarding House, Company Guest House, Inspection Bungalow (Use Premises No.3)**

### **6.2.3.1 Purpose**

For Providing Residential lodging facility to non- resident / Floating Population

### **6.2.3.2 Permissibility**

Permissible in Residential Use Zone R1 as main use and in other Use Zones as incidental or Supportive use. Permissible Land Use of plot shall be residential.

The extent of permissibility shall be as per Planning Standards & Norms defined in this regulation. Maximum 20 inmates shall be allowed per premises.

### **6.2.3.3 Incidental Uses**

Supportive uses/ uses directly incidental to premise use shall be allowed to extent of 5% of F.A.R of permissible F.A.R.

Note: Plot Area, Ground Coverage, F.A.R. Height restriction and Setback shall be same as that of Premises Use No.8.

## **6.2.4 Vending / Pay Booth /Kiosk (Use Premises No.4)**

### **6.2.4.1 Purpose**

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

### **6.2.4.2 Permissibility**

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

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

PLOT AREA	Maximum Size 50 Sq.m.
GROUND COVERAGE	20% OR 10 Sq. m.
F.A.R.	50%
HEIGHT RESTRICTION	3.65 m

## **6.2.5 Group Housing (Flatted & Cluster Type)(Use Premises No-5)**

**6.2.5.1** Minimum Plot Area- 2000 square metre. However, the Authority may revise this limit by recording the reason. Permissible Land Use of plot shall be residential.

### **6.2.5.2 Maximum permissible Ground Coverage, FAR & Other Parameters**

- |       |                            |  |
|-------|----------------------------|--|
| (i)   | Ground coverage            | 35 percent up to 40000 sq mtrs and 40% above 40000 sq.mtrs.  |
| (ii)  | Floor Area Ratio           | 2.75   |
| (iii) | Height:                    | No limit.<br>For buildings above 30 metres in height, clearance from Airport Authority shall have to be taken. |
| (iv)  | Density (Family size 4.5): | As mentioned in the Development Plan or decided by the Authority.  |

### **6.2.5.3 Set Backs**

- i) For Building having a height between 10-15 mts, the Set-back all around the building (in meter) shall be 5 mts.
- ii) For Building having a height between 15-18 mts, the Set-back all around the building (in meter) shall be 6 mts.
- iii) For Building having a height between 18-21 mts, the Set-back all around the building (in meter) shall be 7 mts.

- iv) For Building having a height between 21-24 mts, the Set-back all around the building (in meter) shall be 8 mts.
- v) For Building having a height between 24-27 mts, the Set-back all around the building (in meter) shall be 9 mts.
- vi) For Building having a height between 27-30 mts, the Set-back all around the building (in meter) shall be 10 mts.

Note :

In Group Housing buildings, the minimum front set-back shall be 9 mts. and the set-back on remaining three sides shall be as per the above table.

- i. The maximum height of any building shall not be more than 1.5 times of the sum of the width of the road and the front set-back.
- ii. If a building fronting on two or more roads having different widths, then the front of building shall be taken on the wider road and the height of the building shall be permissible upto 24 m. depth along the less wider road as per the para (i) above.
- iii. For tower like constructions, as an alternative to the above para (i), the following set-backs may be permitted :-
  - a) On upper floors up to 24 mts. height, there shall be one set-back and the along with the set-back on the ground floor, not less than 6.0 mts. all around.
  - b) On the upper floors between 24 mts and 37.5 mts height, there shall be one set-back along with the set-back on the ground floor, not be less than 9.0 mts all around.
  - c) On the upper floors, more than 37.5 mts in height, there shall be one set-back along with the set-back on the ground floor not less than 12 mts. all around.
  - d) The relaxation of set-back in para (i) shall be compensated on the upper floors. Thus there shall be no approach to the set-backs from the rooms or flats on the upper floors

#### **6.2.5.4 Other Provisions**

No limit. For buildings above 30 metres in height, clearance from Airport Authority shall have to be taken

As decided by the Authority

- (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except
  - (i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - (ii) Underground water tanks with top flush with the adjoining ground level.
  - (iii) Watchman Shelters and Watch Towers with following provisions:
  - (iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.

- (v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

S.No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres
3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres
4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres
5	Above 50 acres for an additional 50 acres	An additional 10 square metres and part thereof	24 square metres	5 square metres

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

- Metre room as per norms of Electricity Authority..
- Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- Other features as mentioned in Table 3
- Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
- Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

- Floor Area Ratio shall include
  - Mezzanine
  - The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
  - Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.
  - Metre room as per Electricity Authority norms.
- Floor Area Ratio shall not include:

- (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.
- (ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
- (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
- (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
- (v) Balconies upto 1.5 metre width free from FAR(in case it is more than 1.5 m, half of area beyond 1.5 m shall be included in FAR) may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
- (vi) Other features as mentioned in Table 3.
- (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
- (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
  - (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
  - (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs.
  - (xii) In multistory 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.

(4) All the common facilities prescribed below will have to be provided and shall be counted in the prescribed FAR of Group Housing

Shops and community facilities as per population norms as specified in the earlier lease deed. In case of plots where minimum population required for provision of convenient shopping is not achieved then:-

- (a) Area for shopping and commercial activities equivalent to 1.0 percent permissible FAR of the plot area shall be allowed.
- (b) Minimum four kiosks of 4 sq.m of carpet area and two shops of 10sqm carpet area shall be provided mandatorily.
- (c) Maximum height of shops and kiosks shall be 4.0 metre from floor to ceiling.
- (d) However shops may be allowed as integral part of Group housing building on the ground floor.

(5) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 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.
  2. Loft up to maximum height of 1.5 metres.
  3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  4. Watchmen / Security shelters and watch towers
  5. Garbage shafts , lift shafts and 10 sq mtrs lobby infront of each lift (excluding area of corridor beyond the lift).
  6. Fire escape staircases
  7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
  8. Mumty, machine room for lifts.
  9. Cupboards upto a depth of 0.60 mtr.and 1.80 mtrs.in length.
  10. Bay window upto a depth of 0.60mtr.and 2.0 mtrs length.
  11. Refuge area as per definition for fire evacuation in National Building Code, 2005.
  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.
  13. Covered walkways and pathways.
  14. Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.
- (6) Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, 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 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per 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 16 mtrs space between two blocks.

(7) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometre from the boundary line of such buildings by recording the reasons.

(8) In density calculation each servant quarter will be reckoned as half dwelling unit. (standard size of the family for a dwelling unit for density purpose is 4.5 persons)

(9) A group housing shall conform to the provisions of the Sector Plan and Zonal Development Plan or scheme (if any) of the area, in terms of setbacks, ground coverage, Floor Area Ratio and height restrictions.

(10) The provisions contained in this regulation shall not apply to housing for economically weaker sections and low income group schemes undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government. The Authority may decide the norms for setback, Ground coverage F.A.R. height, density, parking etc. for specific projects of these groups depending upon the size of plot, width of Road, availability of infrastructure, etc. by recording the reasons.

(11) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metres, except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc is more than 4.5 metres, additional height equivalent to height of equipments may be permitted. In case of Automatic/semiautomatic/ mechanized parking facility also more than 4.5 mtrs, additional height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space. .

(12) The height of basement shall be maximum 1.5 metres upto bottom of the slab above the top of the drain. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.

(13) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.

(14) In case of group housing having more than two storey, steps must be taken to ensure water at higher floors. For this purpose booster pumps and overhead tanks may be installed.

(15) At least one of the lifts provided shall be of the specification of goods lift.

(16) **Minimum requirement for sanction**

Minimum covered area required shall be as follows:-

		MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)
S. O.	SIZE OF PLOT(SQ. MTRS.)	
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000	35%

	Sq. Mtrs.	
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

- (i) 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
  - (ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,
  - (iii) In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.
- (17) Provision of following item in building shall be mandatory for issue of completion certificate:
- (i) Flooring;/ i.e hard surface and completely finished floors for common areas or/and public use areas.
  - (ii) Electrical wiring;
  - (iii) Plumbing work to be complete.
  - (iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;
  - (v) Number plate and illumination board as per direction amended or direction issued from time-to-time;
  - (vi) Internal and external finishing (Plastering may not be mandatory);
  - (vii) Boundary wall and gates shall be mandatory;
  - (viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
  - (ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
  - (x) Any other special provision as mentioned in the lease deed;
  - (xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## **6.2.6 Convenient Shopping Center (Use Premises No.6)**

### **6.2.6.1 Purpose**

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

### **6.2.6.2 Permissibility**

- i) Permissible in Facility Use Zone F1 as main use and in other use zone as described in chapter-II in this Regulation as incidental and supportive use. Permissible Land Use of plot shall be commercial.

PLOT AREA MIN 20.0 SQ. METER TO MAX 500 SQ. METER

GROUND COVERAGE 60%

F.A.R. 1.20

HEIGHT RESTRICTION 07.50 m

SET-BACK only front setback- 1.5 m

- ii) Shops located on master plan roads shall not be treated within this premises uses and shall be covered under premises use no-23.
- iii) Parking requirement: 3ECS per 100 sqm covered area to be provided with in the standards as prescribed in Chapter-XI.

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

### **6.2.7.1 Purpose**

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

### **6.2.7.2 Permissibility**

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

## **6.2.8 Commercial Facilities (Use Premises No-8,23,24, 25,42,44,71,74)**

Commercial/Professional Offices (Use Premises No. 8)

Sector Shopping Complex (Use Premises No-23)

Offices Institutional (Use Premises No-24)

Community Centre/convenient retail shops /dispensaries/ post office/banks (Use Premises no-25)

Cinema/Multiplex (Use Premises No -42)

Godown/warehouse (Use premises No-44)

Motel/Hotel (Use Premises no-71)

Multiplex cum hotel (Use Premises no-74)

### **6.2.8.1 Purpose**

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

### 6.2.8.2 Permissibility

Permissible in Facility Use Zone F1 as main use for Commercial/Professional Offices, Use Zone F2 as main use for Sector Shopping Complex, Offices Institutional, Community Centre/Shopping Complex and Use Zone F3 as main use for Cinema/Multiplex, Godown/warehouse, Motel/Hotel, Multiplex cum hotel and in other use zone as described chapter-II in this Regulation as incidental and supportive use Permissible Land Use of plot in all these uses shall be commercial.

#### COMMERCIAL BUILDINGS

Ground coverage, Floor Area Ratio and height

Sl. No.	Use	Maximum ground Coverage	Maximum FAR	Maximum height in metres
1	Sector Shopping Complex	40%	2.0	24.0
2	Community Centre/convenient retail shops /dispensaries/ post office/banks	30%	2.5	No limit
3	Commercial & professional offices	30%	1.5	No Limit
4	Motel/Hotel	30%	2.5	No limit
5	Office institutional	30%	2.5	No limit
6	Cinema/Multiplex	30%	2.5	No limit
7	Multiplex cum hotel	30%	2.5	No limit
8	Warehousing/Go downs	60%	2.0	No limit

**Note:**

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

Plot Location	Maximum F.A.R.
Plots on roads of 18 meter width	30% of F.A.R. allotted to him at the time of allotment
Plots on roads of more than 18 meter width	40% of F.A.R. allotted to him at the time of allotment

- (2) The Floor Area Ratio for warehousing/godowns may be allowed to old allottees as below on purchasable basis subject to maximum F.A.R. as listed in the above table on terms and conditions enumerated in Chapter-IX of this regulation:

Plot Location	Maximum F.A.R.
Plots on roads of 18 meter width	1.75
Plots on roads of more than 18 meter width	2.0

### 6.2.8.3 Other Provisions

- (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except
  - (i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - (ii) Underground water tanks with top flush with the adjoining ground level.
  - (iii) Watchman Shelters and Watch Towers with following provisions:
    - o No projection of watchman shelters and watch towers shall be allowed outside the plot line.
    - o Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metre	15 square metre	5 square metre
2	Above 0.5 acres upto 10 Acres	30 square metre	24 square metre	5 square metre
3	Above 10 acres upto 25 acres	45 square metre	24 square metre	5 square metre
4	Above 25 acres upto 50 acres	60 square metre	24 square metre	5 square metre
5	Above 50 acres for an additional 50 acres	An additional 10 square metre and part thereof	24 square metre	5 square metre

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
  - (a) Metre room as per norms of Electricity Authority.
  - (b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - (c) Other features as mentioned in Table 3
  - (d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - (e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be

permitted by the Chief Executive Officer on case to case basis.

- (f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

(2). Floor Area Ratio shall include

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

(3) Floor Area Ratio shall not include:

- (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.
- (ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - (b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - (c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
- (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
- (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
- (v) Balconies (upto 1.5 metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
- (vi) Other features as mentioned in Table 3.
- (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be

- used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
- (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
  - (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
  - (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multilevel parking in plots bigger than 10000 sq mtrs (excluding green areas).
  - (xii) In multistory 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.
- (4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage
- i. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
  - ii. Loft up to maximum height of 1.5 metre.
  - iii. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  - iv. Watchmen/ Security shelters and watch towers
  - v. Garbage shafts , lift shafts and 10 sq mtr lobby in front of each lift (excluding area of corridor beyond the lift).
  - vi. Fire escape staircases
  - vii. Toilet blocks for visitors, drivers, guards etc on ground floor only.
  - viii. Mumty, machine room for lifts.
  - ix. Cupboards upto a depth of 0.60 mtr and 1.80 mtrs.in length.
  - x. Refuge area as per definition for fire evacuation in National Building Code, 2005.
  - xi. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
  - xii. Covered walkways and pathways.
  - xiii. Any other utilities and facilities as decided by Chief Executive Officer depending upon its requirement.
- (5) Distance between two adjacent building blocks: Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, 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 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per 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 16 mtrs space between two blocks.
- (6) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometre from the boundary line of such buildings by recording reasons.
  - (7) The internal height of the basement (floor to ceiling) shall be minimum 2.4 mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipment's such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 meter, additional height equivalent to height of equipment's may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.5 mtrs, additional height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
  - (8) The height of basement shall be maximum 1.5 metres upto bottom of the slab above the top of the drain. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
  - (9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
  - (10) At least one of the lifts provided shall be of the specification of goods lift.
  - (11) Provision of following item in building shall be mandatory:
    - i. Flooring i.e hard surface and completely finished floors for common areas or/and public use areas.
    - ii. Electrical wiring;
    - iii. Plumbing work to be complete.
    - iv. Parking and landscaping provision as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time by authority whichever is higher shall be strictly adhered to.
    - v. Number plate and illumination board as per direction amended or direction issued from time-to-time;
    - vi. Internal and external finishing (Plastering may not be mandatory);
    - vii. Boundary wall and gates shall be mandatory;
    - viii. Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
    - ix. No violation should be there in the overall building or site at the time of issue of occupancy certificate;
    - x. Any other special provision as mentioned in the lease deed;
    - xi. In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## **6.2.9 Booking Office, Cargo/booking office (Use Premises No.9 & 46)**

### **6.2.9.1 Purpose**



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

#### **6.2.9.2 Permissibility**

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

**Note:** Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.6

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

##### **6.2.10.1 Permissibility**

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

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

#### **6.2.11 Restaurant (Use Premises No.11)**

##### **6.2.11.1 Purpose**

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

##### **6.2.11.2 Permissibility**

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

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

#### **6.2.12 Recreational Club (Use Premises No.12)**

##### **6.2.12.1 Purpose**

Recreational and Social interaction of inhabitants.

##### **6.2.12.2 Permissibility**

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

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

#### **6.2.13 Primary School (Kindergarten/Play Group/Nursery School)(Use Premises No.13)**

##### **6.2.13.1 Permissibility**

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

<b>6.2.13.2 PLOT AREA</b>	<b>min. 500 sq.m.</b>	<b>max. 2000 sq.m.</b>
<b>6.2.13.3 GROUND COVERAGE</b>	<b>35%</b>	<b>35%</b>
<b>6.2.13.4 F.A.R.</b>	<b>0.8</b>	<b>0.8</b>
<b>6.2.13.5 HEIGHT RESTRICTION</b>	<b>10.0 m</b>	<b>10.0 m</b>
<b>6.2.13.6 SET-BACK</b>	<b>6.0m front, 3.0m all other sides</b>	<b>9.0 m front 3.0m all other sides</b>

#### **6.2.14 Police Out Post (Use Premises No.14)**

##### **6.2.14.1 Permissibility**

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

##### **6.2.14.2 Plot Size**

Maximum 200 Sq.m.

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

#### **6.2.15 Pump House (Use Premises No.15)**

##### **6.2.15.1 Permissibility**

Permissible in Facility Use Zone F1 as main use and permissible in other Facility Use zone F1 and all other use zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be network services and utilities.

Note: Plot Size and building requirements as per Supply/Distribution Agency Requirements as assessed by CEO.

#### **6.2.16 Elect.Sub Station (Use Premises No.16)**

##### **6.2.16.1 Permissibility**

Permissible in Facility Use Zone F1 as main use and all other use zones as described in Chapter-II of this regulation as incidental or supportive use. Permissible Land Use of plot shall be network services and utilities.

**Note:** Plot Size and building requirements as per Supply/Distribution Agency Requirements as assessed by CEO.

#### **6.2.17 Hostel, Boarding Houses (Use Premises No.17)**

(More than 20 inmates)

##### **6.2.17.1 Purpose**

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

#### **6.2.17.2 Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. Minimum plot size 1000 sq.m. and other planning standards shall be as per chapter-3. Maximum ground coverage permissible shall not exceed 40%. Permissible Land Use of plot shall be commercial.

Note: FAR, Height Restriction, setbacks and parking provision etc. shall be same as that of Premises Use No. 6

### **6.2.18 Guest House (Use Premises No.18)**

#### **6.2.18.1 Purpose**

Same as Premises Use No.17 but with Corporate, Company or Organisation / Trust Ownership.

#### **6.2.18.2 Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones as described in Chapter-II of this regulation as incidental or supportive use. Minimum plot size 1000 sq.m. and maximum ground coverage permissible shall not exceed 40%.

Permissible Land Use of plot shall be commercial.

Note: FAR, Height Restriction and setbacks shall be same as that of Premises Use No.17.

### **6.2.19 Barat Ghar/Banquet Hall (Use Premises No.19)**

#### **6.2.19.1 Purpose**

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

#### **6.2.19.2 Permissibility**

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

#### **6.2.19.3 PLOT SIZE**

Maximum Plot Area: 4000 Sq.m. in F2.

#### **6.2.19.4 GROUND COVERAGE**

Maximum Ground Coverage: 25%

#### **6.2.19.5 F.A.R.**

Maximum F.A.R. 1.5

#### **6.2.19.6 HEIGHT**

Maximum Height 15 M

Note: The Setback shall be same as that of table 2 & 3.

### **6.2.20 Dharamshala (Use Premises No.20)**

Note: All planning standards same as Premises Use No.17.

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

#### **6.2.21.1 Purpose**

Providing night shelter facilities for poor and destitute.

#### **6.2.21.2 Permissibility**

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

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

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

#### **Permissibility**

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

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

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

Note: All Building Regulations same as Premises Use No.17.

### **6.2.23 Culture Centre (Use Premises No.26)**

#### **Permissibility**

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

**Note:** All Building Regulations same as Premises Use No.12

### **6.2.24 Religious Centre (Use Premises No.27)**

#### **6.2.24.1 Permissibility**

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

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

### **6.2.25 Rural Centre (Use Premises No.28)**

#### **6.2.25.1 Permissibility**

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

#### **6.2.25.2 PLOT SIZE**

Maximum Plot Area: 10000 Sq.m.

#### **6.2.25.3 GROUND COVERAGE**

Maximum Ground Coverage: 30%

#### **6.2.25.4 F.A.R.**

Maximum F.A.R. 1.0

#### **6.2.25.5 HEIGHT RESTRICTION**

Maximum Height 10 M

#### **6.2.25.6 SET-BACK**

Same as Premises Use No. as per table-2 & 3

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

#### **6.2.26.1 PERMISSIBILITY**

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

#### **6.2.26.2 PLOT SIZE**

Maximum Plot Area: 1000 Sqm

#### **6.2.26.3 GROUND COVERAGE**

Maximum Ground Coverage: 60%

#### **6.2.26.4 F.A.R.**

Maximum F.A.R. 1.00

#### **6.2.26.5 HEIGHT RESTRICTION**

Maximum Height 10 M

#### **6.2.26.6 SET-BACK**

Same as Premises Use No.30

### **6.2.27 Nursing Home (Use Premises No.30)**

#### **6.2.27.1 PURPOSE**

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

#### **6.2.27.2 PERMISSIBILITY**

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

#### **6.2.27.3 AREA OF PLOT**

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

#### **6.2.27.4 F.A.R. and Ground Coverage**

Maximum ground coverage and FAR shall be 40 and 120 respectively.

#### **6.2.27.5 Height**

Maximum height shall be 15 mts.

#### **6.2.27.6 Set-back**

- (i) For Building having a height 10 metres and plot size less than 1000 sq.m the front set back shall be 9 mts. whereas all other sides i.e. rear and side (both sides) set-back shall be 3 meter.
- (ii) For Building having a height 10 metres and plot size more than 1000 sq.m the front set back shall be 9 mts. whereas rear setback shall be 4.5 mts and side (both sides) set-back shall be 3 meter.
- (iii) For Building having a height 10 to 15mts, the front set back shall be 9 mts. whereas all other sides i.e. rear and side (both sides) set-back shall be 5 meter.

### **6.2.28 Hospital (Use Premises No.31)**

#### **6.2.28.1 Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones F3 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in this Regulation. One for 100,000 population for 300 bed & 2.5 lacs populations for 500 beds. Permissible Land Use of plot shall be commercial.

#### **6.2.28.2 PLOT SIZE**

2.0 Hect. for 300 bed, 4.0 Hect. for 500 bed.

#### **6.2.28.3 GROUND COVERAGE**

Maximum Ground Coverage: 35%

#### **6.2.28.4 F.A.R.**

Maximum F.A.R. 150

#### **6.2.28.5 SET-BACK**

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

**Note:** Additional land for residential facility i.e. 2 Hect maximum. Building Regulation for residential facility shall be as per use zone R1/R2.

### **6.2.29 Primary School (Use Premises No.32)**

#### **6.2.29.1 Permissibility**

Permissible in Facility Use Zone F2 as main use and in other Use Zones F3/F1 as incidental or supportive use. Permissible Land Use of plot shall be institutional.

Primary school in this premise use shall be for Class 1- Class 5

#### **6.2.29.2 PLOT SIZE**

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

#### **6.2.29.3 Ground Coverage**

Maximum Ground Coverage: 35%

#### **6.2.29.4 F.A.R.**

Maximum F.A.R. 80

#### **6.2.29.5 Set-Back**

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

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

Approach road will be min 18 m wide. Min Distance between 2 units in a use zone shall be 200 m crow fly distance.

### **6.2.30 Secondary School (Use Premises No.33)**

#### **6.2.30.1 Permissibility**

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

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

#### **6.2.30.2 Ground Coverage**

Maximum Ground Coverage: 35%

#### **6.2.30.3 F.A.R.**

Maximum F.A.R. 0.80

#### **6.2.30.4 Set-Back**

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

### **6.2.31 Degree College (Use Premises No.34)**

#### **6.2.31.1 Permissibility**

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

#### **6.2.31.2 Ground Coverage**

Maximum Ground Coverage: 35%

#### **6.2.31.3 F.A.R.**

Maximum F.A.R. 100

#### **6.2.31.4 Set-Back**

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

#### **6.2.31.5 Incidental Uses**

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

## **6.2.32 Petrol Pump (Use Premises No.35)**

### **Petrol Filling cum Service Station**

#### **6.2.32.1 Permissibility**

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

#### **6.2.32.2 Dimensions For Plot**

- e) Petrol Filling Station
  - i) 18mt X 15 mt
  - ii) 30mt X 17 mt
- f) Filling Station cum Service Station
  - i) 30mt X 36 mt
  - ii) 33 mt X 45 mt

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

#### **6.2.32.3 Petrol Filling Station**

- i) GROUND COVERAGE: 10%
- ii) F.A.R: 10
- iii) FRONT SETBACK: 3.0 mt
- iv) HEIGHT: 6.0 mt

#### **6.2.32.4 Filling Station Cum Service Station**

- i) GROUND COVERAGE: 20%
- ii) F.A.R: 20%
- iii) FRONT SETBACK: 6.0 mt
- iv) HEIGHT: 6.0 mt

#### **6.2.32.5 Other Requirements**

- i) Minimum of 80 sqm. of parking area shall be provided for every petrol filling station / petrol filling station-cum-service station.
- ii) Permission for petrol filling station / petrol filling station-cum-service station shall be granted at a minimum distance of 30mt. from the intersection of development plan roads.
- iii) There should not be any such obstruction near the petrol filling station/ petrol filling station-cum-service station which obstructs the visibility of traffic on the road to the vehicles entering in or going out of the station.
- iv) Minimum width of roads for entry and exit to every petrol filling station/ petrol filling station-cum-service station shall be 9.0 mts.
- v) Provision of a buffer strip with minimum length and width of 12.0m. and 3.0mts. respectively, shall essentially be provided between the zonal road and petrol filling station / petrol filling station-cum-service station.
- vi) Fire fighting provisions shall be ensured as per the rules.
- vii) Other provisions as required by the Indian Petroleum and Explosive Act shall apply.



**NOTE:**

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

**6.2.32.6 OTHER INCIDENTAL USES**

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

**6.2.33 Dharamkata/Weigh Bridge (Use Premises No.36)**

**6.2.33.1 PERMISSIBILITY**

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

**6.2.33.2 GROUND COVERAGE**

Maximum Ground Coverage : 25%

**6.2.33.3 F.A.R**

Maximum Permissible F.A.R : 0.25

**6.2.33.4 HEIGHT RESTRICTION**

Maximum Permissible Height : 7.5 M

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

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

**6.2.34 Garage / Workshop (Use Premises No.37)**

**6.2.34.1 PURPOSE**

For Garage and Workshop, Licensed Service Station

**6.2.34.2 PERMISSIBILITY**

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

**6.2.34.3 GROUND COVERAGE**

Maximum Ground Coverage: 40%

**6.2.34.4 F.A.R**

Maximum Permissible F.A.R: 0.8

#### **6.2.34.5 HEIGHT RESTRICTION**

Maximum Permissible Height: 7.5 M

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

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

### **6.2.35 Educational Institution / Technical Centre (Use Premises No.38)**

#### **A. Educational Institution**

##### **6.2.35.1 PURPOSE**

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

##### **6.2.35.2 PERMISSIBILITY**

Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e. M2/M3/M4 as incidental or Supportive use. The planning standards for this premises use in supportive use zones shall be as per chapter-III of this Regulation. Permissible Land Use of plot shall be institutional.

##### **6.2.35.3 PLOT SIZE**

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

##### **6.2.35.4 GROUND COVERAGE**

Maximum Ground Coverage: 35%

##### **6.2.35.5 F.A.R.**

Maximum F.A.R. 1.5

##### **6.2.35.6 HEIGHT RESTRICTION**

Maximum Permissible Height: No Limit

##### **6.2.35.7 SET-BACK**

i) Front: 9.0 M

ii) All other sides: 6.0 M

##### **6.2.35.8 OTHER INCIDENTAL USES**

i) Staff Housing upto 15% of permissible FAR

ii) Hostel and support facilities upto 35% of permissible FAR

Parking requirements as per chapter-XI shall apply.

#### **B. Training and Skill Upgradation Centre**

##### **PERMISSIBILITY**

Same as for educational institutions

##### **GROUND COVERAGE**

Maximum Ground Coverage: 35%

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

Maximum F.A.R. 1.8

**HEIGHT RESTRICTION**

Maximum Permissible Height: No Limit

**SET-BACK**

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

**OTHER INCIDENTAL USES**

- i) Staff Housing upto 15% of permissible FAR
- ii) Hostel and support facilities upto 35% of permissible FAR

Parking requirements as per chapter-XI shall apply.

**6.2.36 Research & Development Centre (Use Premises No.39)****6.2.36.1 PURPOSE**

For Research and Development Centre.

**6.2.36.2 PERMISSIBILITY**

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

**6.2.36.3 PLOT SIZE**

Large campuses upto 8 Hectare

**6.2.36.4 GROUND COVERAGE**

Permissible Ground Coverage: 35%

**6.2.36.5 F.A.R**

Maximum Permissible F.A.R: 1.5

**6.2.36.6 HEIGHT RESTRICTION**

Maximum Permissible Height: 24.0 M

**6.2.36.7 SET-BACK**

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

**6.2.36.8 OTHER INCIDENTAL USES**

- i) Staff Housing upto 15% of permissible FAR
- ii) Hostel and support facilities upto 35% of permissible FAR

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

**6.2.37 Information Technology Park (Use Premises No.40)****6.2.37.1 PURPOSE**

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

The area allotted for IT activities listed above shall be minimum 75% of the covered area. IT park shall contain technological infrastructure like optic fibre

connectivity, Broad band connectivity, Wi-Fi access, Video conferencing facilities etc.

#### **6.2.37.2 PERMISSIBILITY**

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

#### **6.2.37.3 PLOT AREA**

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

#### **6.2.37.4 GROUND COVERAGE & FAR**

Maximum permissible FAR for IT park shall be 3. Max permissible ground coverage shall be 30%.

#### **6.2.37.5 HEIGHT RESTRICTION**

Maximum Height: 24.0 M

#### **6.2.37.6 SET-BACK**

- |                                  |       |
|----------------------------------|-------|
| i) Front:                        | 9.0 M |
| ii) Back side & All other sides: | 6.0 M |

#### **6.2.37.7 APPROACH ROAD**

Approach road Minimum width – 30 mts. Wide

#### **6.2.37.8 PARKING PROVISION**

- |                 |  |
|-----------------|--|
| Minimum Parking | 3.0 Equivalent Car Space<br>per 100 sqm. of covered area |
|-----------------|--|

### **6.2.38 Museum / Planetarium (Use Premises No.41)**

#### **6.2.38.1 Permissibility**

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

#### **6.2.38.2 PLOT AREA**

Minimum size: 4000 Sq.m.

#### **6.2.38.3 GROUND COVERAGE**

Maximum Ground Coverage : 35%

#### **6.2.38.4 F.A.R**

Maximum Permissible F.A.R : 80

#### **6.2.38.5 HEIGHT RESTRICTION**

Maximum Permissible Height : 15 M

#### **6.2.38.6 SET-BACK**

- |           |       |
|-----------|-------|
| i) Front: | 9.0 M |
|-----------|-------|

ii) All other sides: 6.0 M

#### **6.2.39 Whole Sale Trade (Use Premises No.43)**

##### **6.2.39.1 PERMISSIBILITY**

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

##### **6.2.39.2 GROUND COVERAGE**

Maximum Ground Coverage: 25%

##### **6.2.39.3 F.A.R**

Permissible F.A.R: 75

##### **6.2.39.4 HEIGHT RESTRICTION**

Permissible Height: 15 M

##### **6.2.39.5 SET-BACK**

i) Front: 9.0 M

ii) All other sides: 6.0 M

#### **6.2.40 Transport Nagar (Use Premises No.45)**

##### **6.2.40.1 PERMISSIBILITY**

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

**Note:** All Building Regulations same as Premises Use no.44

#### **6.2.41 Bus Depot / Terminal (Use Premises No.47)**

##### **6.2.41.1 PERMISSIBILITY**

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

##### **6.2.41.2 GROUND COVERAGE**

Maximum Ground Coverage: 30%

##### **6.2.41.3 F.A.R**

Maximum F.A.R : 75

##### **6.2.41.4 HEIGHT RESTRICTION**

Maximum Height: 15 M

##### **6.2.41.5 SET-BACK**

i) Front: 9.0 M

ii) All other sides: 6.0 M

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

##### **6.2.42.1 PERMISSIBILITY**

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

#### **6.2.42.2 MINIMUM PLOT SIZE**

Minimum Plot Size for Truck Terminal shall be 1.0 Hectare

#### **6.2.42.3 GROUND COVERAGE**

Maximum Ground Coverage: 30%

#### **6.2.42.4 F.A.R**

Maximum F.A.R : 0.8

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

#### **6.2.42.5 INCIDENTAL USE**

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

- I. Maintenance Workshop
- II. Driver Dormitory
- III. Canteen for Drivers
- IV. Administrative office & ATM

Incidental Uses shall be included in FAR

#### **6.2.42.6 SET-BACK**

i) Front: 9.0 M

ii) All other sides: 6.0 M

### **6.2.43 Industrial Plots-General (Use Premises No.48)**

#### **6.2.43.1 PERMISSIBILITY**

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

#### **6.2.43.2 GROUND COVERAGE**

The Ground Coverage for Industrial Plots shall be as follows;

S.n.	Plot Size	Ground Coverage as % of plot size
1	Upto 100 sq.m	60
2	101-450 sq.m	60
3	451-2000 sq.m.	55
4	2001-12000 sq.m	55
5	12001-20000 sq.m	50
6	Above 20000 sq.m	50

#### **6.2.43.3 F.A.R.**

i) The Floor Area Ratio for Industrial Plots shall be as follows;

S.n.	Plot Area	Floor Area Ratio
1	Upto 100 sq.m	1.2
2	101-450 sq.m	1.00
3	451-2000 sq.m.	0.80
4	2001-12000 sq.m	0.70
5	12001-20000 sq.m	0.65
6	Above 20000 sq.m	0.60

#### **6.2.43.4 SET-BACKS**

The Setbacks Industrial Buildings shall be follows;

S.No.	Plot Area	Setbacks (In mts)		Side-1	Side-2
		Front	Rear		
1	Upto 100	3.0	-	-	-
2	101-200	4.5	1.5	1.5	-
3	201-300	4.5	2.0	2.0	-
4	301-400	4.5	3.5	3.0	-
5	401-500	6.0	3.5	3.5	-
6	501-600	6.0	4.0	3.5	3.5
7	601-1000	7.5	4.5	4.0	4.0
8	1001-5000	9.0	4.5	4.5	4.5
9	5001-30000	9.0	9.0	4.5	4.5
10	More than 30000	15.0	9.0	9.0	9.0

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

#### **6.2.44 Industrial Plots-Polluting (Use Premises No.49)**

##### **6.2.44.1 PERMISSIBILITY**

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

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

#### **6.2.45 Industrial Plots- Non-Polluting (Use Premises No.50)**

##### **6.2.45.1 PERMISSIBILITY**

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

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

#### **6.2.46 Industrial Plots-Service (Use Premises No.51)**

##### **6.2.46.1 PERMISSIBILITY**

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

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

#### **6.2.47 Flatted Factories (Use Premises No.52 )**

##### **6.2.47.1 PURPOSE**

For Industrial uses as specified in this Regulation.

##### **6.2.47.2 PERMISSIBILITY**

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

### **6.2.47.3 PLOT AREA**

Minimum Plot Size 4000 sq.m.

### **6.2.47.4 GROUND COVERAGE& F.A.R.**

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

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

### **6.2.48.1 PERMISSIBILITY**

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

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

## **6.2.49 Gas Godown (Use Premises No.54)**

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

### **6.2.49.1 APPROACH ROAD**

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

### **6.2.49.2 PLOT AREA**

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

### **6.2.49.3 SET-BACK**

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

### **6.2.49.4 SIZE OF SHED**

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

### **6.2.49.5 HEIGHT OF BUILDING**

The minimum height of the Gas godown shall be 6.0 mts. and no construction shall be allowed over it.

### **6.2.49.6 VENTILATION**

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

### **6.2.49.7 OTHER REQUIREMENTS**

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

## **6.2.50 Park (Use Premises No.55)**

### **6.2.50.1 PERMISSIBILITY**

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



#### **6.2.50.2 GROUND COVERAGE**

Maximum Coverage: 5%

#### **6.2.51 Playground (Use Premises No.56 )**

##### **6.2.51.1 PERMISSIBILITY**

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

##### **6.2.51.2 GROUND COVERAGE**

Maximum Ground Coverage: 5%

#### **6.2.52 Sports Complex (Use Premises No.57)**

##### **6.2.52.1 PERMISSIBILITY**

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

##### **6.2.52.2 GROUND COVERAGE**

Permissible Ground Coverage: 20%

##### **6.2.52.3 F.A.R**

Permissible F.A.R: 40

##### **6.2.52.4 HEIGHT RESTRICTION**

Maximum Permissible Height: 15 M

#### **6.2.53 Swimming Pool (Use Premises No. 58)**

##### **6.2.53.1 PERMISSIBILITY**

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

##### **6.2.53.2 GROUND COVERAGE**

Maximum Permissible Coverage: 20%

##### **6.2.53.3 F.A.R**

Maximum Permissible F.A.R: 40

##### **6.2.53.4 HEIGHT RESTRICTION**

Maximum Permissible Height: 15 M

#### **6.2.54 Open Air Theatre (Use Premises No.59)**

##### **6.2.54.1 PERMISSIBILITY**

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

##### **6.2.54.2 GROUND COVERAGE**

Maximum Permissible Coverage: 10%

#### **6.2.54.3 F.A.R**

Maximum Permissible F.A.R.: 20

#### **6.2.54.4 HEIGHT RESTRICTION**

Maximum Permissible Height: 15 M

### **6.2.55 Amusement Park (Use Premises No.60)**

#### **6.2.55.1 PERMISSIBILITY**

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

#### **6.2.55.2 GROUND COVERAGE**

Maximum Permissible Ground Coverage: 20%

#### **6.2.55.3 F.A.R**

Maximum Permissible F.A.R : 0.40

#### **6.2.55.4 HEIGHT RESTRICTION**

Maximum Permissible Height: 15 M

### **6.2.56 Drive In Cinema (Use Premises No.61)**

#### **6.2.56.1 PERMISSIBILITY**

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

#### **6.2.56.2 GROUND COVERAGE**

Maximum Permissible Coverage: 10%

#### **6.2.56.3 F.A.R**

Maximum Permissible F.A.R: 0.20

#### **6.2.56.4 HEIGHT RESTRICTION**

Maximum Permissible Height: 15 M

### **6.2.57 Special / Theme Park (Use Premises No.62)**

#### **6.2.57.1 PERMISSIBILITY**

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

#### **6.2.57.2 GROUND COVERAGE**

Maximum Ground Coverage: 20%

#### **6.2.57.3 F.A.R**

Maximum Permissible F.A.R: 0.40

#### **6.2.57.4 HEIGHT RESTRICTION**

Maximum Permissible Height: 15 M

## **6.2.58 Plant Nursery (Use Premises No.63)**

### **6.2.58.1 PERMISSIBILITY**

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

### **6.2.58.2 GROUND COVERAGE**

Maximum Ground Coverage & FAR 5%

## **6.2.59 Orchard (Use Premises No.64)**

### **6.2.59.1 PERMISSIBILITY**

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

### **6.2.59.2 GROUND COVERAGE**

Maximum Coverage : 5%

### **6.2.59.3 F.A.R**

Maximum F.A.R : 5

### **6.2.59.4 HEIGHT RESTRICTION**

Maximum Height : 5M

## **6.2.60 Golf Course (Use Premises No.65)**

### **6.2.60.1 PURPOSE**

For Golf Course (Low density Sports)

### **6.2.60.2 PERMISSIBILITY**

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

### **6.2.60.3 PLOT AREA**

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

### **6.2.60.4 GROUND COVERAGE**

Maximum Permissible Ground Coverage: 20%

### **6.2.60.5 F.A.R**

Maximum Permissible F.A.R: 0.20

### **6.2.60.6 HEIGHT RESTRICTION**

Maximum Height: 15

## **6.2.61 Zoo (Use Premises No.66 )**

### **6.2.61.1 PERMISSIBILITY**

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

#### **6.2.61.2 GROUND COVERAGE**

Maximum Coverage: 10%

#### **6.2.61.3 F.A.R**

Maximum F.A.R: 20

#### **6.2.61.4 HEIGHT RESTRICTION**

Maximum Height: 15 M.

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

#### **6.2.62.1 PERMISSIBILITY**

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

#### **6.2.62.2 PLOT AREA**

Maximum plot Area: 4 Hect

#### **6.2.62.3 GROUND COVERAGE**

Maximum Ground Coverage : 10%

#### **6.2.62.4 F.A.R**

Maximum F.A.R : 0.10

#### **6.2.62.5 HEIGHT RESTRICTION**

Maximum Height : 5 M.

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

#### **6.2.63.1 PERMISSIBILITY**

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

**Note:** Generally existing use which is incorporated in Development Plan as it is. Additional provision for its extension can be made in Development Plans. For such additional land maximum permissible FAR shall 10%.

### **6.2.64 Dairy, Poultry Farm, horticulture, sericulture, high value agri-industries, floriculture and fisheries industries (Use Premises No.69)**

#### **6.2.64.1 Permissibility**

Permissible in Agriculture Use Zone-A1 as main use zone and other use zone i.e. A2 as supportive or incidental use. 50 percent of the plot area shall be under plantation, in which the trees shall be planted as per the prevailing planning standards of social forestry. Permissible Land Use of plot shall be industrial.

#### **6.2.64.2 Access Road**

The minimum width of access road to the dairy farm from the main trunk road (National Highway/State Highway/District Road/Zonal road/master plan road) shall be 18 mts.

### **6.2.64.3 PLOT AREA, GROUND COVERAGE, FAR & SET BACK**

Plot area shall be as per requirement and assessed by CEO. FAR, Ground coverage and setback shall be same as premises use no-48.

## **6.3 General Provisions**

- (1) Buildings in main use zones as described in clause 6.2 of this regulation shall comply with the standards described in this regulation, however, in case of any variation in the Development Plan/ Master Plan, the provisions of development Plan/Master Plan shall prevail.
- (2) Total height shall be counted from top of external drain to top of the building except for
  - Illuminated boards
  - Water Tanks, mummy and machine room
  - Other such structures with non usable height.
- (3) Maximum permissible density shall be as per technical standard of different land use as described in this regulation. Maximum density variation of -5 percent and +5 percent shall be allowed in Group Housing.
- (4) Notwithstanding anything contained in these regulations, the Authority may where it considers expedient to do so, having regard to the special features of a particular zone/ sector and the width of road abutting and the Development Plan, permit such ground coverage FAR, height and setback in relation to a building or a group of buildings by recording the reasons.
- (5) In case of any activity other than listed in this regulations, the ground coverage and FAR shall be decided by the Authority keeping in view the similar kind of activities mentioned in these regulations.
- (6) For buildings of height above, 30 metres necessary clearance from Airport Authority of India shall be taken. Total height of the building shall be counted from the top of the external drain to top of the building without exemption.
- (7) For Horticulture Nursery, the following provisions shall be applicable:
  - (i) Green house up to maximum 10 percent of plot area.
  - (ii) Watchman shelters as mentioned in this regulation shall be permitted in setbacks.
  - (iii) Metre room as per norms of Electricity Authority and shall also be permitted in setbacks.
  - (iv) Shops and support facilities shall be permitted maximum upto 15 sq mtrs included in permitted Ground Coverage.
  - (v) Setback shall be as per Table 2.
- (8) The Authority is authorized to permit additional height at focal points wherever it is considered appropriate by recording the reasons.
- (9) Enclosure of balcony in any type of building shall not be permitted or / and compounded. Enclosure shall be considered as illegal construction.

### **6.3.1 Provisions related to Green Building**

- (1) The applicant who shall construct Green Building on a plot of 5000 sq mtrs and above for any use may be allowed an additional FAR of 5% of the permissible/availed FAR (excluding additional 15% of prescribed FAR for services), free of cost, provided that the applicant fulfils the following conditions:-

- (i) The Building is completed and rated by organizations such as Leadership in Energy and Environmental Design (LEED) in energy and Environmental Design as 'Gold or Platinum'.
- (ii) The Building is recommended by the Bureau of Energy Efficiency, Government of India for the provision of energy efficiency.
- (iii) The Building has been completed fulfilling the parking and landscaping norms of this regulation.
- (iv) The applicant has made sufficient provisions for using the additional FAR.

Note: The applicant has to submit a certificate of compliance of green building from Leadership in Energy and Environmental Design (LEED)/ Bureau Energy of Efficiency after every three years. In case he fails to submit this certificate the Authority, after giving him one month notice, may charge the compounding fees of the FAR given free of cost at the rate of 200% of the cost of purchasable FAR.

## Chapter-VII

### 7. Agriculture Land Use in the Authority

#### 7.1 Agriculture Use Zone

##### 7.1.1 Agri Industries

###### 7.1.1.1 Purpose

For setting up dairy, poultry-farm, horticulture, sericulture, floriculture, fisheries, bio-genetic industries and high value agri industries in controlled/natural climates.

###### 7.1.1.2 Permissibility

Permissible in Agriculture Use Zone A1 as main use Zone and in agriculture use zone A2 as supportive use. The extent of permissibility shall be as per Planning Standards & Norms defined in this Regulation of Authority.

###### 7.1.1.3 Minimum size of plot

Minimum size of a plot for farm house shall be 1.0 acre

##### 7.1.2 Farm House for Agri-Industries

###### 7.1.2.1 Purpose

For Providing Guest-house/business support of Agri-products for Agri Industries in Industrial Development Area.

###### 7.1.2.2 Permissibility

Permissible in Agriculture Use Zone A2 as main use Zone. The extent of permissibility shall be as per Planning Standards & Norms defined in this Regulation of Authority.

###### 7.1.2.3 Minimum size of plot

Minimum size of a plot for farm house shall be 1.0 hectare.

##### 7.1.3 Maximum Ground coverage and FAR

(a)	Maximum permissible ground coverage for all types of activity	10 percent
(b)	Maximum permissible FAR	0.15
(c)	Residential accommodation of watch and ward/maintenance Staff	15 percent of permissible FAR
(d)	Maximum height	10.0 m
(e)	Setbacks	Front/side abutting road 15.0 metre and all other sides 9.0 metre

#### **7.1.3.1 Other Provisions**

- (a) The maximum permissible floor area includes the area of mezzanine floor also.
- (b) The maximum height of boundary wall shall be 3.0 mtrs from external drain top.
- (c) Running creeper or flowering creeper will be planted all along the wall.
- (d) Minimum 50 percent of the total area of the farm house shall be under plantation/cultivation. At least 100 trees per hectares have to be planted out of which at least 50 percent shall be evergreen trees.
- (e) Basement within the outerwalls of the buildings equivalent to the area of ground coverage shall be allowed. In the event of open areas falling within the outer walls of the buildings, maximum area of the basement may be allowed equivalent to double the area of the ground coverage.
- (f) Minimum requirement for sanction and completion shall be 25% of permissible FAR.

#### **7.1.4 Water supply, sewerage and drainage:**

- (a) In case of a plot for a farm house having dwelling unit the owner thereof shall be responsible to make lawful arrangements for potable water in the farm house.
- (b) The owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm, open or closed sanitary drains to clean sheds, as may be required by the Authority.
- (c) The owner shall be responsible to provide septic tank with necessary dispersion trenches for disposal of human and animal wastes in the farm house within his own premises.

#### **7.1.5 Electrification**

The owner of a farm house shall obtain electric connection directly from the appropriate authority authorised for distribution on such terms and conditions and at his own cost as decided by the appropriate authority.

#### **7.1.6 Other Provisions:**

- (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except
  - (i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
  - (ii) Underground water tanks with top flush with the adjoining ground level.
  - (iii) Watchman Shelters and Watch Towers with following provisions:
  - (iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.



- (v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

S.No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman Shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metre	15 square metre	5 square metre
2	Above 0.5 acres upto 10 acres	30 square metre	24 square metre	5 square metre
3	Above 10 acres upto 25 acres	45 square metre	24 square metre	5 square metre
4	Above 25 acres upto 50 acres	60 square metre	24 square metre	5 square metre
5	Above 50 acres for an additional 50 acres	An additional 10 square metre and part thereof	24 square metre	5 square metre

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
- Metre room as per norms of Electricity Authority.
  - Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
  - Other features as mentioned in Table 3
  - Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
  - Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
  - Open generator set, filtration plant, Electrical distribution equipment's, feeder pillars, telephone distribution equipment's may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

(2) Floor Area Ratio shall include

- Mezzanine
- The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.

- (iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- (iv) Metre room as per Electricity Authority norms.
- (3) Floor Area Ratio shall not include:
  - (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.
  - (ii) Basement shall be for storage, services and parking only. It shall not be more than permissible ground coverage.
  - (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
  - (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
  - (v) Balconies (upto 1.5metre width) free from FAR may be projected in open setbacks provided 6 mtr clear space is available for fire tender movement.
  - (vi) Other features as mentioned in Table 3.
  - (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
  - (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
  - (ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- (4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage
  - (i) Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
  - (ii) Loft up to maximum height of 1.5 metre .
  - (iii) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  - (iv) Watchmen/ Security shelters and watch towers

- (v) Garbage shafts , lift shafts and 10 sq mtr lobby in front of each lift (excluding area of corridor beyond the lift).
  - (vi) Fire escape staircases
  - (vii) Toilet blocks for visitors, drivers, guards etc on ground floor only.
  - (viii) Mumty, machine room for lifts.
  - (ix) Cupboards upto a depth of 0.60 mtr and 1.80 mtrs. in length.
  - (x) Bay window upto a depth of 0.60 mtr and 2.0 m length.
  - (xi) Sewage treatment plant, water treatment plant, garbage collection centre  
Electric sub-station, service ducts.
  - (xii) Covered walkways and pathways.
  - (xiii) Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.
- (5) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometre from the boundary line of such buildings by recording the reasons.
- (6) The height of basement shall be maximum 1.5 metres upto bottom of the slab above the top of the drain. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (7) Provision of following item in building shall be mandatory for issue of completion certificate:
- (i) Flooring;/ i.e hard surface and completely finished floors for common areas.
  - (ii) Electrical wiring;
  - (iii) Plumbing work to be complete.
  - (iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;
  - (v) Number plate and illumination board as per direction amended or direction issued from time-to-time;
  - (vi) Internal and external finishing (Plastering may not be mandatory);
  - (vii) Boundary wall and gates shall be mandatory;
  - (viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
  - (ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
  - (x) Any other special provision as mentioned in the lease deed;
  - (xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

## Chapter-VIII

### 8. Plots for the farmers against land acquisition

#### (a) Purpose

For Residential purpose, only residential dwellings shall be permitted.

#### (b) Permissibility

Permissible only in Residential Use Zone R1 as its main use.

#### (c) Setback Ground coverage and FAR:-

S.No	Size of Plot (Sqmt r.)	Ground Coverage (In %age)	Front Setback (Mtr.)	Rear Setback (Mtr.)	Side Setback (Mtr.)	Maximum FAR
1	Upto 50.0	75	1.5	1.5	-	1.8
2	51 to 75	75	1.5	2.0	-	1.8
3	76 to 120	75	2.0	2.4	-	1.8
4	121 to 200	75	3.0	2.4	-	1.8
5	201 to 300	75	3.5	3.0	-	1.8
6	301 to 400	65	4.0	3.0	3.0	1.8
7	401 to 500	65	4.5	3.5	3.0	1.8
8	501 to 750	60	5.0	3.5	3.0	1.5

#### Note:-

- (i) Maximum building height in all size of plots shall be 15 Metres.
- (ii) Total height shall be counted from top of drain to top of building without exception.
- (iii) In case the permissible ground coverage is not achieved within setbacks, the setbacks of the preceding category may be followed. In special cases where ground coverage is not achieved in the preceding category also, then Chief Executive Officer may relax the setbacks to the extent he considers fit.
- (iv) In the Residential Plots with in the permissible FAR and Ground Coverage equivalent of 40 % area of rear Set Back construction shall be allowed on either side/both side in the rear set back.

Note:- Basement shall be permitted within the building line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.5 metre and shall be used for parking and storage only.

All formalities as per clause (viii) of sub regulation (2) of regulation 24.1 will have to be completed for construction of basement.

#### (d) Use of the Plot

On plots allotted in planned village expansion scheme or in sectors (5% or 6% or 7%): Non – Residential activities shall be allowed maximum upto 50 percent of the total permissible ground coverage on payment of prescribed charges and it should be a part of the following activities--

- (i) Dharmshala/Night shelter/baratghar
- (ii) Dispensary/clinic/laboratory

- (iii) Hostel
- (iv) Guest House/lodging house
- (v) Motor garage and workshop
- (vi) Office for professionals – out of which minimum 50% of the space shall be used for selfuse.
- (vii) Restaurant
- (viii) Vending booth/kiosks
- (ix) Bank
- (x) Post Office
- (xi) Telegraph Office
- (xii) Creche and Day-care centre
- (xiii) Retail shop
- (xiv) Telecommunication tower (only ground based)

No activity whatsoever other than those mentioned above shall be allowed. Allottees under this category will intimate in advance and provide an undertaking to the Authority that the proposal is in conformity with the bye-laws and other regulations prevalent at that time.

**(e) Fees for Conversion of use**

- (i) On roads of ROW upto 12.00 metre -prevailing residential rate revised from time to time.
- (ii) On roads of ROW above 12.0 metre and up to 18.0 metres. 1.25 times of the prevailing residential rate revised from time to time.
- (iii) On roads of ROW above 18.0 metre and up to 24.0 metres. 1.50 times of the prevailing residential rate revised from time to time.
- (iv) On roads of ROW above 24.0 metre and up to 45.0 metres. 2.00 times of the prevailing reserved residential rate as per plot size, revised from time to time.
- (v) For corner plot 5% additional of above mentioned charges shall be levied.

**(f) Other Provisions**

- (i) Safety requirements shall be as per National Building Code and Uttar Pradesh Agani Nivaran avam Agani Suraksha Adhiniyam, 2005 .
- (ii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per regulation 24.
- (iii) Provisions of parking, loading and unloading spaces:
  - Parking space to be provided for motor vehicles, shall not be less than 20 square metres in open area ( under stilts; 30square metre) and for scooters and cycles the parking spaces provided shall not be less than 3 square metres and 1.40metre respectively.
  - parking space for other vehicles shall be provided as per table-5.
- (iv) Boundary wall height provision shall be as per prevailing direction issued by the Authority from time to time.

## Chapter-IX

### 9. Purchasable FAR

- (1) Provision of purchasable FAR in Industrial, Warehousing/ Godown and truck terminal plots may be considered on payment of charges as prescribed in this chapter, where:

- (i) The Plots exist on 18 mtrs. and above wide road.
- (ii) The allottee wants to construct new building on the vacant plot.

OR

The allottee wants to construct a new additional building within the limits of permissible ground coverage.

OR

The allottee has already constructed building within purchasable F.A.R limits

The Floor Area Ratio for Industrial, Warehousing/ Godown and truck terminal plots may be allowed to the extent given in the table below on purchasable basis on payment of charges as prescribed in this chapter on terms and conditions enumerated in this chapter of this regulation:

Plot Location	Maximum F.A.R.
Plots on roads of 18 meter width	1.5
Plots on roads of more than 18 meter width	2.0

- (2) Old Occupiers of plots for any premises use may purchase FAR to the extent of maximum FAR including purchasable as per Clause-1 of this chapter prevailing for the same premises use at the time of application for demand of additional purchasable FAR as per this regulation, over and above the FAR that was allowed to them at the time of allotment/conversion of premises use. Such additional FAR shall be permitted on payment of prescribed charges as per clause (6) of this chapter in this regulation subject to restrictions imposed by Authority, if any, in this regard.
- (3) In case the proposal is found to be in accordance with the provision of this regulation and sufficient supportive infrastructure is available in Industrial Development Area Purchasable FAR upto the limit specified above in Clause-2 in this chapter may be permitted by Chief Executive Officer based on the Regional requirements for additional FAR subject to conditions specified in Clause (4) of this chapter of the Regulation.
- (4) Purchasable FAR shall be allowed with the following provisions/ conditions:-
- (i) No construction shall be allowed beyond the limit of maximum permissible ground Coverage.
  - (ii) Parking facilities shall be provided within the plot as per the provisions of this regulation

- (iii) No objection certificate from the Airport Authority of India/ Competent Authority shall be obtained for the height of the building wherever applicable.
- (iv) Structural design shall be submitted duly verified by Structural Engineer as authorised in this Regulation in case where additional floors are being proposed.
- (v) No objection certificate from Fire Safety and Environmental Clearance shall be obtained from the Competent Authorities.
- (vi) Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure.
- (vii) In case where purchasable FAR is allowed, the Authority shall permit increase in the height of building as per requirement.
- (viii) Additional Proportionate residential units shall be allowed on the purchasable FAR for Group Housing.

**Note:-**

- (i) Purchasable FAR is an enabling provision. It shall not be allowed to occupier as a matter of right.
- (ii) With the consideration of Traffic density, conditions of approach road, availability of physical infrastructure, distance from the protected area and heritage sites or in the light of planning standards, the Authority may identify the zones/ areas where purchasable FAR shall not be allowed.

**(5) Calculation Method for the rate of charges of Purchasable FAR:-**

Rate assessment for purchasable FAR shall be calculated in proportion to the land requirement for additional built up area. The Fraction of land value shall be charged from the allottee on the basis of following formula:-

$$C = L_e \times R_c \times P$$

C=Charge

$L_e$ =Proportionate Land required against purchasable FAR i.e.  $F_p \times 100/\text{FAR}$

$F_p$  = Allowed Additional covered area(sq.mtr.) as per purchasable FAR.

FAR= Floor Area Ratio allowed to occupier as per UPSIDA regulations at the time of allotment of plot prior to consideration of purchasable FAR.

$R_c$ = Prevailing Lease Premium Rate of Plot (applicable prevailing rates for the sector in which the plot is located)

P=Value of purchasable Factor is as follows:-

Industrial=0.30

Warehousing/Go Down=0.30

Truck Terminal=0.30

**Note:-**

- (i) In case the Construction on the plot is found to be beyond previously sanctioned FAR at the time of application, the charges of un-sanctioned area shall be payable at the rate of Rs. 200/-per sqmtr along with the submission of

Application for sanction of purchasable FAR. This penalty shall be over and above the fee charged for purchasable FAR and Compounding of Offences as per chapter-XIII.

- (ii) In case the construction is beyond the limit of purchasable F.A.R as per this Regulation, the occupier will have to first remove the extra construction beyond permitted F.A.R., before sanction of purchasable F.A.R.



## Chapter-X

### 10. Facilities in Supportive Use Zones

#### 10.1 Permissibility of Facilities in Supportive Use Zones at the stage of Amendment of Plan

- (i) The activities permitted in Facility Use Zone (F1, F2, F3) as described in Chapter-2 of this Regulation are provided in corresponding main use zone at the stage of preparation & finalization of Development Plan/ Deemed Development Plan. Many of such permitted activities may also be provided in Supportive Use Zone as described in chapter-2 (Table-1 of Chapter-2 of this Regulation) upon Amendment of Development Plan/ Deemed Development Plan on consideration of requirement of such facilities in Industrial Development Areas depending upon Regional requirements.
- (ii) The facilities which are required in Industrial Development Area of the Authority may also be permitted in Supportive Use Zone as listed in Chapter-2 of this Regulation by way of Amendment of Development Plan/ Deemed Development Plan of Industrial Development Areas in accordance with the provisions of Clause 3.3.8 of Preparation & Finalization of Plan Regulation 2004.
- (iii) **Conditions of Permissibility of facilities in Support Use Zone.**
  - a) Plots located in Support Use Zone (as listed in Chapter-2 of this Regulation) of the Main Use Zone for the facility under consideration will only be considered.
  - b) Facility to be permitted in Support Use Zone shall comply with their respective provisions related to FAR, Ground Coverage and other Technical Standards prescribed in this Regulation.
  - c) Planning standards including population density assignment for the region with respect to permitted facilities shall be strictly adhered.
  - d) Facilities in plots located in Support Use Zone shall be considered only after a detailed analysis of the impact on neighbouring plots as well as impact of activities in neighbouring plots on the creation of proposed facility in plots located in Support Use Zone is examined by Authority and approved as Amendment of the Development Plan under Clause-3.3.8 of Preparation & Finalization of Plan Regulation 2004.
  - e) Infrastructure of the industrial development area shall be augmented based on the detailed analysis of impact of providing facility in support use zone as amendment in plan. Such infrastructure augmentation shall be listed by the Authority and necessary provisions for creation of augmented infrastructure shall be made in the Development Plan.
  - f) Additional Infrastructure in the said plot in Support Use Zone as approved by the Authority for permitting facility in Support Use Zone which is required to be created by occupier shall be clearly mentioned in the permit issued to occupier for this purpose. It would be imperative on the part of occupier to ensure that such infrastructure as required by the authority is put in place before the said facility is made operative. No completion certificate shall be issued before ensuring the same.
  - g) Additional Infrastructure for creation of facilities in the plot located in Support Use Zone shall be provided to insure that basic Infrastructure facilities in Support Use Zone such as water supply, drainage, sewerage, power supply, open space, transportation and parking are not affected adversely. The proposed facility shall not affect the light ventilation, privacy and pollution (sound, air and odour) level of adjoining plots. As far as possible the facilities

shall be provided on the outer fringes of Main Use Zone or segregated in Support Use Zone and should be compatible with the Land uses of adjoining plots.

- h) The facilities to be provided in support zone shall be permitted as amendment of plan only on the payment of the Impact Fee and other charges as decided by the Authority. The Impact Fee shall be determined on the basis of present Land-Use of the plot and the Land-use under which the activities related to proposed facility are permitted.
- i) Facility in the plots located in the Support Use Zone shall be permitted only to the extent that such provision does not exceed the Project FAR for the Industrial Development Area as assigned by Authority. Project FAR for the Industrial Development Area means the ratio of maximum covered area permitted for all developed plots created in the Development Plan /Lay-out Plan with respect to total land area of the Industrial Development Area. Such project FAR for each Industrial Development Area shall be notified by the Authority from time to time based on the infrastructure available in the area.
- j) Grant of permission for creation of facilities in Support Use Zone is an enabling provision and shall not be granted to Occupier as a matter of right. Such permission shall be granted only on the consideration of regional requirement and shall not have any adverse effect on the basic structure of the Development Plan.

#### **10.2 Incorporation of Facilities permitted by UPSIDC Ltd. In the Development Plan as Amendment of Plan**

UP State Industrial Development Corporation Ltd.(UPSIDC) is a Company incorporated under The Company Act,1856 and wholly owned by State Government of Uttar Pradesh. UPSIDC has developed infrastructure for setting up industries in Industrial Development Areas of Authority and has leased land parcels to entrepreneurs as Lessor for setting up industries and facilities in accordance to the layout plan/development plans of industrial development areas of Authority.

UPSIDC has permitted activities to set up facilities such as hotels, multiplex, multiplex-cum-hotels, commercial complex in industrial plots carved out under Development Plans of Industrial Development Areas of Authority. These activities entail higher FAR than permitted for the premise use of plots as prescribed in the Development Plan and require more intensive infrastructure development in the respective regions.

Activities listed above which have been permitted by UPSIDC as described above shall be incorporated in the Development Plan of the respective Industrial Development Areas, the procedure for the same is outlined as under:

#### **Eligibility**

Plots where permission for creation of facilities has been granted by UPSIDC as described above and fulfilling following criteria shall be eligible:

- i. Plots in industrial use zone where creation of facilities have been permitted by UPSIDC as Change of Project under the provisions of Office Order no 4653-59/SIDC-IA-Policy dated 15.02.2003 and Office Order no-1000-1003/SIDC/IA/HO/Site-4,GZB dated 27.07.2006 (annexed as Schedule A) shall only be considered for incorporation in Development Plans of their respective areas.

- ii. Outstanding Dues arising out of above permitted change of project by UPSIDC are fully paid and Building Construction have started as per building plan approved by UPSIDC or Building Construction have not yet commenced but Building Plan approved by UPSIDC is within the validity period.

**Conditions of Incorporation in Development Plan as Amendment of Plan**

- i. Plot shall be in the Supportive Use Zone of the permitted facilities as prescribed in Chapter-2 of this regulation.
- ii. Planning Standards and Technical Requirements as prescribed in Chapter -2 & Chapter-6 for permitted facilities are complied fully.
- iii. Approval of Authority and other requirement for amendment of Plan is completed as required under clause 3.3.8 of Preparation & Finalization Regulations, 2004 of Authority.
- iv. Impact Fee estimated as per Chapter -XI of this regulation is paid by occupier. However, the amount earlier paid to UPSIDC as charges against Change of Project and other extra levies charged by UPSIDC due to creation of facilities shall be adjusted with interest @10% per annum.
- v. Industrial Plots where permission have been granted by UPSIDC for creation of facilities as described above and are not incorporated in the development plans of their respective areas as amendment of plan are obstructions in the planned development of area and are liable for action under section 16 of the Act.

## Chapter-XI

### 11. Parking Provisions

#### (i) Provisions of parking, loading and unloading spaces –

Parking may be provided in open, under stilt, or underground in basements or separate block plots for multi level parking through mechanized methods or conventional ramps. Other option in selected areas is through podium parking. Creation of underground parking below parks and open spaces without disturbing the green areas on the surface may be considered only in exceptional cases as per policy approved by the Authority. Surface parking shall be allowed in setback after leaving clear space of 7.5mtrs., and fulfilling the requirement of tree plantation and Fire Tender movement. Parking requirements to be provided in the plots for various premises use are described in Table-5. For all other premises use parking of 1 ECS per 100 sqm covered area shall be provided unless specified in chapter-VI of this regulation.

#### (ii) Other Provisions

##### (1) Multi-level Parking plots -

- a) Multi-level parking facility should preferably be developed in the designated parking spaces/plots.
- b) In order to compensate the cost of multi level parking in designated areas and also to fulfill the growing need of parking spaces within urban areas, a maximum 25% of ground floor covered area may be utilized as commercial space. The balance covered area may be utilized on top floors for office use on a plot designated or planned for parking facility.
- c) In addition to the required parking spaces for maximum permissible FAR, 3 times additional space for parking component shall be provided.
- d) Maximum ground coverage shall be 70%.
- e) For development of multilevel parking, models should be worked out to encourage the private sector initiative without commercial component.
- f) Multi level parking facility shall be allowed in all type of plots.

##### (2) Basement Parking

- (i) In plots larger than 10000 sq.mtrs., the basement shall be allowed upto minimum setback of 6.0mtrs. There will be no restriction on the number of levels of basement subject to mechanical ventilation as per provisions in National Building code - 2005, water proofing and structural safety. Evergreen trees shall have to be planted in setback as per landscaping norms of these byelaws.
- (ii) Height of first basement above ground level will be maximum 1.5 mtrs below the roof slab. Where stilt or podium parking is permitted, the first basement roof will be levelled with the ground and the roof slab of the extended basement up to envelop line shall be designed for the fire tender load.

- (iii) The height of basements from floor to ceiling shall be maximum up to 4.5 mtrs.
- (iv) The ramp within setbacks shall be permissible subject to free and convenient movement of fire tender.
- (v) Adequate fire safety, light and ventilation and air change through mechanical means shall be provided as per provisions in National Building Code, 2005.
- (vi) The basements may be used only for parking, services like fire rooms and storage of non-hazardous materials.

### **(3) Podium Parking**

For adequate parking space, podium parking up to maximum two floors may be permitted within the envelope line, only for parking, with the following conditions:-

- (i) Minimum plot area = 10000 sqmtrs.
- (ii) Minimum width of the road = 18 mtrs.
- (iii) Minimum set back at the ground level will be 7.5 mtrs. all around where stilt and one storey podium will be permitted, however, other floors of podium parking may be permitted with larger set back.
- (iv) The height of one level of podium will be maximum 2.4mtrs.from floor to the bottom of beam.
- (v) Podium levels will not be enclosed by any material on the outer periphery except with one metre high metal Jali/mesh for safety.
- (vi) Adequate sprinklers, exits, ramps and fire fighting provisions as per provisions in National Building Code - 2005 will be provided.
- (vii) Structural safety measures as per BIS codes and for fire tender movement will be ensured.
- (viii) Ramp for podium shall not be allowed in the setback.
- (ix) Services and storage shall be allowed upto the extent of permissible ground coverage.

### **(4) Mechanised Parking**

- (i) Mechanized multi level parking will be permitted subject to the following;
- (ii) Minimum plot size = 1000 sq.mtrs.
- (iii) Minimum width of road = 18mtrs.
- (iv) ECS = 18 sq. mtrs. or as per the design and Technology.
- (v) Clear Height of one level = 2.1mtrs.
- (vi) Adequate safety measures for mechanical equipments.
- (vii) Backup of electricity through automatic generators.

- (viii) The company shall ensure proper maintenance, structural safety equipment and machinery.

#### **(5) Underground Parking**

Parking facilities can be created under the open spaces/parks (except heritage park), playground without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned Authority are mandatory after following due process of public hearing before taking up such works. The guidelines for approval are as follows;

- (i) Minimum area of open spaces/park/playground = 5000 sq.mtrs.
- (ii) Minimum width of abutting road = 18mtrs.
- (iii) Up to 50% of the area to be utilized for underground parking with minimum two basements.
- (iv) Ramps to be provided with not more than 1:10 slope.
- (v) Maximum height from the road level shall be 0.5 mtrs with provision for mechanized light and ventilation.
- (vi) Minimum set back from the boundary of the park will be 1.5 mtrs for the purpose of staircase and ramps.
- (vii) Fire & structural safety measures shall be as per National Building Code, - 2005.
- (viii) Minimum depth of the earth shall be 0.5mtrs.for planting shrubs and grass.
- (ix) Adequate drainage for irrigation facilities and for water proofing shall be mandatory.
- (x) The Authority may consider to relax the minimum area limit depending upon the requirement in a particular area.
- (xi) When parking space is to be provided for motor vehicles, it shall not be less than 20 square metre in open area and 30 square metre in basement and in stilts and for scooters and cycles the parking spaces provided shall not be less than 3 square metres and 1.40 square metres respectively.
- (xii) For buildings of different types, parking space for vehicles shall be provided as specified in table No.5.

#### **(6) Extended Basement**

The basement shall be allowed within the setback only for parking purpose all around the plot boundary after leaving a minimum setback of 6.0mtrs. for fire tender movement. The top of the slab shall be flushed with the ground level and the roof shall be designed to take the load of the fire tender with mechanized ventilation.

Enclosure:-1- Tables (1to6)  
2.Appendix (1to12)

## Chapter-XII

### 12. Levy of Impact Fee by Authority on Land Use Conversion of plots

**12.1** Where in any Industrial Development Area the land use of a particular plot is changed as a result of amendment of Development Plan approved by Authority under section-3.3.8 of the Preparation and Finalization Regulation, 2004, the Authority shall be entitled to levy impact fee on the occupier in the manner and at such rates as mentioned in this chapter.

Provided that impact fee shall not be levied in the following circumstances:-

- (i) Where the land use of a particular land is changed as a result of coming into operation of Master Plan or Development Plan.
- (ii) Where total or partial exemption from payment of impact fee has been granted by the State Government under the Act.

#### 12.2 General Provisions

**12.2.1** Following land uses are permitted for plots in the development plans of industrial development areas in accordance with the provisions of Preparation and Finalization Regulation, 2004. Land uses of different premises use of plots are listed in chapter-VI clause-6.2:

1. Residential
2. Group housing
3. Industrial
4. Institutional
5. Commercial
6. Park, Open Space & Green Belts
7. Network Services & Utilities
8. Public Amenities

#### 12.2.2 Assessment and rates of Impact Fee

The Impact Fee payable at the time of grant of approval of amendment of plan by Authority and shall be assessed as the higher amount of Land Use Conversion Charges(I) and Purchasable Value of Enhanced Permissible Max. FAR(V) estimated as per following formula:

A. Land Use Conversion Charges (I) = Factor (F) \* Lease Premium rate (R) \* Area (A)

F = Multiplication factor prescribed in schedule-A in this chapter

R = Prevailing Lease premium rate (Rs. Per sq .m.) of the sector in which plot is located, applicable at the time of approval of amendment of development plan including change of land use by Authority as mentioned in clause (1) of this chapter.

A = Area of plot in sq. m.

B. Purchasable Value of Enhanced Permissible Max. FAR(V) as per this Regulations for proposed land use of plot permitted after approval of amendment of Development Plan by Authority. Purchasable Value shall be estimated as per the procedure prescribed in Chapter IX of this Regulations.



Impact Fee estimated as above shall be payable by occupier at the time of approval of amendment of development plan by Authority.

### **12.2.3 Payment of Impact Fee**

- (1) The occupier shall pay the amount of impact fee within 1 month from the date of issue of demand notice.

Provided that the CEO of the Authority may permit payment of impact fee in quarterly instalments along with interest as approved by the Authority subject to terms and conditions that may be imposed by the Authority

- (2) In case the occupier fails to pay the entire sum of impact fee within the stipulated period the permission granted shall be deemed to have lapsed.

### **Infrastructure Development Fund**

All money collected as impact fee shall be credited to a separate account to be known as 'Infrastructure Development Fund'.

### Schedule 'A' - Multiplication Factor for assessment of Impact Fee

Sl.No	Existing land use	land use as approved by authority							
		Res.	GH	Ind.	Inst.	Comm.	Park, open space, green belt	Network Services & Utilities	Public Amenities
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Residential	0	0	NP	NP	NP	0	0	0
2.	Group housing	0	0	NP	NP	NP	0	0	0
3.	Industrial	NP	NP	0	1.25	1.5	0	0	0
4.	Institutional	NP	NP	0	0	1.5	0	0	0
5.	Commercial	0	NP	0	0	0	0	0	0
6.	Park, Open Space & Green Belts	NP	NP	NP	NP	NP	NP	NP	NP
7.	Network Services & Utilities	NP	NP	NP	NP	NP	NP	NP	NP
8.	Public Amenities	NP	NP	NP	NP	NP	NP	NP	NP

NP: Not Permitted

"0" means no impact fee will be charged.

## Chapter-XIII

### 13. Compounding of Offences

- 13.1** Any act by the occupier that contravenes any provisions of UP Industrial Area Development Act 1976 (UP Act No-VI of 1976), provisions under this regulation and provisions in UP State Industrial Development Area (Preparation & Finalization of Plans) Regulations 2004 and provisions of Development Plans, Deemed Development Plans of the industrial development area or any directions issued by authority under section 8 of the Act shall be an offence under these regulations.
- 13.2** Offences committed on the plots/land parcels in the Industrial Development Area as described above in Section 13.1 may be compounded by the Authority in accordance with the section 32 of the Act.
- 13.3** Compounding of compoundable offences shall be done with the condition that offender will not continue the offences in relation to un-compoundable construction. Construction or development work within the area in which offence has been committed and which are not eligible for compounding shall be demolished within 30 days from the date of the orders issued by Authority or any officer authorized by it under section 32 of the Act. In case of Non-Compliance of the same, Authority shall be entitled to take necessary action for demolition of construction falling under Section 13.1 of this chapter.
- 13.4** Authority shall consider the following before issuance of permission/rejection for compounding of Offences of Unauthorized construction/ Development works as specified under section 13.1 of this chapter:
- a. Location of unauthorized construction/ development work as per section 13.1 of this chapter and its effect on structural stability and lighting/ventilation and privacy of neighbouring buildings and neighbouring plots.
  - b. Whether the construction of building are beyond the permissible limit and its effect on nearby properties and existing infrastructure.
  - c. Whether the permission for compounding of offences for unauthorized construction as specified under section 13.1 of this chapter has been rejected earlier if so the justification for compounding.
  - d. Whether the unauthorized construction as specified under section 13.1 violates existing building line in the area and its effect on neighbouring buildings/plots.
  - e. Whether the construction is affected by Road-side Land Control Act. If so, the necessary permissions from competent Authority have been obtained.
- 13.5** Following offences will not be compounded:
- a. Construction on the land reserved for public and semi-public utilities, parks, green belt, and network services such as roads, railway lines, bus stands, public toilets, footpath, power substation etc.
  - b. Construction in contravention to the prescribed land-use in lay-out plan, development plan/ deemed development plan of Industrial development area.

- c. Construction that are not regularized by Authority/ State Government in subdivided / amalgamated plots which are not in accordance to the provisions of this regulation.
- d. Construction in Government or Public Land for which permission from the competent Authority has not been obtained.
- e. Construction on the disputed land.
- f. Construction within the area reserved for Stilt Floor and Parking spaces.
- g. Construction within the limit of setback as prescribed in section 13.6 of this chapter and fire-tender for the building.
- h. Constructions in contravention to the prescribed ground-coverage, FAR, building height and setback including the limit for compoundable offences as mentioned in section 13.6 of this chapter.
- i. Construction without obtaining necessary No Objection Certificate from competent authority in Fire Department and UP Pollution Control Board.
- j. Construction within the Heritage Zone, Civil Aviation Zone, Monuments and in the buildings violating the norms for maximum building heights.
- k. Construction without making arrangement for prescribed parking space.
- l. Construction without making arrangement of roof-top rain-harvesting system where ever necessary.
- m. Construction on the land shown as pond/water bodies, river, naala in the lay-out plan/ development plan/ deemed development plan/revenue records.
- n. Sub-division/ amalgamation within permissible norms without sanction of subdivision/amalgamation plan as per clause 3.3.6 & 3.3.7 of chapter-III of this regulation.

**13.6** Permissible construction and unauthorized construction as per this regulation shall be shown separately in the building plan. Unauthorized construction as prescribed in section 13.1 of this chapter in the front set-back, side set-back and rear set-back as applicable shall be compoundable in contiguity of the main building. Unauthorized construction as prescribed in section 13.1 of this chapter shall be compoundable within the following limit:

- a. Construction in the front set-back of Industrial buildings maximum within 1m width and 25% of total area.
- b. Construction in the rear set-back of Industrial buildings maximum within 10% of total area.
- c. Construction in the side set-back of Industrial buildings maximum within 25% of side set-back width provided side setback required for fire tender is not affected and NOC from fire department is submitted along with the application by the occupier.
- d. Construction in the set-back of buildings other than industrial building shall be compoundable within the limits prescribed in a,b and c above with the restriction that compoundable area is not more than 10% of the plot area.
- e. Construction in the plots located in industrial (M0 to M5), residential (R1 & R2), Facilities (F1 to F3) and agriculture (A1 & A2) use zone within 10% of permitted

ground coverage and within 10% of permitted FAR as per the sanctioned building plan but not exceeding the maximum permissible ground coverage and FAR prescribed in chapter-VI of this regulation for the premises use in this regulation.

### **13.7 Compounding Fees**

Compounding fee for unauthorized construction/development work as per section 13.1 of this chapter shall be assessed by the Authority or the person authorized by the Authority under section 32 of the Act as per the table-B given in this chapter.

### **13.8 Assessment of Compounding Fees**

- a. In case of unauthorized construction as per section 13.1 of this chapter is covered in one or more than one sub-clause of section 13.6 of this chapter, compounding fee shall be assessed by adding compounding fee applicable for each sub-clause referred here in for each floor separately.
- b. Compounding fee within the compoundable ground coverage will not be payable in addition to the compounding fee for additional compoundable FAR.
- c. Compounding fee shall be payable by occupier in single instalment or instalments rescheduled by Authority along with interest and other conditions regarding guarantee for payment as decided by Authority.
- d. In addition to the deposit of assessed compounding fee, the occupier shall submit an Affidavit for demolition of non-compoundable unauthorized construction as per section 13.5 of this chapter within period of one month at his own cost and risk.
- e. Authority will have unrestricted rights to demolish non compoundable unauthorized construction as per section 13.5 of this chapter.

#### **Note-**

- 1) Authority will take necessary action for demolition of unauthorized construction as per section 13.1 of this chapter in case occupier has not submitted an application for compounding of Compoundable offences as per the provision of this regulation and U.P. Industrial Area Development Act, 1976.
- 2) Application for compounding of compoundable offences shall be considered by Authority only after obtaining NOC from Fire-department, National Highway Authority of India, Airport Authority of India and Pollution Control Board wherever necessary.
- 3) Compounding fee shall be assessed on the basis of prevailing lease premium rate of plot or wherever such rates will not be available, circle rate prescribed by the Local Administration shall be considered.
- 4) In case the non-compoundable unauthorized construction is not demolished by occupier within the prescribed time limit, Authority shall demolish such construction at the risk and cost of occupier.

**TABLE –B (Compounding Fees)**

S.N O.	Nature of Construction	Industrial	Residential		Facilities			Unit
		M0-M5	R1	R2	F1	F2	F3	
1	Without Sanction of building plan but within permissible ground coverage, permissible FAR and Setback	50	25	200	200	200	200	Rs. Per sqm of plot area
2	Without Sanction of plan but within the limit of compoundable offences as prescribed in section 13.6 of this chapter for FAR, Ground Coverage & Setback	100 + "X"	50+ "X"	400+ "X"	400+ "X"	400 + "X"	400 + "X"	Rs. Per sqm of plot area  "X" - Compounding fee as per S.No. 3 &4 of this table as applicable
3	Within prescribed ground coverage as per chapter-VI of this regulation but with extra FAR within limit prescribed in clause 13.6 of this chapter	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	Rs. Per sqm of plot area
4	Extra Ground Coverage within compoundable limit and Within limit of compoundable FAR subject to clause 13.8 of this chapter:-							
	A. Extra Ground Coverage not falling within Setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	Rs. Per sqm of plot area
	Extra Ground Coverage in setback area:-							
	a) Front setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	Rs. Per sqm of plot area
	b) Side Setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	Rs. Per sqm of plot area
	c) Rear setback area	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	Rs. Per sqm of plot area

R=lease premium rate for the industrial use zone or circle rate wherever lease premium rate not available prevailing at the time of application for compounding

P=Compoundable covered area as per clause 13.6 of this chapter

X= Compounding fee as per S.No. 3 &4 of this table as applicable

\*= Multiply

**Note:**

1. Compounding fee for Dairy, Poultry Farm, horticulture, sericulture, high value agri- industries, floriculture and fisheries industries (premises use-69) in use zone A-1 shall be same as applicable for Industrial Use Zone (M0-M5).
2. Compounding fee for farm houses for agro based industries (premises use-70) in use zone A-2 shall be same as applicable for residential Use Zone (R1).

## List of Annexure

### Annexure-1 Form for Development/Re-Development

To,  
The Authorised Officer,  
----- Development Area Office,  
----- District-----  
Uttar Pradesh State Industrial Development Authority,  
Uttar Pradesh.

Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the land on Plot No. . . . . in Sector . . . . . of . . . . . U.P. State Industrial Development Area in accordance with the U.P. State Industrial Development Area this Regulations forward herewith the following plans and specifications (Items 1 to 6) in quadruplicate duly signed by me and . . . . . (name in block letters) the Licensed Architect / Engineer / Town Planner/ Group-License NO. . . . . who will supervise the development work and a copy each of Statements / Documents (Items 7 and 9) is enclosed the herewith:-

1. Key Plan
2. Site Plan
3. Location in Master Plan,
4. Layout Plan
5. Services Plan
6. Specifications
7. Ownership Title
8. Attested copy of Receipt of Payment of Application Fee.
9. Other Essential information / Documents.

I request that the scheme may be approved and permission accorded to me to develop the land.

Signature of Owner . . . . .  
Name of Owner . . . . .  
(in BLOCK LETTERS)  
Address of Owner . . . . .  
. . . . .  
. . . . .

Dated . . . . .



**Annexure-2 Form for Notice for Commencement of Land  
Development Works**

To,  
The Authorised Officer,  
----- Development Area Office,  
..... District.....  
**Uttar Pradesh State Industrial Development Authority,  
Uttar Pradesh.**

Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the  
land on Plot No. . . . . in Sector . . . . . of . . . . .  
U.P. State Industrial Development Area will be commenced on . . . . .  
. . . . . as per your permission and plans sanctioned, vide no. . . . .  
. . . . . dated . . . . . under the supervision of . . . . .  
. . . . . Licensed Architect / Engineer / Town Planer / Group-License no. . . . .

Signature of Owner . . . . .

Name of Owner . . . . .

(in BLOCK LETTERS)

Address of Owner . . . . .

. . . . .  
. . . . .

Dated . . . . .

### Annexure-3 Form for Completion Plan for development of area

To,  
The Authorised Officer,  
----- Development Area Office,  
----- District-----  
**Uttar Pradesh State Industrial Development Authority,**  
**Uttar Pradesh.**  
Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the land on Plot No. . . . . in Sector . . . . . of . . . . . U.P. State Industrial Development Area in accordance with the U.P. State Industrial Development Area Regulations forward herewith the Completion Plan and specifications (Items 1 to 6) in quadruplicate duly signed by me and . . . . . (name in block letters) the Licensed Architect / Engineer / Town Planner/ Group-License NO. . . . . The Plans were sanctioned vide letter No. . . . . dated . . . . . and the work has been completed to my best satisfaction. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.

1. Layout Plan
2. Services Plan
3. Specifications
4. Attested copy of Receipt of Payment of Completion Plan Fee.
5. Other Essential information / Documents.

I request that the Completion Plan may be approved.

Signature of Owner . . . . .

Name of Owner . . . . .

(in BLOCK LETTERS)

Address of Owner . . . . .

. . . . .

. . . . .

Dated . . . . .

## **Annexure-4: Form for Building Construction**

### **Form for the application to erect, re-erect, or to make material alteration in a building**

To,

The Authorised Officer,

----- Development Area Office,

..... District.....

Uttar Pradesh State Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby give application that I intend to erect/re-erect or to make material alteration in the building on Plot No..... in Sector..... of .....U.P. State Industrial Development Area in accordance with the Uttar Pradesh Industrial Development Area Building Regulations and Planning and Development Directions of the Authority, and I enclose herewith the documents as per checklist 1-A/1-B annexed to this application.

I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters).

Address of the applicant :

**Dated :-**

**i) NOTE : - Strike out which is not applicable.**

## **Annexure-4A: Checklist for Residential Building**

### **CHECKLIST-4A (For buildings on individual residential plots)**

- i) Ownership documents: copies of allotment letter (transfer letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority)
- ii) Form for first application to erect, re-erect, or to make material alteration in a building (Annexure-4)
- iii) Certificate prescribed in Annexure-5 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorized Officer in writing.
- iv) Structural stability certificate from the Architect/Structural Engineers as per Annexure-6
- v) Certificate for sanction of Building Plan as per Annexure-7
- vi) Indemnity bond as per Annexure-8 in case where basement is proposed to be constructed on Rs.100/- stamp paper duly attested by a Notary
- vii) Specification of proposed building as per Annexure-9
- viii) Application for drainage of premises as per Annexure-10
- ix) Photocopy of the registration of the licensed technical person as per Annexure-15 duly authenticated with Plot No. for which it is submitted.
- x) Application form for water and sewer connection.
- xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xiii) Any other document as may be required by the Authority from time to time

## **Annexure-4B: Checklist for Non-Residential Building**

### **CHECKLIST-4B (For buildings other than those on individual residential plots)**

- i) Ownership documents; copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.
- ii) Form for first application to erect, re-erect or to make material alteration in a building (Annexure-4)
- iii) Certificate prescribed in Annexure-5 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorised Officer in writing.
- iv) Structural stability certificate from the Architect / Structural Engineers as per Annexure-6
- v) Certificate for sanction of Building Plan as per Annexure-7
- vi) Indemnity bond on Rs.100/- stamp paper duly attested by a Notary as per Appendix-8 in case where basement is proposed to be constructed.
- vii) Specification of proposed building as per Annexure-9
- viii) Application for drainage of premises as per Annexure-10
- ix) Photocopy of the registration of the licensed technical person as per Annexure-15 duly authenticated with plot No. for which it is submitted.
- x) Application form for water and sewer connection (if applicable)
- xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xiii) Certificate of registered structural engineer and owner regarding earthquake resistance of building as per Annexure11/A/B/C, if applicable.
- xiv) Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- xv) Approval from the competent authority in case of hazardous buildings.
- xvi) Soft copies of the drawings.
- xvii) Valid time extension, if applicable.
- xviii) Any other document, as may be required by the Authority from time to time.
- xix) In case of revision and revalidation original sanction plan to be surrendered

## **Annexure-5: Form for supervision of Building Work**

To,

The Authorised Officer,

..... Development Area Office.

..... District .....

Uttar Pradesh Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection on plot and material alteration of building on plot No..... in ..... Sector of.....U.P.State Industrial Development Area shall be carried out under my supervision and I certify that all the material (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plan.

Signature of Licensed Technical Person .....

Name of Licensed Technical Person .....

License no. of Licensed Technical Person .....

Address of the Licensed Technical Person .....

Date :

NOTE - Strike out which is not applicable.

## **Annexure-6: Certificate for Structural Stability**

**To,**

**The Authorised Officer,**

.....**Development Area Office**

.....**District**.....

**Uttar Pradesh State Industrial Development Authority,**

**Uttar Pradesh.**

**Sir,**

I hereby certify that the structural design of the Building on Plot No. .... in  
Sector.....of....., ..... U.P. State Industrial Development  
Area shall be done by me/us and carried out in accordance with Part/IV structural design of  
National Building code of India corrected upto date.

**Signature of Licensed Technical Person** .....

**Name of the Licensed Technical Person** .....

**License No. Licensed Technical Person** .....

**Address of Licensed Technical Person** .....

**Dated :**

## **Annexure-7: Certificate for Sanctioning of Building Plan**

**(To be given by Licensed Technical Person as per Annexure-15)**

It is certified that the plans and all other drawings submitted for approval for building on PlotNo..... in Sector of.....Uttar Pradesh State Industrial Development Area prepared in accordance with the U.P. State Industrial Development Area- Land Development and Building Regulations 2018 and the U.P. State Industrial Area Development Act-1976, U.P. State Industrial Development Area-Preparation and Finalization Regulation 2004, National Building Code, BIS Code and all other provisions as given in Chapter 5 of this Regulation, as applicable.

**Signature of Licensed Technical Person .....**

**Name of the Licensed Technical Person .....**

**Registration No. ....**

**Address of Licensed Technical Person .....**

**Enclosure**

- ❖ **Attested photocopy of the certificate of Council of Architecture/Institution of Engineer**
- ❖ **Building Plan and all prescribed documents.**

**Date :**

**Place :**



### **Annexure-8: Indemnity Bond**

In consideration of the Uttar Pradesh State Industrial Development Authority, a body constituted under section - 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no. 6 of 1976) (hereinafter referred to as 'the promisee' - which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned the construction of the basement in the building plans of the House/Factory building to be constructed on Industrial/Residential/Facility Plot No ..... in Sector .....of..... U.P. State Industrial Development situated in the .....U.P. State Industrial Development Area in District....., Uttar Pradesh. On production of the bond of indemnity by ..... son of ..... aged about ..... years resident of .....(hereinafter called the 'promisor' which expression shall unless the context does not so admit include his/her heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused in respect of construction of basement referred to above the promisor hereby agrees to execute this bond of Indemnity.

#### **NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS**

In consideration of the promisor having sanctioned the construction of the basement in the building plan of the factory/residential building to be constructed in Industrial/Residential/Facility Plot No..... in Sector ..... situated in the..... U.P. State Industrial Development Area, .....District ..... the promisor agrees to indemnify the U.P. State Industrial Development Authority and at all times holds himself liable for all damages and losses caused to the adjoining building (s) on account of the construction of basement referred to above and further undertakes to indemnify the U.P. State Industrial Development Authority any such amount to the full extent which the promisee may have or to be required to pay to any person (s) having rights in the adjoining properties on account of the construction of the basement (said) by way of compensation or otherwise and further to pay all costs and expenses which the promisee may have to spend in defending any action in the Court of Law regarding thereto.

In witness whereof the promisor executed this Bond of Indemnity at ..... Office of U.P State Industrial Development Authority, District ..... on ..... day of .....

(Promisor),

Witness:

**Annexure-9: General Specifications Sheet**  
**U.P. State Industrial Development Authority**  
**Specification of Proposed building**

1. Total Plot Area  
.....sqm./ Basement  
existing..... sqm/  
Basement Proposed  
.....sqm./Ground floor  
existing .....sqm./ Ground Floor  
Proposed.....sqm.
2. First Floor existing .....sqm./  
First Floor Proposed.....  
.....sqm.
3. Second Floor existing  
.....sqm./Second Floor Proposed  
.....sqm.
4. Mezzanine Floor existing .....  
sqm./Mezzanine Floor Proposed  
.....sqm.
5. The purpose for which it is  
intended to use the building  
.....
6. Specification to be used in the  
construction of the

- (i) Foundation .....
- (ii) Walls .....
- (iii) Floors .....
- (iv) Roofs .....

7. Number of storeys of which the  
building will consist.....
8. Approximate number of persons  
proposed to be accommodated
9. The number of latrines to be  
provided .....
10. Whether the site has been built  
upon before or not .....

**11. Source of water to be used for  
building purpose .....**

**Signature of the Applicant .....**

**Full Name (In Block Letter) .....**

**Address .....**

**Annexure-10: Application for Drainage of Premises**  
**U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY**  
**(To be submitted in duplicate)**  
**APPLICATION FOR DRAINAGE OF PREMISES**

To,  
The Authorised Officer,  
..... Development Area Office,  
..... District.....  
U.P. State Industrial Development Authority,  
Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on plot No..... in Sector .....of .....U.P. State Development Area The sanitary in the accompanying plans and sections in triplicate and described in the Appendix - 9 (submitted in triplicate) and the premises are open to inspection by the Officers of U.P.State Industrial Development Authority. I/We undertake to carry out the work in accordance with the provisions of U.P. State Industrial Development Area-Land Development and Building Regulations-2018 and to pay the Authority the cost of connection to the sewer at the rate given in the scheme of fees.

Signature of the Applicant .....

Full Name (In Block Letters) .....

Address .....

Name of the Plumber/Licensed Technical Person carrying out work ..... License no .....

Address of the Plumber/Licensed Technical Person .....

Dated :

## **Annexure-11(A): Structural Safety and Natural Hazard Protection of Buildings**

Kindly tick the relevant codes that have been followed

Requirements specified in the following Bureau Indian Standards, Codes and guidelines and other documents needs to be observed for structural safety and natural hazard protection of buildings etc:-

**a) FOR GENERAL STRUCTURAL SAFETY**

- 1) IS : 1905 - 1987 "Code of practice for structural safety of buildings; masonry walls" Bureau of Indian Standards , March 1981
  - 2) IS : 1904 - 1978 "Code of practice for structural safety of buildings; foundation" Bureau of Indian Standards
  - 3) IS : 456 - 2000 "Code of practice for plain and Reinforced Concrete" Bureau of Indian Standards, September 2000.
  - 4) IS : 800 - 1984 "Code of practice for general construction in steel" Bureau of Indian Standards , February 1985
  - 5) IS : 883 - 1966 "Code of practice for design of structural timbers in buildings; " Bureau of Indian Standards , March 1967
- Besides any other relevant Indian Standards will need to be referred to

**b) FOR EARTHQUAKE PROTECTION**

- 1) IS : 1893 - 1984 "Criteria for Earthquake resistant Design of Structures (Fourth Revision)" June 1986
- 2) IS : 13920 - 1993 "Ductile detailing of reinforced concrete structures subjected to Seismic forces-Code of Practice" November 1993
- 3) IS : 4326 - 1993 "Earthquake Resistant Design and Construction of Buildings Code of Practice (Second Revision)" October 1993
- 4) IS : 13828 - 1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines" August 1993.
- 5) IS : 13827 - 1993 "Improving Earthquake Resistance of Earthen Building Guidelines" October 1993
- 6) IS : 13935 - 1993 "Repair and Seismic Strengthening (if Buildings- Guidelines" November 1993.
- 7) "Improving Earthquake Resistance of Building - Guidelines" by expert group, Bureau of Indian Standards Government of India, Ministry of Urban Affairs and Employment.

**8) The National Building Code of India 1983**

For location of the building in hazard prone area of earthquakes, cyclone or wind storms and floods, reference may be made to the following;

- "Vulnerability Atlas of India" by expert group. Government of India. Ministry of Urban Affairs and Employment.

**NOTE:**

1. As and when anyone of the above referred standards and documents is revised, the design and construction of Buildings thereafter must satisfy the latest version for approval of building plans by the Authority.  
The above information is factually correct.

**Signature of owner with date**

**Signature of the Engineer who had/will**

**Supervised the construction ( with  
qualification and experience as  
mentioned in Appendix 12)**

**Name (Block) .....**

**Name (Block) .....Address:**

.....

**Legible Seal:**

**(with address)**

**Signature of the Licensed Technical Person who had/will  
Supervised the construction**

**Name (Block) ...**

**Registration No.**

**Legible Seal : ...**

**With address**

## Annexure-11(B): Building Information Schedule

### Building Information Schedule

1. Building Address	Plot No.	Sector	Development Area	District
---------------------	----------	--------	------------------	----------

**2. BUILDING FUNCTION & LOCATIONS**

2.1 Use                                      Industrial    Residential    Facility    \*

2.2 Importance                              Ordinary Important    Hazardous    \*    IS:1873

2.3 Seismic Zone

(Design Intensity Used V(1X)              IV (V111)    III(VII)    II(VI)

3. Design EQ Factor                              a0=.....    I=.....    b=    ah=.....    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. Footings /Raft    Bearing Piles Friction Piles  
IS:1893\_

**5. LOAD BEARING WALL BUILDINGS**

5.1 Building Category              A(ah<.05) B(ah=.05 to .06) C(ah.06 to<.08) D(ah.08 to a <0.12)  
E(ah>0.12) IS:4326

5.2 Bearing Walls                              Brick              Stone              Solid Block              Hollow Block

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 around? IS:4326              Control used on sizes?              Control used on location?              Strengthening

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 & Diagonal planks & IS:4326

connectors

allround band

## FLOORS/ROOFS

### 6. STEEL/R.C- FRAME BUILDINGS

6.1 Building shape Both axes near symmetrical One axis near symmetrical / Un symmetrical (torsion considered)

6.2 In fills / partitions Out of plane stability check? Yes / No In Plane stiffness considered? Yes/No IS:1893, IS:4326

6.3 Ductile Detailing of Beams? Columns? Beam/column Joint? Sheer Walls? IS: 13920

RC Frames

Yes/No

Yes/No

Yes/No

Yes/No

6.4 Ductile Detailing of Beams? Columns? Beam/column Joint? Sp6(6)

Steel Frames

Yes/No

Yes/No

Yes/No

## Notes

1. Encircle the applicable Data point or insert information.
2. Stiff.N>30:Medium.N= 10.3:Soft.N<10:Liquefiable,pooriy graded sands with N<15 under Water Table (see Note 5 of Table 1 in IS: 1893)  
Where N: Standard penetration (I:2131 - 1981)
3. Means any other. Specify.
4. C = Cement, S=Sand, L= Lime

The above information is factually correct.

Signature of owner with date

Signature of the Engineer who had/will supervised the construction ( with qualification and experience as mentioned in Appendix 12)

Name (Block) .....

Name (Block)

Address: .....

Address.....

Legible Seal:  
(with address)



## **Annexure-11(C): Certification of Compliance of Safety Standards (Building Permit)**

### **Certification of Compliance of Safety Standards Submitted with application for Building Permit**

(The certificate to be submitted with the application for building permission along with the building drawings and Building Information Schedule)

1. Certified that the building plans submitted for approval also satisfy the safety requirements as stipulated in the Indian Standard, Codes, guidelines and documents specified in the Annexure 11(A) regarding earthquake safety awareness and the information given in the attached Building Information Schedule is factually correct to the best of my knowledge and understanding.

2. It is also certified that the structural design including safety from natural hazards including Earth Quake has been prepared by duly qualified Civil Engineer along with qualification and experience as mentioned in Annexure-15

3. Location /Address of Building

Plot No. -----

Sector -----

-----Development Area

District-----

4. Particulars of Building

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 Engineer who had/ will  
Supervised the construction ( with  
Qualification and experience  
as mentioned in Appendix 12)

**Name (Block) .....Address:**

**Name (Block)-----**

-----

-----

**Signature of the Licensed Technical Person who had/will  
Supervised the construction**

**Name (Block).....**

**Registration No.**

**Legible Seal: .....**

**With address.....**

**Annexure-11(D): Certification of Compliance of Safety Standards  
(Completion Plan)**

**Certificate for Compliance of Safety Requirements Submitted with  
application for Completion Plan**

(To be submitted with the application for obtaining completion certificate)

1. Certified that the building plan 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 Annexure-11 (A) in respect of Structural Safety in general and National hazards including earthquake in particular.

2. It is also certified that the building has been constructed as per approved foundation and structural designs provided by the Structural Engineer where are certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.

3. Location /Address of Building

Plot No. ....

Scheme/Colony .....

Town .....

4. Particulars of Building

i). Ground Coverage (sq mt)

ii). Total covered area (sq mt)

iii) Maximum Numbers of Floors above ground.

Signature of owner with date

Name (Block).....

Signature of the Engineer who had  
Supervised the construction ( with  
qualification and experience as  
mentioned in Annexure 15)

Name (Block) .....Address:

Legible Seal:  
(with address)

Signature of the Licensed Technical Person who had  
Supervised the construction

Name (Block) ..

Registration No.

Legible Seal : -.

With address

## **Annexure-12: Form for Completion Certificate for Building Work**

**The Authorised Officer,**

**U.P. State Industrial Development Authority,**

**..... Development Area Office.**

**.....District**

**Uttar Pradesh.**

**Sir,**

**I hereby certify that the erection/re-erection/material alteration of building on Plot No ..... in Sector ..... of ..... Development Area has been supervised by me and the completion plan along with the required documents are attached herewith . The plans were sanctioned vide letter no..... dated..... and the work has been completed to my best Satisfaction. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.**

**Name of the Licensed Technical Person\_\_\_\_\_**

**Address of Licensed Technical Person.\_\_\_\_\_**

**Dated:**

**NOTE—Strike out the words which are not applicable,**

## **Annexure-12(A): Checklist for buildings on residential plots**

### **CHECKLIST -12A (For buildings on individual residential plots)**

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person, and owner.**
- ii) Completion Fees**
- iii) Valid time extension certificate, if applicable.**
- iv) Photographs of the building from front and side setbacks.**
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes-**
- vi) Copy of receipt of payment of Water/Sewer connection charges and any other charges as may be required by the Authority.**
- vii) CD's/PD's of the building plan submitted.**

## **Annexure-12(B): Checklist for buildings on non-residential Plots**

### **CHECKLIST -12B (For buildings on Plots other than individual residential plots)**

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person and owner.**
- ii) Completion fees**
- iii) Valid time extension certificate, if applicable,**
- iv) Photographs of the building from front and side setbacks,**
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes.**
- vi) NOC from Chief Fire Officer, wherever applicable-**
- vii) NOC from Explosive Department, wherever applicable.**
- viii) Certificate from owner and Structural Engineer regarding earthquake resistance of building as per Annexure11/A/B/C/D. if applicable.**
- ix) Copy of receipt of payment of water/sewer connection charges or any other charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.**
- x) CD's/PD of the building plan submitted.**

## **Annexure-13: Format for Sanction or refusal of Building permit**

**From:**

**The Authorised Officer,  
.....Development Area Office  
..... District .....  
U.P. State Industrial Development Authority,  
Uttar Pradesh.**

**To:**

.....  
.....  
.....

**Sir,**

**With reference to your application no..... ..Dated.....for grant of permit for  
the erection/re-erection/material alteration of building on Plot No .....  
In..... Sector..... Development Area. I have to inform you that  
the sanction has been granted/refused by the Authority on the following conditions-**

- 1.**
- 2.**
- 3.**
- 4.**

**Office Stamp.**

**Signature  
Office communication no.**

**Name of the Officer**

**Dated.**

**Designation of the Officer**

**NOTE—Strike out which is not applicable**

## Annexure-14: Form for Occupancy Certificate

From.

The Authorised Officer,  
.....Industrial Development Area.  
.....District.....  
U.P. State Industrial Development Authority,  
Uttar Pradesh.

To,  
.....  
.....

Sir,

I hereby.....certify.....that.....the erection/re- erection / alteration of building on Plot No .....in .....sector of..... U.P. State Industrial Development Area completed under the supervision of Licensed Architect/Engineer/Draftsman/Group Licensee No.....has been inspected by the officers of the Authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned licensed technical personnel, for fire safety, hygienic and sanitary conditions inside and the surrounding and is fit for occupation.

Signature .....

Name:.....

Dated:

Designation.....



## **Annexure-15: Qualifications of Licensed Technical Personnel**

### **Qualifications of Licensed Technical Personnel for Preparation of Building Plans for Building Permit and Supervision**

The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as hereinafter indicated.

#### **a) ARCHITECTS**

##### **a-1) QUALIFICATION**

The qualification for licensing Architect will be the Membership of the Council of Architecture India.

##### **a-2) COMPETENCE**

licensed Architect shall be competent to carry out work related to building permit and shall be entitled to submit the following:

- (i) All plans and related information connected with building permit.**
- (ii) Structural details and calculations for building on plots up to 500 sq. mtrs. and up to four storeys high, and**
- (iii) Certificate of supervision for all buildings in accordance with the provisions of this regulation.**

**Note: All Architects having membership of Council of Architecture India shall be Deemed as licensee Architect of the Authority.**

#### **b) ENGINEERS**

##### **b-1) QUALIFICATIONS**

The qualifications for licensing of the engineers will be associate/corporate Membership (Civil) of the Institution of Engineers or such degree/in Civil, Engineering which makes him eligible for such membership .

##### **(b-2) COMPETENCE**

A licensed engineer shall be competent to carry out the work related to building permit and shall be entitled to submit the followings:

- i) All plans and related information connected with building permit on plots upto 500 sq. m. and upto four storeys.**
- ii) Certificate of supervision for all buildings.**
- iii) Sanitary/water supply works for all type of buildings.**

- iv) **Structural Calculation and details for building mentioned in accordance with the provisions of this regulation shall be as per following:**

S.no	Type of Buildings	Number of years of experience for Structural Engineer for structural design and supervision	
		Graduate Civil Engineer	Post Graduate Structural Engineer
1	Multistoreyed/ important facility buildings which are upto 4 storeys or 12 m high or 2500 sq m covered area.	5	3
2	Multistoreyed/ important facility budings as per clause 4.6.4 which are upto 8 storeys or 24 m high or 5000 sq m covered area	-	7
3	Multistoreyed/ important facility buildings which are above 8 storeys or above 24 m high or above 5000 sq m covered area.	-	8

#### **c) GROUP OR AGENCY**

When an agency or group comprising of qualified architect/engineer is practicing, then the qualifications and competence of work will be combination of the individual qualification and competence of Architects and Engineers as cited above. The Group or agency shall be licensed by the Authority .

#### **d) SUPERVISOR**

##### **d-1) QUALIFICATIONS**

The Qualification for licensing of Supervisor could be:

- i) **Three years Architectural Assistantship or Intermediate in Architecture with two years experience;**
- ii) **Diploma in Civil Engineering with two years experience; or**
- iii) **Draftsman in Civil Engineering from I.T.I with years experience under Architect/ Engineer;**  
**from a recognized Institution Which would enable him for the post of supervisor recognized by the Union Public Service Comission.**

#### **d-2) COMPETENCE**

**Supervisor will be entitled to submit;**

- i) All plans related and related information connected with Building Permit on plots upto 200 sq.m and upto two storeys**

#### **e) PLUMBERS**

**Plumbers shall be licensed by the Authority through an examination of the candidates having the following minimum qualifications : -**

##### **e-1) QUALIFICATIONS :**

- i) A fair knowledge of English/Hindi/Urdu.**
- ii) Working knowledge of drawings and sketches.**
- iii) Certificate of training from I.T.I, for the trade with minimum two years experience of execution of sanitary and plumbing works under any Govt. Deptt-/Local bodies or licensed Architect/Engineer.**

**or**

**A sound practical knowledge of experience of sanitary and plumbing work under any Govt. Deptt./local bodies or licensed Architect for a period of five years.**

#### **E-2) COMPETENCE**

**A licensed plumber shall be competent to do following jobs independently:**

- i) Submission of sanitary plans up to 500 sq.mtrs plot size and 4 storeyed buildings.**
- ii) Execution / Supervision of works up to 500 sq. mtrs plot size and 4 storeyed buildings.**
- iii) Execution of sanitary works for all kind of buildings under the supervision of all licensed Engineer.**

#### **f) LICENSING:**

##### **TECHNICAL PERSONNEL TO BE LICENSED-**

**The qualified technical personnel or group as given above shall be licensed with the Authority and licence will be valid for Three years ending on 31<sup>st</sup> December after which it can be renewed.**

## Annexure-16: Office Orders issued by UPSIDC for Change of Project

उत्तर प्रदेश राज्य औद्योगिक  
विकास निगम लिमिटेड



यूपीएसआईडीसी काम्पलेक्स  
ए-1/4, लखनपुर,  
पोस्ट बाक्स नं० 1050,  
कानपुर-208 024  
दूरभाष : 2582851-53  
फैक्स : (0512) 2580797  
वेबसाइट : www.upsidc.com  
ई मेल : feedback@unsidc.com

सन्दर्भ सं०

/एसआईडीसी/आईए/एचओ/

दिनांक

कार्यालय आदेश

निदेशक मण्डल की 253वीं बोर्ड बैठक जो दिनांक 03.06.2006 को सम्पन्न हुई में मल्टीप्लेक्स/होटल परियोजनाओं हेतु आवंटित/परियोजना परिवर्तित भूखण्डों में निर्मित स्थान की सबलेटिंग/अंतरण की नीति अनुमोदित कर दी गई है। उक्त अनुमोदन के अनुसार इन परियोजनाओं में निम्नवत् कार्यवाही की जायेगी:-

- वर्तमान में अनुमोदित मल्टीप्लेक्स/होटल आवंटियों को निर्मित भवन के भागों को बहु-सबलेटिंग एवं बहु-हस्तांतरण की अनुमति पूरे भूखण्ड पर 100 प्रतिशत अतिरिक्त लेवी लेते हुये मुख्यालय द्वारा अनुमन्य की जा सकेगी। प्रत्येक हस्तांतरण एवं सबलेटिंग हेतु प्रस्ताव के अनुसार सबलेटिंग शुल्क एवं हस्तांतरण लेवी पृथक से देय होगी।
- भविष्य में होटल तथा मल्टीप्लेक्स के आवंटन 100 प्रतिशत अतिरिक्त प्रीमियम लेकर ही अनुमन्य किये जायेंगे। इस हेतु प्राप्त परियोजना परिवर्तन के प्रस्तावों को निर्णयार्थ मुख्यालय प्रेषित किया जायेगा।

उक्तानुसार 100 प्रतिशत अतिरिक्त प्रीमियम के भुगतान की पूर्ति होने पर निर्मित भवन पर सबलेटिंग/हस्तांतरण निम्नवत् जारी किया जा सकेगा जिस हेतु प्राप्त प्रस्तावों को निर्णयार्थ मुख्यालय प्रेषित किया जायेगा:-

- औद्योगिक एवं वाणिज्यिक भागों पर किरायेदारी क्रमशः औद्योगिक एवं औद्योगिक दर के दुगुने अथवा निगम द्वारा क्षेत्र के लिये निर्धारित वाणिज्यिक दर(जो भी अधिक हो) के 2 प्रतिशत प्रतिवर्ष प्रति मीटर की दर से 25 वर्षों की बहु-किरायेदारी अनुमन्य की जा सकेगी।
- किरायेदार, पट्टाधारक एवं निगम के मध्य किरायेदारी के सम्बन्ध में एक त्रिपक्षीय विलेख का निष्पादन किया जाना होगा।
- किरायेदारी की अनुमन्यता के पूर्व मुख्य क्रिया का क्रियाशील होना आवश्यक नहीं होगा।
- भवन/भवन के भाग के रखरखाव की जिम्मेदारी पट्टाधारक/किरायेदार की होगी।
- किरायेदारी, पट्टाधारक द्वारा भवन के सम्पूर्णता: प्रमाणपत्र प्राप्त करने के उपरान्त ही अनुमन्य की जा सकेगा।

निर्मित भवन के भाग का हस्तांतरण निम्न शर्तों पर अनुमन्य किया जा सकेगा जो बिल्डरों को आवंटित भूखण्ड से सम्बन्धित शर्तों के अनुरूप हैं। हस्तांतरण हेतु प्राप्त समस्त आवेदन निर्णयार्थ मुख्यालय प्रेषित किये जायेंगे। हस्तांतरण के मा'लों में सब-लीजडीड कराना अनिवार्य होगा:-


- प्रोसेसिंग शुल्क औद्योगिक भू-उपयोग में लिए जाने वाले शुल्क का दुगुना अथवा न्यूनतम रु० 5000 प्रति मामला होगा।
- पट्टाधारक/हस्तांतरी को भूखण्ड/निर्मित भवन के भाग को मूल अनुमन्य उपयोग अथवा निगम द्वारा कालान्तर में स्वीकृत किसी अन्य उपयोग हेतु ही प्रयोग करना होगा।

संदर्भ सं० 1000-1003/एसआईडीसी/आईए/एचओ/Site-4, G2B/ 1

दिनांक 27/7/01<sup>3</sup>

प्रतिलिपि निम्न को सूचनार्थ प्रेषित:-

1. स्टाफ आफिसर, प्रबन्ध निदेशक/संयुक्त प्रबन्ध निदेशक, उ० प्र० रा० औ० वि० नि० लि०, कानपुर।
2. वैयक्तिक सहायक, मुख्य अभियन्ता(परि०)/महाप्रबन्धक(वि०), उ० प्र० रा० औ० वि० नि० लि०, कानपुर।
3. समस्त क्षेत्रीय प्रबन्धक, उ० प्र० रा० औ० वि० नि० लि०, .....
4. समस्त अधिकारी/कर्मचारी, औ० क्षे० अनुभाग, उ० प्र० रा० औ० वि० नि० लि०, कानपुर।
5. गार्ड फाईल

  
(ए० के० अस्थाना)  
मुख्य प्रबन्धक(औ०क्षे०)



**GUIDELINES FOR ALLOTMENT/PROJECT CHANGE FOR  
HOTEL, CINEMA HALL/MULTIPLEX, AUTO/SERVICE  
WORKSHOP INDUSTRY**

**A. HOTEL :-**

1. Hotel of only 2-star and above rating shall be permitted in fast moving/very fast moving Industrial Areas(IAs). The allottee will have to submit a certificate from the competent authority (Tourism Department) in regard to rating of the hotel to the Corporation within two years from the date of allotment/change of project to hotel failing which 100% additional premium on the rate prevailing at that time will become payable/allotment would be liable to be cancelled. In slow moving IAs, hotel of 1-star and above category shall be permissible. Further, while in small industry zone/area hotels may be generally allowed, they may be allowed with special permission to be given by the concerned development authority/UPSIDA.
2. The minimum area of the plot shall be 1000 Sqm. and the plot will be situated on 18 mtr. or wider road.
3. Minimum ground coverage, FAR, number of floors and height of the building, set backs and parking etc. shall be in accordance with the provisions/bye-laws of the concerned local development authority. In the absence of provisions, the following will hold and allottee will have abide by the same.
  - a. Maximum ground coverage will be 40% of the plot area and FAR 1.25.
  - b. Maximum of 4 floors and height of 15 metres will be allowed.
  - c. Set back for hotel project shall be :-

7. In case of satisfaction of the Corporation about above conditions, industrial rate shall be charged for allotment of land/change of project.

**C. AUTO/SERVICE WORKSHOP :-**

1. The plot shall be on minimum 18 Metres road in case of Auto repair shop or service shop wherein item of repair are required to be transported through heavy/bulk carriers.

2. Show rooms or shops of sale of product/spares shall be strictly forbidden.

3. Bulk carriers/heavy vehicles transporting products for PDI to the plot shall be parked inside the plot and loading/unloading ramp shall accordingly be made within the plot.

4. Activity of Pre-delivery inspection will be permitted in conjunction with repair of products and not as a stand alone activity.

5. In case of satisfaction of the Corporation about above conditions, industrial rate shall be charged for allotment of land/change of project.

**Table No. 1: Town Planning Norms in Residential Plots(Other than Group Housing)**

S. No.	Size of Plot (Sqmr.)	Ground Coverage (In %age)	Front Setback (Mtr.)	Rear Setback (Mtr.)	Side Setback (Mtr.)	Maximum FAR
1	Upto 50.0	75	1.5	1.5	-	1.8
2	51 to 75	75	1.5	2.0	-	1.8
3	76 to 120	75	2.0	2.4	-	1.8
4	121 to 200	75	3.0	2.4	-	1.8
5	201 to 300	75	3.5	3.0	-	1.8
6	301 to 400	65	4.0	3.0	3.0	1.8
7	401 to 500	65	4.5	3.5	3.0	1.8
8	501 to 750	60	5.0	3.5	3.0	1.5

**Note:-**

- (i) Maximum building height in all size of plots shall be 15 Metres.
- (ii) Total height shall be counted from top of drain to top of building without exeption
- (iii) In case the permissible ground coverage is not achieved within setbacks, the setbacks of the preceding category may be followed. In special cases where ground coverage is not achieved in the preceding category also, then Chief Executive Officer may relax the setbacks to the extent he considers fit.
- (iv) In the Residential Plots with in the permissible FAR and Ground Coverage equivalent of 40 % area of rear Set Back construction shall be allowed on either side/both side in the rear set back.



**Table No-2: Setbacks of plots other than residential/Group Housing**

S. No.	Plot Size (in square metre)	Front (in metre)	Rear (in metre)	Side (1) (in metre)	Side (2) (in metre)
1.	Up to 150	3.0	1.5	0	0
2.	Above 151 upto 300	3.0	3.0	0	0
3.	Above 301 upto 500	4.5	3.0	3.0	0
4.	Above 501 upto 2000	6.0	3.0	3.0	3.0
5.	Above 2001 upto 6000	7.5	6.0	4.5	4.5
6.	Above 6001 upto 12000	9.0	6.0	6.0	6.0
7.	Above 12001 upto 20,000	12.0	7.5	7.5	7.5
8.	Above 20,001 upto 40,000	15.0	9.0	9.0	9.0
9.	Above 40,001	16.0	12.0	12.0	12.0

**Notes:**

- (i) Specific setbacks shall be as per scheme/layout/zonal plan prepared by the Authority whenever such a plan is prepared by the Authority.
- (ii) In case the permissible coverage is not achieved within setbacks, the setbacks of the preceding category may be followed.

**Table No-3: Features permitted in the setbacks of the plots**

S.No.	Features	Description
1.	Decorative Column	Columns purely decorative and not load bearing shall be Permitted in setback. Such columns of any material and number shall be permitted but maximum size of each column shall not exceed 0.30mtrs x 0.30mtrs
2.	Buttresses	Buttresses, any number, shall be permitted in setback up to Maximum width of 0.750 mtrs in setback.
3.	Moulding, Cornices and Murals	Murals, moulding and cornices if provided along under any projection shall be permitted upto a maximum width of 150 millimeter over and above the maximum permissible Dimensions of a projection or a canopy.
4.	Planters and Sun Control Devices	Projection in form of planter, cantilevered fins, egg crates and other sun control devices shall be permitted in setback upto Maximum width of 0.750 metre. Maximum depth of such Planters shall not exceed 0.600 metre.
5.	Jali	Jali of any material shall be permitted over projections which are primarily meant to cover window Air-conditioning units And dessert cooler. Maximum width of such jalties shall not be More than 0.75 mtrs.
6.	Casing Enclosure to cover Rain Water pipe	Casing/enclosures of any material to cover rain water pipe shall be permitted in setback upto depth of maximum 0.50mtrs and maximum width of 0.75mtrs

Note:

Above features shall be permitted in the setbacks of the plots after leaving 6.0m clear space for fire tender.

**Table No -4: Area under canopy in buildings other than residential buildings**

S. o.	Plot size (in square metre)	Maximum area under canopy (in sqmtrs.)
1.	Upto 150	Nil
2.	Above 150 upto 300	12 (only in side setback)
3.	Above 300 upto 500	25
4.	Above 500 upto 2000	40
5.	Above 2000 upto 4000	55
6.	Above 4000 upto 10,000	70
7.	Above 10,000 upto 20,000	85
8.	Above 20,000 upto 40,000	100
9.	Above 40,000	115

Note: Minimum width of canopy shall be 1.8 mtrs.

**Table No-5: Provision of Parking Requirement**

Sl. No.	Building/plot	Parking space
1.	(a) Group Housing	1.25 ECS/parking space per 100 square metres of permissible FAR area.
	(b) Hostel, Lodges,	One parking space for every 2 guest rooms.
	(c) Guest house Hotel.	Three ECS/parking space per 100 square metres of permissible FAR area.
2.	Educational Building	One parking space for every 100 square metres of permissible FAR area .
	(a) IT/ ITES, Offices, and Institution	4.5 ECS parking space for 100 square metre of Permissible FAR area.
	(b) Auditorium	One Parking space per 15 seats
	(c) Bus parking	One bus parking per 750 square metre of Permissible FAR area.
	(d) Off street parking	Higher Secondary School 4.5 mtrs. off-street parking depth in the entire frontage with boundary wall shifted back and front set back will be considered from property line and in other institutions upto 4.5 mtrs. in half the width of the front of the plot would be required for providing off-street parking on roads of 18.0 mtrs or More width.
	e) Residential area	One parking space per 150 sq mtrs. of permissible FAR area, in plot size of 112 sq mtrs. and above.
3.	Medical	One parking space for every 65 sq mtrs. Of permissible FAR area. One ambulance for every 375 sq mtrs of Permissible FAR area.
4.	Commercial Buildings as per clause 6.2.8 except 6.2.8 (h)	One parking space for 30 sq mtrs of Permissible FAR area.
5.	Industrial	One parking space per 100 sq mtrs of Permissible FAR area.
6.	(a)Storage for godowns/ warehouses/Dharamkanta/Weigh bridge	One parking space for 100 sq mtrs of Permissible FAR area.
	(b) Loading/Unloading for godowns/ warehouses/ Dharamkanta/Weigh bridge	One truck parking space for every 100 sq mtrs. for industries and storage building
7.	Multiplex / Cinema	One parking space per 5 seats for cinema. 4.00 ECS/100 sq.m. of FAR Area for other uses
8.	Religious	One parking space per 100 sq mtrs of

9.	Utilities (Fire Station, Police Stations, Post Office, TaxiStand etc.)	permissible FAR area. One parking space per 100 sq mtrs of Permissible FAR area.
10	Recreational	One parking space per 50 sq mtrs of permissible FAR area.

**Note:**

- I. Area Requirement 30 sq mtrs. per ECS in basement/stilt/podium/ covered parking and 20 sq mtrs for surface parking
- II. Notwithstanding anything contained in the sedirections/ regulations the Chief Executive Officer may where having regard to the features of a particular sector and the width of a road abutting any building / plot and the master plan consider it expedient to do so order for the preparation of architectural control detailed drawing for any of all the major projects specifically, especially of non-residential character which may or may not deviate partly or wholly from the provisions of these regulations. For such purpose, Chief Executive Officer may constitute a committee, which shall submit its report to him for final decision.
- III. Helipad may be permitted on the roof top of buildings above 60 mtrs. Height subject to the clearance from Airport Authority and structural safety.
- IV. Development of parking facilities may be permitted proportionately on the basis of proposed phasewise development. However, provision of parking facilities has to be made on the basis of maximum permissible F.A.R.
- V. Parking norms are revised from time to time. Parking facilities have to be provided on the basis of revised norms for new proposed construction. Parking facility developed on the basis of old norms for old construction may be allowed to continue. If no parking facility has been developed, provisions have to be made on the basis of new norms for the entire old and proposed construction.

**Table No-6: Provisions for Landscaping**

- (a) Institutional, commercial, office / Industrial units / group housing, farm house shall be required to plant a minimum number of trees in their premises as follows.

Plot size (in square metre)	Number of trees required	Minimum open space to be kept for landscaping
Upto 2000	One tree per 100 square metre of open space out of which minimum 50 percent to be in the category of Evergreen trees.*	25 percent of open area. In case of industrial plots no soft landscaping is required
Above 2000 to 12000	One tree per 100 square metre of open space out of which minimum 50 percent trees to be in the Category of evergreen trees.	25 percent of open area
More than 12000-	One tree per 100 square metre of open space out of which minimum 50 percent to be in the category of Evergreen trees.	50 percent of open area

- (b) In case of plotted development in group housing plantation provision shall be as per Landscape Master Plan and following norms shall be followed.

- (i) On 18.0 metre and 24.0 metre wide road, alternate variety of evergreen and ornamental trees shall be planted @ 7.5 metre centre to centre.
- (ii) On road upto 12 metre ornamental trees will be planted @ 5 metre centre to centre of single variety in each pocket.

- (c) Recreational, Institutional Green: In addition to the requirement as mentioned in clause (a) detailed landscape plan will have to be got approved by the Authority as per specification in Landscape Master Plan and landscape manual approved by the Authority.

- (d) Residential plots other than group housing (flatted) :-

- (i) One tree in every plot for plot size upto 120 square metre.
- (ii) Two trees in every plot for plot size above 120 and upto 300 square metre.
- (iii) One tree additional in every 100sqm for plot above 300 square metre.

- (e) The minimum height of plantation of sapling should be 3.6 mtrs at the time of occupancy. \* Evergreen Tree: Tree that remains green for most part of the year and sheds leave slowly throughout the year, having height more than 2.0 mtrs, with a well distinguished trunk,