

**BUNDELKHAND INDUSTRIAL
DEVELOPMENT AREA BUILDING
REGULATIONS, 2025**

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CHAPTER I – PRELIMINARY

1. Short title, commencement and application-

- 1.1 These regulations may be called the Bundelkhand Industrial Development Area Building Regulations, 2025.
- 1.2 They shall come into force with effect from the date of their publication in the Gazette.
- 1.3 Chapters I to IV shall apply to building activities within the urbanizable area.
- 1.4 These regulations shall apply to the Bundelkhand Industrial Development Authority.
- 1.5 For the plots on which the map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building where construction has not started, or any new addition required in the building.
- 1.6 F.A.R., Ground coverage, density and setback, as indicated in these Regulations, shall not be applicable in respect of those plots which were allotted on an auction or tender basis and group housing prior to the coming into operation of these Regulations. However, the calculation of FAR and Ground Coverage in the new buildings in such plots shall be done as per these regulations. The purchasable F.A.R and Ground coverage as per applicability may be allowed.
- 1.7 Notwithstanding anything contained in these regulations, the special provisions contained in the-
 - a) Lease deed executed before commencement of these regulations, and
 - b) Bids accepted by the Authority before the commencement of these regulations shall continue to be effective.

2. Definitions –

In these regulations, unless the context otherwise requires –

- 2.1 '**Act**' means Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976).
- 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.
- 2.3 '**Alteration**' means the structural change, such as an addition to the area or height or the removal of part of a building, or construction of cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixtures or equipment of the building.
- 2.4 '**Applicant**' means the person who has legal title to a land or building and includes,
 - a) An agent or trustee who receives the rent on behalf of the owner.
 - b) An agent or trustee who receives the rent of, is entrusted with, or is concerned with any building devoted to religious or charitable purposes.
 - c) 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
 - d) A mortgagee in possession.
- 2.5 '**Approved**' means approved by the Industrial Development Authority.
- 2.6 '**Area**' means the Industrial Development Area as notified for the Industrial Development Authority.
- 2.7 '**Authorized Officer**' means an officer authorized by the Chief Executive Officer.
- 2.8 '**Atrium**' means a sky lighted central area, often containing plants, in modern buildings, especially for common areas.
- 2.9 '**Balcony**' means a horizontal projection including a handrail or balustrade to serve as a sitting out place.
- 2.10 '**Basement or Cellar**' means the lower storey of a building below or partly below ground level.

- 2.11 **'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 beings, whether in actual use or not.
- 2.12 **'Building activity'** means erection, re-erection, making material alteration, or demolition of any building.
- 2.13 **'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 a 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.
- 2.14 **'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.
- 2.15 **'Canopy'** means a projection over any entrance and, if provided in setbacks, shall be either cantilevered or supported on columns.
- 2.16 **'Chajja'** means a sloping or horizontal structure overhung, usually provided for protection from sun and rain or for Architectural considerations.
- 2.17 **'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.
- 2.18 **'Drain'** means a conduit or channel for the carriage of storm water or other used water.
- 2.19 **'Drainage'** means the removal of any liquid by a system constructed for this purpose.
- 2.20 **'Dwelling Unit'** means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.21 **'Evergreen tree'** means a tree that remains green for most part of the year and sheds leaves slowly throughout the year.
- 2.22 **'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.
- 2.23 **'Extended Basement'** means the construction of floor(s) below the ground, leaving a minimum setback of 6.0 m all-round from the plot boundary for the purpose of fire tender movement. The top slab of the basement to flush with the ground level, and such slab is to be designed for fire tender load with adequate mechanized ventilation.
- 2.24 **'Floor'** means the lower surface in the storey on which one normally walks in a building.
- 2.25 **'Floor Area Ratio (FAR)'** means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot.
- 2.26 **'Foundation'** means that part of the structure, which is in direct contact and transmitting loads to the ground.
- 2.27 **'Green Building'** - A green building uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants compared to a conventional building.
- 2.28 **'Group Housing'** means premises of size not less than 5000 sqm. Comprising of either residential flats or a cluster of flats and independent houses/villas, with basic amenities like parking, park, convenience shops, public utilities, etc.
- 2.29 **'Hazardous Buildings'** means a building or part of a building which is used for storage, handling, or manufacturing. 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.

- 2.30 **'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.
- 2.31 **'Hedge'** means the 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.
- 2.32 **'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 to protect it.
- 2.33 **'Layout Plan'** means a plan of the entire site showing the location of plots/building blocks, roads, open spaces, entry/ exits, parking, landscaping, etc., indicating the activity for all land parcels.
- 2.34 **'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 m and which is constructed or adopted for storage purposes.
- 2.35 **'Development Plan'** means the Development Plan / Master Plan of the Authority in respect of the area prepared by the Authority.
- 2.36 **'Mezzanine floor'** means an intermediate floor between two floors. above ground level, accessible only from the lower floor.
- 2.37 **'Multi-Level Parking'** means a separate block or a part of any building on a property to be used primarily for parking vehicles through mechanized or conventional methods.
- 2.38 **'Mumty or Stair cover'** means a structure with a covering roof over the staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 2.39 **'Mixed Land use'** means mixing/planning of compatible uses, horizontally or vertically, on a property, such as commercial, offices, residential or institutional.
- 2.40 **'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.
- 2.41 **'Open Space'** means a space forming an integral part of the plot left open to the sky.
- 2.42 **'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.
- 2.43 **'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.
- 2.44 **'Permit'** means permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 2.45 **'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.
- 2.46 **'Pergola'** means a perforated slab constructed in such a manner that at least 50% of which is open to sky.
- 2.47 **'Purchasable FAR'** means the additional 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.
- 2.48 **'Plinth'** means a portion between the surface of the surrounding ground and surfaced floor

immediately above the ground.

- 2.49 'Plot'** means a piece of land enclosed by definite boundaries.
- 2.50 'Podium parking'** means floor/ floors above ground, of maximum 2.4 m height each below the bottom of beam, if served by a ramp for the 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.
- 2.51 'Refuge Area'** means For all buildings exceeding 24 m height, refuge area of 15 sqm shall be provided as follows:
- The refuge area shall be provided on the periphery of the plot or preferably on a cantilever projection and open to air on at least one side protected with suitable railings.
 - The floors above 24 m and up to 39 m - one refuge area on the floor immediately above 24 m.
 - For floors above 39 m - one refuge area on the floor immediately above 39 m and so on after every 15 m.
 - Residential flats in multistoried buildings with balconies need not be provided with refuge area, however flats without balcony shall provide refuge area as above.
- 2.52 '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.
- 2.53 'Road / Street Line'** means the line defining the side limits of a street/ road.
- 2.54 'Road/ Street Width'** means distance between boundaries of the road measured at right angles to the course of the road.
- 2.55 'Rainwater Harvesting'** means utilizing rainwater for recharging of ground water, sanitation, irrigation etc. by adopting various techniques approved by the Authority.
- 2.56 'Service floor'** means a storey of maximum 2.10 m height below the beam between any two storeys to be used for running electrical cables, water or sewerage lines, service duct or AC ducts and services and their maintenance only.
- 2.57 'Setback'** means a specified line parallel to the plot boundaries.
- 2.58 'Soft Landscape'** means the natural elements in a landscape design, such as plant materials and the soil itself.
- 2.59 'Storage'** means a place where goods of non-hazardous nature are stored and including bank safe vault and cold storage.
- 2.60 'Table'** means a table annexed to these regulations.
- 2.61 '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.
- 2.62 'Technical Person'** means an architect/ civil engineer /town planner recognized by the Authority as per Appendix 12.
- 2.63 "Temporary Building"**- means any structure or erection or part of structure or erection which is intended to be used only for temporary purpose for a definite period and which is made of temporary and quickly removable building material such as canvas cloths, Straw mat, lay tarpolin, asbestos sheets/plastic sheets etc., without any permanent foundation. wall, beam, column, concrete and such other material of permanent nature.
- 2.64 "Unsafe Building"** means building which or structurally and instructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life on which is relation to existing use by reason of in adequate maintenance, dilapidation or abandonment.

2.65 'Urbanisable Area' means the area earmarked for any of the following uses in the Development Plan/ Master Plan.

- a) Residential
- b) Commercial
- c) Mixed-use
- d) Industrial
- e) Institutional
- f) Green area
- g) Transportation, and
- h) Any other Special uses as specified in the Development Plan/Master Plan/ Scheme duly approved by the Authority

2.66 "Village Abadi" means such land and building which is inhabited by the villagers including the plots of land in which cattle is penned, manure stored, straw stacked, and other activities related to community facilities and services are constructed or erected and other waste attached to the village site which is not assessed in land revenue.

3. 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 – LAYOUT / BUILDING PERMIT AND OCCUPANCY

4. Building Permit –

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

5. Application for building Permit –

1. Every person who intends to erect a building within the Area shall give application in the Form given in Appendix - 1
2. The application for the building permit shall be accompanied by the documents mentioned in the checklist annexed to Appendix - 1.
3. Such an application shall not be considered until the applicant has paid the permit fees mentioned in Regulation No. 10.
4. In case of objections, the permit fees so paid shall not be refunded to the applicant, but the applicant shall be allowed to resubmit the plan without any additional permit fees after complying with all the objections within a period of sixty days from the date of receipt of the objection order. If the plan is submitted after sixty days, a fresh permit fee shall be charged.
5. No application for the building permit shall be necessary for the following additions/ alterations, provided they do not violate any of the provisions regarding general building requirements, structure stability and fire safety requirements specified in the National Building Code 2016 -
 - a) Whitewashing and painting;
 - b) Plastering, patchwork, flooring;
 - c) Renewal of roof at the same height;
 - d) Reconstruction of portions of a building damaged by any natural calamity to the same extent as previously approved;
 - e) Internal additions/ alterations within the building envelope certified and supervised by a Technical Person registered;
 - f) Digging or filling of earth.

6. Information accompanying application for Layout Plan or Building Permit

6.1 Layouts regarding sub-division of land –

(1) The site plan shall show,

- i. The boundaries of the plot and the name and number of the properties and road abutting the plot;
- ii. Plot number of the property on which the building is intended to be erected;
- iii. All existing buildings and physical features standing on, over or under the site;
- iv. Building envelope at each floor level in relation to the site;
- v. The total plot area and the break-up of area under different uses, roads and open space with their percentages with reference to the total area of the plot.
- vi. Total floor area ratio, ground coverage and height of the building of each category proposed;
- vii. Setbacks of total plot as well as individual proposed plots;
- viii. Details of setback, floor area ratio, and ground coverage on each irregularly shaped plots in the proposed layout on at least 1:500 scale;

- ix. Sewerage and drainage lines up to the discharge point and water supply lines;
- x. Details of boundary wall, plinth, culvert and ramp, trees;
- xi. Scale used and the direction of north point relating to the plan of the proposed building;
- xii. Parking plans indicating the parking spaces for all the buildings;
- xiii. Landscape plan;
- xiv. Location and size of temporary structures like stores, labour hutments, site office and such like, and
- xv. Electrical load requirement.

- (2) Building Plan: For any proposed structure, the requirement of the building plan shall be as per clause 6.2, 6.3 and 6.4 as the case may be.
- (3) Service Plans - Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rainwater harvesting system, solar passive architecture as per Uttar Pradesh Government orders.
- (4) Specification - General specification of materials to be used in different parts of the building as given in Appendix 6.
- (5) Documents - as per Checklist IC annexed to Appendix 1.

6.2 Residential building on plots other than group housing (flatted):

(1) The plan shall show-

- i. Key Plan - A key plan drawn to a scale of not less than 1:1000 shall be submitted along with the application for a building permit showing the boundary locations of the site with respect to neighbourhood landmarks;
- ii. The boundaries of the plot and the name/number of the properties and road abutting the plot;
- iii. Plot number of the property on which the building is intended to be erected;
- iv. All existing building 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 with reference to 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 up to the discharge point, rainwater harvesting and water supply lines;
- xi. Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jali;
- xii. Car parking, if applicable;
- xiii. Scale used and the direction of north point relating to the plan of the proposed building;

- (2) Documents as per Checklist 1-B, enclosed with Appendix -1.
- (3) Specification: General specifications of materials to be used in different parts of the building as given in Appendix-6.

6.3 Other buildings

6.3.1 The site plan shall show –

- i. The boundaries of the plot and the name/number of the properties and roads abutting the plot;
- ii. Plot number of the property on which the building is intended to be erected;
- iii. All existing buildings and physical features standing on, over or under the site;
- iv. Building envelope at each floor level in relation to the site;
- v. The total area and the break-up of covered areas on each floor with their percentages with reference to the total area of the plot;
- vi. Total height of the building;
- vii. Setbacks;
- viii. Details of projections and structures in setbacks;
- ix. Sewerage and drainage lines up to the discharge point and water supply lines;
- x. Details of boundary wall, plinth, culvert and ramp, trees;
- xi. Scale used and the direction of north point relating to the plan of proposed building;
- xii. Parking plan indicating the parking spaces of all the buildings;
- xiii. Landscape plan;
- xiv. Location and size of temporary structures like stores, labour hutments, site office; and
- xv. Electrical load requirement.
- xvi. Location and details of facilities to be provided for physically challenged persons.

6.3.2 Building plan –

- i. The plan of the building, elevations and sections shall be drawn to a scale not less than 1:200
- ii. The plan shall include all floor plans of the building together with the covered area;
- iii. The plan shall specify the use of all parts of the building;
- iv. The plan shall show water supply, sewerage, drainage lines and the like;
- v. The plan shall include a 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;
- vi. The plan shall show all street elevations;
- vii. The plan shall include a terrace plan indicating the drainage and the slope of the roof;
- viii. The plan shall give dimension of the permissible projections in setbacks;
- ix. The plan shall give direction of the north point in relation to the plan and scale used.

6.3.3 Building plans for all types of multistoried buildings – For multistoried buildings which are more than 15 m in height, the following additional information shall be indicated in the building plans in addition to those mentioned in regulation 6.3.2.

- i. Access for fire appliances and vehicles and details of vehicular turning circle and clear motorable 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. Refuge area, refuge chutes, refuge chamber, service ducts, etc., if any;
- vii. Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes and the like;
- viii. Details of exits, including provision of ramps for hospital and special lifts;

- ix. Location of generator, transformer and switch gear room;
- x. Smoke exhaust system, if any;
- xi. Details of the fire alarm system;
- xii. Location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public address system;
- xiii. Location and dimension of static water storage tank and pump rooms with fire fighting inlets for mobile pump and water storage tank;
- xiv. Location and details of first aid and fire fighting equipment and installations;
- xv. Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation, etc.
- xvi. Location and details of facilities to be provided for physically challenged persons.

6.3.4 Service Plans –Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rainwater harvesting system and solar passive architecture as per the Government of Uttar Pradesh orders.

6.3.5 Specification – General specifications of materials to be used in different parts of the building as given in Appendix – 6.

6.3.6 Documents – as per Checklist 1B annexed to Appendix 1.

6.4 Temporary Building –

6.4.1 The site plan shall show –

- i. The boundaries of the plot and the name/number of the properties and roads abutting the plot;
- ii. Plot number of the property on which the building is intended to be erected;
- iii. All existing buildings and physical features standing on, over or under the site.
- iv. Total height of the building;
- v. Setbacks;
- vi. Details of projections and structures in setbacks;
- vii. Sewerage and drainage lines up to the discharge point and water supply lines;
- viii. Scale used and the direction of north point relating to the plan of the proposed building;
- ix. Location and size of temporary structures like stores, labour hutments, site office or such like temporary structures.

6.4.2 Building Plan – The plans shall be submitted for building other than labour hutment. 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 all floor plans of the building 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 a 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;
- v. The plan shall show all street elevations;
- vi. The plan shall give an indication of the north point in relation to the plan and scale used.

6.4.3 Specifications – General specifications of materials to be used in different parts of the building as given in Appendix-6.

6.4.4 Documents – as per Checklist 1D annexed to Appendix 1.

7. The site plan shall be drawn to a scale as per –

Site area	Scale
Up to 0.1 hectare	Not less than 1:200
Up to 0.1 hectare – 1 hectare	Not less than 1:500
More than 1 hectare	Not less than 1:1000

8. Recommended notation for colouring of plans –

The site and building plans shall be coloured as specified in the table given below. Where items of work are not identified, the colouring notation used shall be indexed:

S.no	Items	Site Plan	Building Plan
1	Plot lines	Thick green	Thick green
2	Existing street	Green
3	Permissible building line	Thick dotted green
4	Existing work (Outline)	Green	Green
5	Work proposed to be demolished	Yellow hatched	Yellow hatched
6	Proposed a. Additions/alterations b. Entirely new work	Red Not to be coloured	Red Not to be coloured
7	Drainage	Red dotted	Red dotted
8	Water supply	Green dotted thin	Green dotted thin

9. Preparation and signing of Plans –

All plans shall be prepared and signed by a Technical Person as per Appendix - 12.

10. 'Building permit fee, completion fees, temporary building permit fees and calculation thereof –

- The applicant shall deposit building permit fees as follows:
 - For all types of buildings, Rs. 30.00 per sqm of covered area on all floors.
 - For layout plan - Rs. 2/- per sqm plot area for the first 4.0 ha and Rs.1.0 per sqm for the balance area.
- In case of re-erection of existing building after demolition, permit fees chargeable shall be the same as erection of new buildings.
- The permit fee for a revised plan of a building which has already been sanctioned shall be one-fourth of the fee chargeable on the fresh plan, subject to the condition that the covered area of the building shall not increase. In case of an increased covered area, a fresh permit fee will be charged.
- The area covered in the basement, stilt, podium, services area and all other covered areas shall be counted towards the covered area for the purpose of calculating permit fees.
- The revalidation fee of a building permit for 5 years shall be 10 per cent of the fresh building permit

- fee if the application is made within the period of validity of the building permit. The application is made after the validity period, then the revalidation fee shall be the original building permit fee.
6. In case of construction without applying for a building permit, a compounding charge of Rs. 1250/- per sqm of covered area shall be levied, provided all the provisions as per Building regulations are complied with.
 7. In the case of construction without revalidation, a fee of Rs 10 per sqm of covered area shall be levied if all provisions as per byelaws are complied with.
 8. In case of revision in the layout plan, permit fees shall be charged Rs. 0.50 per sqm, For a portion of the plot area of which the layout is submitted for sanction or completion.
 9. Malba charges of Rs 10.00 per sqm shall be levied over the total covered area for all buildings. On plots up to 2000 sq m - Rs.5.0 per sqm, on plots of 2001 to 10000 sqm - Rs.2.0 per sqm on plot size above 10000 sqm.
 10. The applicant shall deposit completion fees as follows:
 - i. For all types of buildings, Rs 10-per sqm of covered area on all floors.
 - ii. For layout plan - Rs. 2.00 per sqm plot area for first 4.0 ha acres and Rs. 1.00 per sqm for balance area.
 - iii. In case even after two objection letters issued by Authority if rectification of all objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit.
 11. The applicant shall deposit 25 percent of the building permit fees for temporary structures other than labour hutments as per individual use of the structure. For labour hutments, fees shall be Rs 0.25 per sqm of covered area. Temporary structure shall be allowed till completion of the building.
 12. Water, sewer and other service connection charges shall be paid as levied by the Authority
 13. The Authority shall be competent to revise the amount rate of permit fees/charges mentioned in this regulation.

11. 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. With respect to such applications, the fees paid shall in no case be refunded.

12. 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. The title of the land shall also be verified. All documents submitted with the plans should be self-attested by the owner and Architect/ Authorized Technical person.
- ii. The Authorized Officer shall examine the information listed in regulation 6.3 for residential buildings on plots (other than Group Housing).
- iii. For layout plans, buildings and other temporary structures, the Technical Person shall provide the information in regulation 6.3, 6.4 and 6.5, respectively and the provision of fire safety requirements, public convenience, safety provisions and other relevant laws. The Authorized/ Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, Indian Standard Institution standards and such other provisions as required by the Authority from time to time.
- iv. The Owner and Technical Person shall be jointly and severally liable, and all of them shall submit an indemnify bond in favour of the Authority against violation of these Regulations, Planning and Development Directions and provisions of the National Building Code.
- v. The Authority, however, reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.

- vi. In case of any violation, the Technical Person shall be blacklisted under intimation to concerned registration organization from practicing in the Industrial Development Area for a period of 5 years.
- vii. In case the owner is found responsible for violation, action may be taken as per the provision in the lease deed.

13. Sanction or refusal of building permit –

1. After filing the application for a building permit duly certified by the Technical Person as per Appendix 4, the applicant can commence the construction in accordance with the requirements of the Zoning Regulations of Development Plan/ Master Plan, these Regulations or Planning, Development Directions and terms of lease deed after informing the Authority. In case any objections are found during scrutiny of the plans, the same shall be rectified by the applicant and if any violations are found during or after the construction, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the date such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance, and the expenditure incurred on doing so shall be recovered from the owner before the issue of the occupancy certificate.
2. If within sixty days of the receipt of the application, refusal or sanction is not granted, the application with its annexures shall be deemed to have been allowed and the permit sanctioned, provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the period of sixty days but nothing herein shall be construed to authorize any person to do anything in contravention of the Master Plan, lease conditions, these Regulations and Planning and Development Directions issued under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.
3. In case of refusal –
 - a) The Authorized Officer shall give reason and quote the relevant provision of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objections.
 - b) The Authority shall demolish the unauthorized construction at the expense and cost of the owner/lessee/sublessee. In case the owner/lessee/sublessee fails to pay the above said cost, the same be recovered from him as an arrear of land revenue.
4. 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 unremoved for a period of sixty days, the permit shall be refused, the plan shall stand rejected, and the fee submitted shall be forfeited.
5. When the Allottee submits the application for seeking the occupancy certificate without completing the building, inspection shall be done within 30 days. If during the inspection for the issue of the completion certificate, any building is found incomplete, the allottee will be penalized 50% of occupancy charges or Rs. 5000/- whichever is more, and his/her/their application for occupancy shall be rejected. On such rejection of the application, the allottee will be required to apply afresh, along with penalty charges and time extension charges if required. The action against all the concerned technical persons who have prepared the plan will be taken in the following steps –
 - a) First time -Warning to concerned technical person.
 - b) Second time - Black listed in Authority for one year.
 - c) Third time - Refer to the Council of Architecture /ITPI/MIC for cancellation of registration.

14. Appeal against refusal or sanction with modification of a building permit -

Any applicant aggrieved by an order of refusal of a building permit or its sanction under these regulations or directions may, within sixty days from the date of communication of such order may appeal to the Chairman of the Authority. Such an appeal shall be accompanied by a true copy of the order appealed against and receipt of the appeal fee, which shall be 50% of the original plan fee.

The decision of the Chairman on such appeal shall be final, conclusive and binding. The chairman shall provide the opportunity for a hearing to all concerned parties with regard to the dispute map. The appeal may be referred after sixty days of communication of such order if, within thirty days after the previous period of sixty days, he satisfies the Chairman that he was prevented by sufficient causes from not filing the appeal and not thereafter.

15. Duration of validity of a building permit –

1. A layout plan or building permit sanctioned under these regulations shall remain valid for a period of 5 years. In case part completion has been taken on the plot, then also the validity of the layout plan or building plan permit shall remain valid only for 5 years. If there is any alteration/ revision in the plan, a fresh revised plan permit shall be required.
2. The validity of a building permit for a temporary structure shall be 5 years. Temporary structures shall be removed immediately after the construction of the building is over.
3. After the lapse of the validity period, the applicant shall be liable to remove all such structures, and a completion certificate shall not be granted without the removal of such structures.

16. Additions or alterations during construction –

If any external additions or alterations from the sanctioned plans are intended to be made, the permission of the Chief Executive Officer shall be obtained in writing before the proposed additional 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 a permit shall also apply to such amended plans mutadis mutandis given in Regulation 13 (2).

17. Cancellation of permit for building activity –

If at any time after the issuance of permit, the Chief Executive Officer is satisfied that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given or the information furnished, the Chief Executive Officer may, after giving an opportunity to the applicant of being heard, cancel such permit and any work done thereunder shall be deemed to have been done without permit. The Technical Person found responsible for the same shall be blacklisted and debarred for 5 years from practicing in the notified area. If the owner is found responsible for violations, action may be taken as per the lease deed.

18. Work to be carried out in full accordance with Zoning Regulations, Building Regulations and Directions –

Neither granting of the permit nor the approval of drawings and specifications, nor inspection made by the Authority during such erection shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of Zoning Regulations of Master Plan, these Regulations and/or Planning Directions. In case any Violations are found during construction or after obtaining an occupancy certificate, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the time such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance, and the expenditure incurred on doing so shall be recovered from the owner before the issue of the occupancy certificate. In case an occupancy certificate has already been obtained, such expenditure, if not paid within the stipulated time, shall be recovered from the owner as arrears of land revenue

19. Documents at site –

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

- a) A copy of the building permit.
- b) Copy of approved drawings.

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

20. Notice for issue of occupancy –

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

20.1.1 Occupancy certificate necessary for occupation –

No building erected or re-erected shall be occupied in whole or part until the issue of the occupancy certificate by the Chief Executive Officer in the Form given in Appendix 11. Provided that if the Chief Executive Officer fails to issue the occupancy, certificate or send any intimation showing his inability to issue such certificate within 90 days of the date of receipt of application for occupancy certificate, an intimation to this effect shall have to be sent to the Authority by the owner for occupying the building. In case objections are intimated by the Chief Executive Officer or by an authorized officer showing inability to issue an occupancy certificate, the owner shall take the necessary action to remove the objections. If the objections remain unremoved for a period of 6 months, the application for the issue of an occupancy certificate shall stand automatically rejected. Thereafter, the Chief Executive Officer shall take suitable action for the removal of unauthorized construction with a fee. Thereafter, the applicant has to apply afresh with a fee for an occupancy certificate, and in such a case, a time extension shall not be required.

20.1.2 Issue of occupancy certificate regarding Multi multi-storey buildings –

Without prejudice to the provisions of regulation 20.1.1, in case of multistoried buildings, The work shall also be subjected to the inspection of the Chief Fire Officer, Uttar Pradesh Fire Service, and the occupancy certificate shall be issued by the authority only after clearance from the Chief Fire Officer regarding the completion of work from the fire protection point of view. Other certificates such as fees, structural safety (Certificate and constructed structure duly vetted by IIT/NIT shall be submitted), water harvesting, other notification of the state government to be followed, etc. also have to be submitted along with the completion drawings.

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

20.3 'Unauthorized development' – In case of unauthorized development, the Chief Executive Officer or an authorized officer by the Chief Executive Officer shall –

- a) Take suitable action, which may include demolition of unauthorized works, sealing of premises, prosecution and criminal proceedings against the offenders in pursuance of relevant Acts in force.
- b) Take suitable action against the technical person concerned.

20.4 'Temporary occupation' – Where the Chief Executive Officer on the certificate of the technical personnel is satisfied that the temporary occupation of a building or any portion thereof before its completion does not adversely affect public welfare may permit temporary occupation in the Form given in Appendix-11A of such building or portion thereof as the case may be, for such period as he deems fit.

CHAPTER III – GENERAL REQUIREMENTS

Site Requirements

21. Distance from electrical 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 m	1.2 m
(b) High voltage lines up to and including 33000 volts	3.7 m	1.8 m
(c) Extra high voltage lines	3.7 m + (0.305 m for every additional 33000 volts)	1.8 m + (0.305 m for every additional 33000 volts)

22. Site and land use pattern –

Notwithstanding anything contained in these Regulations, no building permit on any site shall be sanctioned if:

- The proposed land use does not correspond to the land use in the Development Plan/Master Plan/Layout Plan
- 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.
- The use of building or place will be a source of annoyance to, or injurious to the health of the inhabitants of the neighborhood.

23. Means of Access –

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

24. Floor Area Ratio, Height and Setbacks –

24.1 Residential Buildings on plots (other than flatted group housing)

- (1) Floor Area Ratio, Height shall be as per the table below. Setbacks shall be as per Table 1 appended to these regulation.

S. No	Plot Size (sqm)	Max Ground Coverage	Max Base FAR	Max FAR (base+ purchasable)	Maximum Height (in m)
1	< 150	75%	2	2	15 m
2	150 – 500	65%	1.8	2	
3	500 – 1000	55%	1.5	2	
4	> 1000	45%	1.25	2	

(2) Other provisions:

- i. 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.
- ii. In case or 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.
- iii. Subdivision of individual residential plot or building constructed on it shall not be allowed.
- iv. Only two dwelling units and a servant quarter shall be allowed upto a plot size of 100 sqm. For plots above 100 sq m and up to 500 sq m maximum three dwelling units shall be allowed. For plots above 500 sq m a maximum of 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.
- v. Stilt parking shall be allowed upto maximum height of 2.4 m up to bottom or beam free from FAR for plot size above 112 sq m.
- vi. No construction of any kind shall be permitted beyond the building envelope (on setbacks) except-
 - a. A chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type shall be permitted over such projections.
 - b. Underground water tanks with top flush with the adjoining ground level.
 - c. In plots of 200 sqm and above, if required, a temporary guard room of porta cabin 1.5 m x 1.5 m shall be permitted after approval by the Authority.
 - d. Canopy projections of 4.5 m x 2.4 m in front or side setbacks (maximum 2 numbers) in plots where front set back is 4.5 m or more and only one such canopy in side setback where front set back is less than 4.5 m. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular columns of maximum 30 cm diameter or rectangular columns of 30 cm x 30 cm size.
 - e. Open Plinth steps:
 - (i) Open plinth steps and plinth ramp in front and rear setback.
 - (ii) In case of corner plots upto 200 sqm category, load bearing columns max size 300 mm x 300 mm in side setback maximum 2 numbers may be permitted.
 - f. Open plinth steps and plinth ramps beyond a depth of 6m inside setback.
 - g. Other features as mentioned in Table 3.
 - h. Open ramps for movement of vehicles in side setback only.
 - i. Balcony up to 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 1.5m. 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.

(3) 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.

(4) Floor Area Ratio shall not include

- a. A cantilever projection (in setbacks) of a width of upto 0.75 m and above at any level. No construction of any type or any material shall be permitted over projections other than mentioned, herewith.
- b. Canopy projections of 4.5 m x 2.4 m in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 m or more and only one such canopy in side setback where front setback is less than 4.5 m.

- c. Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services and storage.
- d. Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
- e. Loft upto 1.5 m height.
- f. Other features as mentioned in Table 3.
- g. Open ramps for movement of vehicles in side setback only.
- h. Balconies (upto 1.50 m width, If Balcony of more than 1.50 m but upto 3 m, width is proposed, then 1/4th of its area shall be counted in FAR), Cupboard (0.60 m wide), Staircase, Lift, Mumty for staircase, and Bay windows.

(5) Basement:

- a. Basement area shall not exceed beyond building envelope.
- b. The height of any basement shall be maximum 1.5 m from bottom of the slab above the top level of the external drain. The maximum height of the basement from floor to ceiling shall be 4 m.
- c. Basement shall be allowed up to a distance of 2.0 m from the adjacent plot on the basis of structure stability certificate.

(6) 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 the 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.

24.2 GROUP HOUSING (Flatted and cluster type)

(1) Minimum Plot Area 5000 sqm. However, Authority may revise this limit by recording the reason.

(2) Maximum permissible –

1	Ground coverage	35 percent up to 40000 sqm and 40% above 40000 sqm
2	Floor Area Ratio	3.5
3	Height	No limit. For buildings above 30 m in height, clearance from the Airport Authority shall have to be taken.
4	Density (Family size 4.5)	As mentioned in the sector Layout Plan or decided by the Authority for a particular scheme.

24.2.1 Other provisions for Group housing

(1) No construction of any kind shall be permitted beyond the building's envelope (on setbacks) except -

- i. A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii. Underground water tanks with top flush with the adjoining ground level.
- iii. Watchman Shelters and Watch Towers with following provisions:
 - a. No projection of watchman shelters and watch towers shall be allowed outside the plot line.
 - b. Maximum height of watchman shelter shall be 4 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

	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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

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

(2) Floor area ratio should include –

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

(3) Floor area ratio should not include –

- i. A cantilever projection at any level (in setbacks) of a width of upto 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii. Basement(s) shall be permissible within the setback line on each floor. However, the 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 sqm, The basement shall be allowed in the setback area after leaving a minimum setback of 6.0 m.
- iii. Basement, if used for any otherwise other than mentioned above, shall be included in the FAR of the building.
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies (Up to 1.5 m width shall be free of FAR and more than 1.5m till 3 m width, one fourth of it shall be included in FAR) may be projected in open setbacks upto 1.5 m, provided 6 m clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii. Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case-to-case basis
- ix. Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
- x. Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case-to-case basis.
- xi. An additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10000 sqm.
- xii. In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m from floor to bottom of the beam.

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

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 with minimum 4 kiosks of 4 sqm carpet area
- b. The maximum height of shops and kiosks shall be 4.0 m from floor to ceiling.
- c. However, shops may be allowed as an integral part of Group housing building on the ground floor.

(5) Distance between two adjacent building blocks - For building height up to 18 m, the spacing shall be 6 m. and thereafter the spacing shall be increased as per spacing given in Table no 7. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m instead of 16 m. Moreover, the allottee may provide or propose more than 16 m. space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be 9 m., only after fire NOC has been issued by the competent department. 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 kilometers from the boundary line of such buildings by recording reasons.

Note -

- (i) For calculation of distance between two blocks balcony up to maximum 1.5 m width shall be exempted only, if minimum 6 m. clear space is available for fire tender movement and fire NOC has been granted with 1.5 m balcony. Beyond the 1.5m width of the balcony no consideration shall be made.
 - (ii) The Calculation of minimum 9 m distance between building height up to 12m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and creche, only if fire NOC is obtained from fire department;
- (6) 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)
 - (7) 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.
 - (8) The provisions contained in this regulations shall not apply to housing for economically weaker sections and low-income group schemes undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government. The Authority may decide the norms for setbacks, 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.
 - (9) The internal height of the basement (floor to ceiling) shall be minimum 2.4 m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi automatic/ mechanized parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.

- (10) The height of basement shall be maximum 1.5 m up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (11) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (12) 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.
- (13) At least one of the lifts provided shall be of the specification of goods lift.
- (14) **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows –

Note –

S. No	Size of plot (sqm)	Minimum built up area (as % of total permissible far)
1.	Upto 4000 sqm	50%
2.	Exceeding 4000 sqm but not exceeding 10000 sqm	40%
3.	Exceeding 10000 sqm but not exceeding 20000 sqm	35%
4.	Exceeding 20000 sqm but not exceeding 100000 sqm	30%
5.	Exceeding 100000 sqm but not exceeding 200000 sqm	25%
6.	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7.	Above 400000 sqm	15%

- 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.
 - 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 area 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.
- (15) **Provision of the 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 public use areas.
 - ii. Electrical wiring;
 - iii. Plumbing work to be complete.
 - iv. Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher;
 - v. Number plate and illumination board as per direction amended or direction issued from time-to-time;

- vi. Internal and external finishing (Plastering may not be mandatory);
- vii. Boundary wall and gates shall be mandatory;
- viii. Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
- ix. No violation should be there in the overall building or site at the time of issue of occupancy certificate.
- x. Any other special provision as mentioned in the lease deed;
- xi. In case of completion 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.

24.3 INDUSTRIAL BUILDINGS

(1) Floor area ratio and Height

S.No	Use	Road Width (m)	Maximum Ground Coverage	Maximum Floor Area Ratio	Maximum Height in m
1.	-	9-12m	60%	1.50	No limit
2.	-	Above 12 m	55%	2.5	
3.	Data centres and Flatted Factories		35 %	3	

24.3.1 Other Provisions for Industrial buildings:

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

- A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- Underground water tanks with top flush with the adjoining ground level.
- Watchman Shelters and Watch Towers with following provisions:
- No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- Maximum height of watchman shelter shall be 4 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. 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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

- The following features shall be permitted after leaving minimum 6 m open corridor for fire tenders.
 - Meter room as per the norms of Electricity Authority.
 - 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 a case-to-case basis.
- f. Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

(2) Floor Area Ratio shall include

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

(3) Floor Area Ratio shall not include:

- i. A cantilever projection at any level (in setbacks) of a width of upto 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii. Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
 - a. Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - b. Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
 - c. In plots bigger than 10000 sqm, The basement shall be allowed in the setback area after leaving a minimum setback of 6.0 m.
- iii. Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies Up to 1.5 m width free calculations and beyond 1.5 m but upto 3m width, one fourth of its area shall be included in the FAR. Balconies in open setbacks upto 1.5 m width may be projected in open setbacks provided 6m. clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii. Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on a 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 a case-to-case basis.
- xi. An additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking in plots bigger than 10000 sqm.
- xii. In multistorey buildings service floor may be allowed after 4 floors. A maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and the maximum height of service floor shall be 2.40 m. From floor to bottom of the beam.

(4) Distance between two adjacent building blocks – For building height up to 18 m, the spacing shall be 6 m and thereafter the spacing shall be increased as per spacing given in Table no. 7. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m instead of 16 m. Moreover, the allottee may provide or propose more than 16 m space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be 9 m, only after fire NOC has been issued by the competent department. 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.

Note –

- (i) For calculation of distance between two blocks balcony up to maximum 1.5 m width shall be exempted only, if minimum 6 m clear space is available for fire tender movement and fire NOC has been granted with a 1.5 m balcony. Beyond the 1.5 m width of the balcony no consideration shall be made.
 - (ii) The Calculation of minimum 9 m distance between building height up to 12m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and creche, only if fire NOC is obtained from fire department;
- (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 reasons.
 - (6) The internal height of the basement (floor to ceiling) shall be minimum 2.4 m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In the case of Automatic/semi-automatic/ mechanized parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
 - (7) The height of basement shall be maximum 1.5 m upto bottom, of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
 - (8) Toilet block for visitors, drivers etc. comprising of a minimum of a water closet, a bath and 2 urinals shall be provided on the ground floor.
 - (9) At least one of the lifts provided shall be of the specification of goods lift.

- (10) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of understanding or as follows –

S.NO.	SIZE OF PLOT (SQ M)	MINIMUM BUILT UP AREA (AS % OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 sqm	50%
2.	Exceeding 4000 sqm but not exceeding 10000 sqm	40%
3.	Exceeding 10000 sqm but not exceeding 20000 sqm	35%
4.	Exceeding 20000 sqm but not exceeding 100000 sqm	30%
5.	Exceeding 100000 sqm but not exceeding 200000 sqm	25%
6.	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7.	Above 400000 sqm	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.
- 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 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(11) Provision of the 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 public use areas.
- ii. Electrical wiring;
- iii. Plumbing work to be complete.
- iv. Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher;
- v. Number plate and illumination board as per direction amended or direction issued from time-to-time;
- vi. Internal and external finishing (Plastering may not be mandatory);
- vii. Boundary wall and gates shall be mandatory;
- viii. Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
- ix. No violation should be there in the overall building or site at the time of issue of occupancy certificate;
- x. Any other special provision as mentioned in the lease deed;
- xi. In case of completion 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.

24.4 COMMERCIAL BUILDINGS

(1) Floor area ratio and height

24.4.1 Other Provisions for Commercial Buildings:

S. No	Use	Maximum Ground Coverage	Maximum FAR	Maximum height in m
1	Shopping complex, Sector Shopping	40%	2.50	No limit
2	Restaurants, Banks, Cinema/ Multiplex/ Cineplex	30%	2.50	No limit
3	Warehousing/Godowns	60%	2.5	No limit
4	Sub District Centre, Shopping/commercial uses along MP roads and other Master Plan level Shopping / Commercial Centers	30%	4.00	No limit
5	Hotel, Resorts, Amusement Park	30%	3.00	No limit
6	Dharamshala/ Lodge/Guest House/Hostel	30%	2.50	No limit
7	Dharam Kanta, Petrol Pump & Gas godown	30%	0.50	15m

Note – The authority may allow maximum 30% of the permissible FAR for residential activities in commercial plot of 4 hectare and above size, but the rate applicable for the plot shall be that of commercial land.

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

- A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- Underground water tanks with top flush with the adjoining ground level.
- Watchman Shelters and Watch Towers with following provisions
- No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- Maximum height of watchman shelter shall be 4 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size	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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

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

(2) Floor Area Ratio shall include

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

(3) Floor Area Ratio shall not include:

- A cantilever projection at any level (in setbacks) of a width upto 0.75 m. No construction of any type or any material shall be permitted over projections.
- Basement(s) shall be permissible within the setback line on each floor. However, the maximum permissible area under basement shall be limited up to:
 - Basement area, if used for services storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
 - In plots bigger than 10000 sqm, the basement shall be allowed in the setback area after

leaving a minimum setback of 6.0 m.

- iii. Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies (Up to 1.5 m width shall be free of FAR and more than 1.5 m till 3 m width, one fourth of it shall be included in FAR) may be projected in open setbacks upto 1.5 m, with maybe projected provided 6 m clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii. Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on a 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 a 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 sqm.
- xii. In a multi-storey building 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 the maximum height of service floor shall be 2.40 m from floor to bottom of the beam.

- (4) Distance between two adjacent building blocks** – For building height up to 18 m, the spacing shall be 6 m and thereafter the spacing shall be increased as per spacing given in Table no. 7. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m instead of 16 m. Moreover, the allottee may provide or propose more than 16 m space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be 9 m, only after fire NOC has been issued by the competent department. 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.

Note –

- (i) For calculation of distance between two blocks balcony up to maximum 1.5 m width shall be exempted only, if minimum 6 m clear space is available for fire tender movement and fire NOC has been granted with 1.5 m balcony. Beyond the 1.5 m width of the balcony no consideration shall be made.
- (ii) The Calculation of minimum 9 m distance between building height up to 12 m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and

creche, only if fire NOC is obtained from fire department;

- (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 reasons.
- (6) The internal height of the basement (floor to ceiling) shall be minimum 2.4 m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (7) The height of basement shall be maximum 1.5 m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (8) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (9) At least one of the lifts provided shall be of the specification of goods lift.
- (10) **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed or Memorandum of understanding or as follows –

S.NO.	SIZE OF PLOT (SQM)	MINIMUM BUILT UP AREA (AS % OF TOTAL PERMISSIBLE FAR)
1	Upto 4000 sqm	50%
2	Exceeding 4000 sqm but not exceeding 10000 sqm	40%
3	Exceeding 10000 sqm but not exceeding 20000 sqm	35%
4	Exceeding 20000 sqm but not exceeding 100000 sqm	30%
5	Exceeding 100000 sqm but not exceeding 200000 sqm	25%
6	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7	Above 400000 sqm	15%

Note –

- No further time extension shall be required if the completion has been taken by the allottee as per the table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments.
- 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 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(11) Provision of the 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 public use areas;
- ii. Electrical wiring;
- iii. Plumbing work to be complete.
- iv. Parking and landscaping as per Table no 5 and Table no 6 respectively or directions issued from time to time whichever is higher;
- v. Number plate and illumination hoard as per direction amended or direction issued from time-to-time.
- vi. Internal and external finishing (Plastering may not be mandatory); Boundary wall and gates shall be mandatory;
- vii. 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;
- viii. No violation should be there in the overall building or site at the time of issue of occupancy certificate;
- ix. Any other special provision as mentioned in the lease deed;
- x. 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.

24.5 MIXED USE

(1) Floor area ratio and height

24.5.1 Other Provisions for Mixed Buildings:

S.No	Use	Maximum Ground Coverage	Maximum FAR	Maximum height in m
1	Mixed Use Buildings	40%	3.00	No limit

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

- A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- Underground water tanks with top flush with the adjoining ground level.
- Watchman Shelters and Watch Towers with following provisions
- No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- Maximum height of watchman shelter shall be 4 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. 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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

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

telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

(2) Floor Area Ratio shall include

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

(3) Floor Area Ratio shall not include:

- i. A cantilever projection at any level (in setbacks) of a width of upto 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii. Basement(s) shall be permissible within the setback line on each floor. However, the 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 sqm. The basement shall be allowed in the setback area after leaving a minimum setback of 6.0 m.
- iii. Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies (Up to 1.5 m width shall be free of FAR and more than 1.5m till 3 m width, one fourth of it shall be included in FAR) may be projected in open setbacks upto 1.5 m, with maybe projected provided 6m clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii. Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on a 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.
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- xii. In a multi-storey building 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 the maximum height of service floor shall be 2.40 m from floor to bottom of the beam.

- (4) **Distance between two adjacent building blocks** - For building height up to 18 m, the spacing shall be 6 m. and thereafter the spacing shall be increased as per spacing given in Table no 7. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m instead of 16 m. Moreover, the allottee may provide or propose more than 16 m. space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be 9 m, only after fire NOC has been issued by the competent department. 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.

Note –

- (i) For calculation of distance between two blocks balcony up to maximum 1.5 m width shall be exempted only, if minimum 6 m clear space is available for fire tender movement and fire NOC has been granted with 1.5 m balcony. Beyond the 1.5 m width of the balcony no consideration shall be made.
 - (ii) The Calculation of minimum 9 m distance between building height up to 12 m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and creche, only if fire NOC is obtained from fire department;
- (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 reasons.
- (6) The internal height of the basement (floor to ceiling) shall be minimum 2.4m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (7) The height of basement shall be maximum 1.5 m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (8) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (9) At least one of the lifts provided shall be of the specification of goods lift.
- (10) **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed or Memorandum of understanding or as follows –

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6	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7	Above 400000 sqm	15%

Note –

- i. No further time extension shall be required if the completion has been taken by the allottee as per the table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments.
- 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 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(11) Provision of the 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 public use areas.
- ii. Electrical wiring;
- iii. Plumbing work to be complete.
- iv. Parking and landscaping as per Table no 5 and Table no 6 respectively or directions issued from time to time whichever is higher;
- v. Number plate and illumination hoard as per direction amended or direction issued from time-to-time.
- vi. Internal and external finishing (Plastering may not be mandatory); Boundary wall and gates shall be mandatory;
- vii. 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;
- viii. No violation should be there in the overall building or site at the time of issue of occupancy certificate;
- ix. Any other special provision as mentioned in the lease deed;
- x. 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.

24.6 INSTITUTIONAL

	Use	Maximum Ground Coverage	Max Permissible FAR	Max height in m						
1	Educational Institutions	35%	2.0	No limit						
2	Nursery School/Creche/ Primary School	40%	For Nursery school/Creches/ Primary School <table><tr><td>Plot Size (m)</td><td>FAR</td></tr><tr><td>< 500</td><td>1.8</td></tr><tr><td>> 500</td><td>1.5</td></tr></table>	Plot Size (m)	FAR	< 500	1.8	> 500	1.5	*For Creches: 15m *For Primary/ Kindergarten/ Nursery/ Play School): 10m
Plot Size (m)	FAR									
< 500	1.8									
> 500	1.5									
3	<ul style="list-style-type: none">• Hospital• Nursing Home• Centres -Trauma, Special Health, Naturopathy• Healthcare facilities• Dispensary/ Social Assistance services• Clinic, Clinical lab	30%	2.75	No Limit *For Clinical Lab/ Dispensary: 10m *For Nursing Home: 15m						
4	<ul style="list-style-type: none">• Information Technology & Enabled Services• Biotech Park/IT park, Government, Corporate & other offices	30%	3	No Limit						
5	<ul style="list-style-type: none">• Community Centre• Club Building & Barat Ghar/Gym• Spa/Health Club• Fire Station• Police Station• Post Office• Library & facilities• Museum, Art Gallery/ Centre, Exhibition Convention/ Conference/ Socio Cultural/ Social Welfare Centre• Old age home, orphanage, reformatory, Other Utilities,	30%	2.5 *For Police Out Post, Orphanage: 1.2	No Limit						
6	Religious Building	35%	1.2	No Limit						

24.6.1 Other Provisions for Institutional Buildings:

- (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except
- A Chajja (projection) of maximum width of 9.75 m at lintel or roof level. No Construction of any type or any material shall be permitted over projections other than mentioned herewith.
 - Underground water tanks with top flush with the adjoining ground level.
 - Watchman Shelters and Watch Towers with following provisions:
 - No projection of watchman shelters and watch towers shall be allowed outside the plot line.
 - Maximum height of watchman shelter shall be 4 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. 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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

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

(2) **Floor Area Ratio shall include –**

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

- iv. Meter room as per Electricity Authority rooms.

(3) Floor Area Ratio shall not include:

- i. A cantilever projection at any level (in setbacks) of a width of upto 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii. Basement(s) shall be permissible within the setback line on each floor. However, the 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 sqm, the basement shall be allowed in the setback area after leaving a minimum setback of 6.0 m.
- iii. Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies (Up to 1.5 m width shall be free of FAR and more than 1.5m till 3 m width, one fourth of it shall be included in FAR) may be projected in open setbacks upto 1.5 m, provided 6 m clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii. Open ramps with no area enclosed below it of usable height if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on a 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 a case-to-case basis.
- xi. Additional 5% of the plot area as ground coverage will be allowed for dedicated multi-level parking/podium parking in plots bigger than 10000 sqm.
- xii. In multi-storey buildings service floor may be allowed after 4 floors. A maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and the maximum height of service floor shall be 2.40 m. from floor to bottom of the beam.

- (4) Distance between two adjacent building blocks** – For building height up to 18 m., the spacing shall be 6 m. and thereafter the spacing shall be increased as per spacing given in Table no. 7. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m. instead of 16 m. Moreover, the allottee may provide or propose more than 16 m. space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be 9 m, only after fire NOC has been issued by the competent department. 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.

Note –

- (i) For calculation of distance between two blocks balcony up to maximum 1.5 m width shall be exempted only, if minimum 6 m clear space is available for fire tender movement and fire NOC has been granted with a 1.5 m balcony. Beyond the 1.5m width of the balcony no consideration shall be made.
 - (ii) The Calculation of minimum 9 m distance between building height up to 12m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and creche, only if fire NOC is obtained from fire department;
- (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 reasons.
 - (6) The internal height of the basement (floor to ceiling) shall be minimum 2.4 m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi-automatic/ mechanized parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
 - (7) The height of basement shall be maximum 1.5m upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
 - (8) A toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
 - (9) At least one of the lifts provided shall be of the specification of goods lift.
 - (10) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows –

S.NO.	SIZE OF PLOT (SQM)	MINIMUM BUILT UP AREA (AS % OF TOTAL PERMISSIBLE FAR)
1	Upto 4000 sqm	50%
2	Exceeding 4000 sqm but not exceeding 10000 sqm	40%
3	Exceeding 10000 sqm but not exceeding 20000 sqm	35%
4	Exceeding 20000 sqm but not exceeding 100000 sqm	30%
5	Exceeding 100000 sqm but not exceeding 200000 sqm	25%
6	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7	Above 400000 sqm	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.
- (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 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(11) Provision of the 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 public use areas.
- ii. Electrical wiring;
- iii. Plumbing work to be complete.
- iv. Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher;
- v. Number plate and illumination board ac, 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.

24.7 GREEN AREAS

S.NO.	Use	Maximum Ground Coverage	Max Permissible FAR	Maximum height in m
1	Low Density Sports & Amusement Complex, Recreational Club, Social Cultural Club	10%	0.20 + 0.30 purchasable	24 m
2	Nursery	50 sq.m	50 sq m + 50 sqm	6 m
3	Other Green Areas	20%	0.4 + 0.6 purchasable	24 m

24.7.1 Other Provisions for green areas:

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

- i. A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii. Underground water tanks with top flush with the adjoining ground level.
- iii. Watchman Shelters and Watch Towers with following provisions:
- 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 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. Total area, as mentioned below, under such shelters shall be split up in desired number of watchman shelter and watch towers as follows:

Sr. No	Plot Size	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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres			
		60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

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

(2) Floor Area Ratio shall include

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

(3) Floor Area Ratio shall not include:

- i. A cantilever projection at any level (in setbacks) of a width of upto 0.75 m. No construction of any type or any material shall be permitted over projections.
- ii. Basement area equivalent to maximum permissible ground coverage for services, storage and parking.
- iii. Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies (Up to 1.5 m width shall be free of FAR and more than 1.5m till 3m width, one fourth of it shall be included in FAR) may be projected in open setbacks upto 1.5m, provided 6m clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- viii. Open ramps with no area enclosed below it of usable height, if used for approaching 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 the 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) **Distance between two adjacent building blocks** – For building height up to 18 m , the spacing shall be 6 m. and thereafter the spacing shall be increased as per spacing given in table no. 7. In the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m. instead of 16 m. Moreover, the allowed may provide or propose more than 16 m space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be minimum 9 m only after the fire NOC has been issued by the competent department.

Note –

- i. For calculation of distance between two blocks balcony up to maximum 1.5 width shall be exempted only, if minimum 6 m clear space is available for fire tender movement and fire NOC has been granted with 1.5 m balcony. Beyond 1.5 sqm the width of the balcony no consideration shall be made.
 - ii. The Calculation of minimum 9 m distance between building height up to 12m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and creche, only if fire NOC is obtained from fire department;
- (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 reasons.
- (6) The internal height of the basement (floor to ceiling) shall be minimum 2.4m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi automatic/ mechanized parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (7) The height of basement shall be maximum 1.5 m up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (8) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (9) At least one of the lifts provided shall be of the specification of goods lift.
- (10) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows –

S.NO.	SIZE OF PLOT (SQM)	MINIMUM BUILT UP AREA (AS % OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 sqm	50%
2.	Exceeding 4000 sqm but not exceeding 10000 sqm	40%
3.	Exceeding 10000 sqm but not exceeding 20000 sqm	35%
4.	Exceeding 20000 sqm but not exceeding 100000 sqm	30%
5.	Exceeding 100000 sqm but not exceeding 200000 sqm	25%
6.	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7.	Above 400000 sqm	15%

NOTE:

- i. No further time extension shall be required if the completion has been taken by the allottee as per the table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments.
- 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 1,00,000 sqm built up area. the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(11) Provision of the 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 public use areas.
- ii. Electrical wiring;
- iii. Plumbing work to be complete.
- iv. Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher;
- v. Number plate and illumination board as per direction amended or direction issued from time-to-time;
- vi. Internal and external finishing (Plastering may not be mandatory);
- vii. Boundary wall and gates shall be mandatory;
- viii. Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
- ix. No violation should be there in the overall building or site at the time of issue of occupancy certificate;
- x. Any other special provision as mentioned in the lease deed;
- xi. In case of completion 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.

24.8 TRANSPORTATION

	Use	Maximum Ground Coverage	Max permissible FAR	Max height
1	Bus Terminal, ISBT, Light Rail Transit Terminal, Bus Depots/ workshop, Booking Offices, Transport Nagar	30%	2.00	No limit
2	Any other item not covered in this table	To be decided by the Authority	To be decided by the Authority	To be decided by the Authority

24.8.1 Other Provisions for Transportation Use:

- (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except
- A Chajja (projection) of maximum width of 0.75 m at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
 - Underground water tanks with top flush with the adjoining ground level.
 - Watchman Shelters and Watch Towers with following provisions:
 - No projection of watchman shelters and watch towers shall be allowed outside the plot line.
 - Maximum height of watchman shelter shall be 4 m, and for watch towers 15 m. A toilet for watchman with area of 2 sqm is permissible. 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 sqm	15 sqm	5 sqm
2	Above 0.5 acres upto 10 acres	30 sqm	24 sqm	5 sqm
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm
5	Above 50 acres for an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm

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

(2) Floor Area Ratio shall include

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

(3) Floor Area Ratio shall not include:

- i. A cantilever projection at any level (in setbacks) of a width of upto 0.75 m, No construction of any type or any material shall be permitted over projections.
- ii. Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall limited upto:
 - 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 sqm, the basement shall be allowed in setback area after leaving a minimum setback of 6.0 m.
- iii. Basement, if used for any other use other than mentioned above, shall be in the FAR of the building. Included in
- iv. Stilt area of non-habitable height 2.40 m from bottom of beam proposed to be used for parking, landscaping etc.
- v. Balconies (Up to 1.5m width shall be free of FAR and more than 1.5m till 3m width, one fourth of it shall be included in FAR) may be projected in open setbacks upto 1.5m, provided 6m clear space is available for fire tender movement.
- vi. Other features as mentioned in Table 3.
- vii. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing uncovered staircase (unenclosed and uncovered on three sides except for 0.9 m high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

- viii. Open ramps with no area enclosed below it of usable height, if used for Approach 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, 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 sqm.
- xii. In multistorey buildings service floor may be allowed after 4 floors Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 m from floor to bottom of the beam.

(4) Distance between two adjacent building blocks – For building height up to 18 m, the spacing shall be 6 m and thereafter the spacing shall be increased as per spacing given in Table no. 7. If the blocks have dead-end sides facing each other, then the spacing shall be maximum 9 m. instead of 16 m. Moreover, the allottee may provide or propose more than 16 m space between two blocks. In case where the height of building one of the two blocks/building is less than 12 m the minimum distance between blocks will be 9 m, only after fire NOC has been issued by the competent department. 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.

Note –

- (i) For calculation of distance between two blocks balcony up to maximum 1.5 m width shall be exempted only, if minimum 6 m clear space is available for fire tender movement and fire NOC has been granted with a 1.5 m balcony. Beyond the 1.5 m width of the balcony no consideration shall be made.
 - (ii) The Calculation of minimum 9 m distance between building height up to 12m and the tallest/highest building shall be done only for buildings permissible in 15% FAR i.e. buildings falling in common areas such room, visitor toilet, driver room, electric sub-station, service shaft, community centre, religious building, milk and vegetable booth, nursery school and creche, only if fire NOC is obtained from fire department;
- (5)** The Authority shall have a right to impose such restriction and limitation 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.
- (6)** The internal height of the basement (floor to ceiling) shall be minimum 2.4 m from bottom of beam and maximum 4.5 m. Except wherever height of equipment such as electric generator. air conditioner. fire hydrant etc. is more than 4.5 m. Additional height equivalent to height of equipment may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 m, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.

- (7) The height of basement shall be maximum 1.5m up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (8) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (9) At least one of the lifts provided shall be of the specification of goods lift.

(10) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:

S.NO.	SIZE OF PLOT (SQM)	MINIMUM BUILT UP AREA (AS %OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 sqm	50%
2.	Exceeding 4000 sqm but not exceeding 10000 sqm	40%
3.	Exceeding 10000 sqm but not exceeding 20000 sqm	35%
4.	Exceeding 20000 sqm but not exceeding 100000 sqm	30%
5.	Exceeding 100000 sqm but not exceeding 200000 sqm	25%
6.	Exceeding 200000 sqm but not exceeding 400000 sqm	20%
7.	Above 400000 sqm	15%

NOTE:

- i. No further time extension shall be required if the completion has been taken by the allottee as per the table mentioned above. The above-mentioned completion requirement shall be applicable in all allotments.
 - ii. However, validity of plans may be granted to the allottee in multiples of 5 year 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 1,00,000 sqm built up area. the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose or security during construction period.
- (11) Provision of the 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 public use areas.
 - ii. Electrical wiring
 - iii. Plumbing work to be complete
 - iv. Parking and landscaping as per table 5 and 6 respectively or directions issued from time to time whichever is higher
 - v. Number plate and illumination board as per direction amended or direction issued from time-to-time
 - vi. Internal and external finishing (Plastering may not be mandatory)

- vii. Boundary wall and gates shall be mandatory
- viii. Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory
- ix. No violation should be there in the overall building or site at the time of issue of occupancy certificate
- x. Any other special provision as mentioned in the lease deed
- xi. In case of completion 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.

24.9 General Provisions for Building /projects in regulation 24.1, 24.2, 24.3, 24.4, 24.5,24.6,24.7,24.8

- (1)
 - i. The category of buildings mentioned above regulation is indicative only. If there is any variation in the zoning regulations of Development Plan/ Master Plan, the provisions of Master Plan shall prevail.
 - ii. In case of mixed land use Ground coverage and F.A.R shall be determined on the basis of time use/ activity as decided in the scheme.
- (2) Total height shall be counted from top or external drain to top of the building except for:
 - a. Illuminated board
 - b. Water Tanks, mumty and machine room
 - c. Other such structures with non-usable height.
- (3) Minimum permissible setbacks as per Table no 2 and if there is no mention in the lease deed then as per Building Regulations prevailing at the time of allotment.
- (4) The maximum permissible density shall be as per lease deed. Maximum density variation of 50 percent and +5 percent shall be allowed.
- (5) The above regulations are for general applications.
- (6) The authority shall however prepare and provide Architectural control drawing/Architectural control for each commercial project.
- (7) Notwithstanding anything contained in these regulations, the Authority may where it consider 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 reasons.
- (8) Provisions of Ground coverage, FAR, building height, parking etc., for Information Technology (IT) and Information Technology and. Electronic Services (ITES) in Industrial plots shall be applicable as per the provisions for Information Technology (IT) and Information Technology and Electronic Services (ITES) in Institutional plots. This provision is applicable for those plots which were originally allotted for IT/ITES.
- (9) In the case of any activity other than listed above, the ground coverage and FAR shall be decided by the Authority keeping in view the similar kind or activities mentioned in these regulations.
- (10) For buildings of height 30 m and above, 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.
- (11) The above regulations are for general applications.
- (12) Purchasable FAR shall be available only for those allottees whose allotment was based specific FAR.

- (13) For Horticulture Nursery, the following provisions shall be applicable:
- i. Green house up to maximum 10 percent of plot area.
 - ii. Watchman shelters as per clause (v) of sub regulation 1 of 24.7.1 and also permitted in setbacks.
 - iii. Meter room as per norms of Electricity Authority and shall also permitted in setbacks.
 - iv. Shops and support facilities shall be permitted maximum upto 15sqm included
 - v. Permitted Ground Coverage.
 - vi. Setback shall be as per Table 2.
- (14) The Application who shall construct Green Building on a plot of 5000 sqm and above for any use may be allowed an additional FAR of 5% of the permissible/ awaited FAR (excluding additional Services), free or cost provided that the applicant fulfils the following conditions:
- i. Building is completed and rated by leadership in energy and Environmental Design (LEED) as “Gold or Platinum”.
 - ii. The Building/Building design is rated by GRIHA (Green Rating for Integrated Habitat Assessment) developed by Govt. of India as 4 or 5 star.
 - iii. The Building has been completed fulfilling the parking and landscaping norms of the prevailing regulations.
 - iv. The applicant has made sufficient provisions for using the additional FAR.
- Explanation:** The applicant has to submit a certificate of compliance of green building from *leadership in energy and Environmental Design (LEED)*/ GRIHA/IGBC/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.
- (15) Enclosure of balcony in any type of building shall not be permitted or/ and compounded. Any enclosure shall be considered as illegal construction.
- (16) The Chief Executive Officer is authorized to permit additional height at focal points wherever it is considered appropriate, by recording reasons.
- (17) In special circumstances, in reference to specific nature and requirement of work and machinery, regarding issue of any building permit or occupancy certificate the Authority can relax any required minimum/maximum height, shape, built-up area and provisions after citing reasons.
- (18) In case of buildings of more than 30 m height (where NOC from Airport Authority is required) and in buildings where built-up area is more than 20,000 sqm (where EIA is required) Authority can issue conditional building permit but at the time of completion of EIA its compliance is mandatory.

24.10 INFORMAL SECTOR

(1)	Plotted Development			
	I.	Plot Size	:	20-35 sqm
	II.	Ground Coverage	:	80 percent
	III.	FAR	:	2.00
	IV	Height	:	15 m maximum
	V.	Setback	:	1.5 m in front
	VI	Roads	:	Main vehicular road shall be less than 9.0 m and access to plots shall be provided through roads/passages not less than 6.0 m.
	VII.	Open Space	:	May be provided in a group or Cluster
(2)	Flatted Development			
	I.	Ground Coverage	:	40 percent
	II.	FAR	:	2.00
	III.	Setback	:	9.0 front 3.0 m rear and 3.0 m side setback
	IV	Height	:	No limit
	V.	Balcony	:	0.9 m wide
	VI	Roads	:	Main vehicular roads 12 m
	VII.	Other Space	:	60 percent (Open+ road Parks)
	VIII	Individual toilets or group may be provided		
(3)	Dormitory			
	I.	Ground Coverage	:	40 percent
	II.	FAR	:	1.60
	III.	Setback	:	9.0 in front 3.0 m and 3.0 in side setback
	IV	Height	:	15 m (maximum)
	V	Balcony	:	0.9 m wide

Common facilities for development

- Toilet blocks.
- Proposed plantation on road side has to be ever green trees planted 10 m centre to centre.
- Provisions for community facilities like Creche, Balwadi, health care centre etc. to be made as per population requirement.
- The population size of unit shall be 2.5 person per unit as decided by the Authority.
- The number of Dwelling Units permissible will be equivalent to the number of members in the registered society or as decided by the Authority with the maximum variation of ± 10 percent.

24.11 LAYOUT AND SUB-DIVISION OF LAND

1. All provisions shall be as per sub-division regulations in master plan approved by the
2. Authority. In case of any special provision in lease deed, the conditions of lease deed shall prevail.
3. Setbacks, FAR, ground coverage and height permissible on the sub divided plot shall be as per maximum permissible in each individual use in these Regulations.

24.12 Standards for facilities for group housing projects as per following population norms:

S.No.	Use premises	Service population per unit	Minimum area per unit (in ha)
a)	Education		
1	Nursery school / crèche	10000	0.1
2	Senior Secondary school	20000-30000	0.8
3	College	80000-100000	1
b)	Health		
1	Nursing home / Dispensary	15000-20000	0.1
2	Hospital	100000	2
c)	Socio - Cultural		
1	Community Hall and library	25000	0.4
2	Recreational club	100000	1
d)	Shopping		
1	Convenient shopping/	1% of permissible	
	Local / sector shopping	group housing FAR	
e)	Other community facilities		
1	Milk booths	10000-15000	0.02
2	Religious building	25000-35000	0.1
f)	Recreation / Green Parks		
1	Park and Play Ground	15% of plot area	
g)	Utilities		
1	Overhead tank	As per requirement	
2	Electric sub station	As per requirement	
3	Auto cum taxi stand	25000	0.05
4	Police Chowki	25000	0.05
5	Petrol pump/ Gas station	50000-100000	0.2

Explanation

- i. Provision of these facilities is mandatory in Group Housing/Residential schemes. However, the Authority may allow more numbers for social/community facilities (Non- commercial) and more areas as per requirement of any project within the limits of permissible FAR.
- ii. For facilities like Nursery School/ Creche, Nursing Home, Dispensary, convenient shops. etc. instead of earmarking plots, the permissible FAR may be planned on Ground Floor or Group housing Blocks or as separate building blocks within the permissible ground coverage. The allottee shall be free to plan this facilities either in the form of plots or building blocks.

24.13 Provision of Social and Physical Infrastructure at Sector Level (Zone R) (If facilities are provided as per sector norms, then in individual group housing pockets the facilities indicated in regulation 24.11 shall not be applicable)

S. No.	Use Premises	Service Population Per Unit	Unit Area in Ha
(a)	Education		
1.	Creche and Day Care Centre	5000-25,000	0.100
2.	Nursery School	5,000 -7,500	0.100
3.	Primary School	7,500 -15,000	0.200
4.	Senior Secondary School	15,000 - 25,000	0.800
(b)	Health		
1.	Dispensary	7,500 - 15,000	0.100
2.	Nursing Home	5,000 - 7,500	0.100
(c)	Shopping		
1.	Convenient Shopping Centres, sector shopping cum service centre	7,500- 15,000	0.5000
2.	Kiosks/hawker area		
(d)	Other Community Facilities		
1.	Community Centre	7,500 - 15,000	0.4000
2.	Milk and Vegetable Booth	5,000- 7,500	0.020
(e)	Recreation		
1.	Park and Playground	15% of plot/sector	Min area per unit 0.2500
(f)	Utilities		
1.	Electric Sub-Station 11 KV	As per requirement	0.050
2.	Auto Cum Taxi Stand	As per requirement	0.050

24.14 Explanation – In special circumstances the Authority for its own purpose can, depending on merits of the case, relax the provisions mentioned herewith in the regulation no. 24.12 by recording reasons.

24.15 Explanation – Provisions of minimum parking and landscaping requirement shall be as per Table 5 and Table 6 respectively. However, the Authority may stipulate higher provisions in future as per public requirements and issue directions in this regard.

CHAPTER IV – FIRE SAFETY

25. Structural Safety-Fire Safety and Service

25.1 Fire Safety Requirements

- a. Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India as amended from time to time.
- b. In case of multi-storeyed buildings above 15 m in height, building which are more than three storeys and building with more than 400 sqm ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, provisions of Uttar Pradesh Agni Nivaran aur Agni Suraksha Adhiniam (Act no. 6 of 2005) shall apply.

25.2 Structural Design

The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part VI (Structural Design, Boards, Concrete, Steel, as the case may be) of National Building Code of India National Building Code - 2016 prepared by Indian Standard Institution and as prevalent at the time of execution of the works.

25.3 Quality of Material and Workmanship

All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Work Department of Uttar Pradesh, Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India 2005 as amended from time to time.

25.4 Building Services

The planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part VIII (Building Services, Electrical Installations, Air-conditioning and heating, Installation of lifts and escalators, as the easy may be) of National Building Code of India 2016 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.

25.5 Plumbing

The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in accordance with the Part IX (Water Supply, Drainage and Sanitation, Gas Supply) of National Building Code of India prepared by Indian Standard Institution as amended from time to time.

25.6 Water supply requirements

The requirements of water supply in a building shall be in accordance with the provision of the National Building Code as amended from time to time.

25.7 Sanitary Fitting

- a. Subject to the provision of any law for the time being in force, the sanitary fittings and installations in building shall be in accordance with the provisions of the National Building Code as amended from time to time.
- b. Every factory building within the area shall be provided with such latrines and urinals as may be prescribed by or under the provisions of the Factories Act 1948 as amended from time to time.

25.8 Structural Safety for Natural Hazard Protection

For buildings more than three storeys (including ground floor) or more than 12.0 m height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for structural safety and natural hazards protection of buildings. The details of the relevant codes and guidelines are given in Appendix 8-A/B/C/D.

25.9 Provision for Physically Handicapped

Provisions for physically handicapped persons shall be made in all buildings and facilities used by the public in accordance with the provision of Part III, Annex D of National Building Code-2016.

25.10 Note - All the provisions made in the building which are not specifically provided in these regulations shall be as per the provisions of National Building Code, Indian Standard Institution Code as amended from time to time. The technical person shall be responsible for ensuring the same as per Appendix-4.

25.11 Note - The Owner, Technical Person shall be fully responsible for all provisions to be made in accordance with clause 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9 & 25.10. A certificate to this effect shall be given as per Appendix-4.

CHAPTER V - CONSTRUCTION OF BUILDING IN VILLAGE ABADI

26. Construction of Building in Village Abadi

Notwithstanding anything contained in these regulations hereinafter mentioned. The ownership and area of Village Abadi shall be determined by the land department of the Authority, the construction of buildings in Village Abadi shall be regulated as follows.

26.1 Setback

Plot Size	Front setback	Rear setback	Side setback for corner
Upto 200 sqm	2.0 m	...	1.2 m
201-500 sqm	3.0 m	...	1.2 m
501-1000 sqm	4.5 m	3.0 m	3.0 m
1001-2000 sqm	10 m	4.5 m	4.5 m
2001- 4000 sqm	12 m	6.0 m	6.0 m
Above 4000 sqm	15 m.	6.0 m	6.0 m

*Side setbacks will be applicable for all plots (including corner plots) on both sides for sizes above 500 sqm.

Note – In case the permissible coverage is not achieved within the setbacks, the preceding category shall be followed.

26.2 COVERED AREA

a. Ground floor

Plot size	Maximum Ground Coverage
Upto 200 sqm	80%
201-500 sqm	75%
501-1000 sqm	70%
1001-2000 sqm	60%
20001- 4000 sqm	65%
Above 4000	60%

- First floor- equivalent to maximum permissible ground coverage.
- Barsati floor- 50 percent of the ground floor including mumty.
- Maximum height 11.0m.

26.3 Explanation

Basement shall be permitted within the building line only i.e. area leaving setbacks. The internal height of the basement (floor to ceiling) shall be a minimum of 2.4 m and maximum 4.0 m and shall be used for parking and storage only. All formalities as per regulation no. 6.1 will have to be completed for construction of basement.

26.4 Use of the Plot

On plots in village Abadi which have not been notified for acquisition under the Land Acquisition Act or have been recommended for de-notification/lease back under the Land Acquisition Act by the competent authority shall only be used for Abadi purpose.

26.5 Fire safety requirements shall be as per the National Building Code and U.P. Agni Nivaran Adhinium Act No. 6 of 2005

26.6 Items permissible in the setback and calculation of All shall be carried out as per regulation 24.0.4

26.7 Provisions of parking, loading and unloading spaces-

- a. Parking space to be provided for motor vehicles, shall not be less than 201 sqm in open area (under stilts: 30 sqm) and for scooters and cycles the parking spaces provided shall not be less than 3 sqm and 1.40 sqm respectively.
- b. Parking space for vehicles shall be provided as per table-5 annexed to these regulations.

26.8 Explanation - Boundary wall height provision shall be as per the prevailing directions issued by Authority from time to time.

26.9 Fees for Sanction and completion of building plans - Plan processing fees shall be as per regulation 10

26.10 Minimum requirement for sanction /completion:

40 sqm or 50 per cent 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 a grill provided in the windows then fixing of glasses in the window 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.

CHAPTER VI - PURCHASABLE FAR

27. Purchasable FAR

27.1 Explanation - Provision of purchasable FAR in Group Housing, Commercial, Institutional, Industrial, Sport and amusement complex, recreational greens and Low-Density Sport, plot may be considered, where:

- i. The Plots exist on 24m and above wide road.
- ii. The construction has not started.

OR

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

OR

The allottee wants to construct a new building on the vacant plot.

OR

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

OR

Purchasable F.A.R may be allowed on minimum 18.0 m road width and above road width for institutional and industrial use.

Explanation: The Purchasable FAR shall be allowed up to the maximum limit of the applicable FAR in the Building Regulations.

27.2 Purchasable FAR shall be allowed with the following provision/ 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 the building bylaws.
- iii. No objection certificate from the Airport Authority of India/ Competent Authority shall be obtained for the height of the building.
- iv. Structure design duly checked and verified by the I.I.T/ N.I.T./ Government Engineering College shall be submitted along with the proposal 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. Use of purchasable FAR shall be governed by the terms and conditions of lease deed.
- viii. In case where purchasable FAR is allowed, the Authority shall permit an increase in the height of building as per requirement.
- ix. Additional Proportionate residential units shall be allowed on the purchasable FAR for Group Housing.

Explanation –

- i. Purchasable FAR is an enabling provision. It shall not be allowed to any Allottee 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 the Authority may identify the zones/areas where purchasable FAR shall not be allowed.
- iii. In case of mixed land use permitted in any pocket/plot:

- a. Permissible FAR for various uses shall be as applicable for respective use including the purchasable FAR.
- b. The total FAR in the pocket/plot shall be subject to the overall permissible FAR for the pocket/plot.
- c. Purchasable FAR shall be calculated on the basis of the FAR of the individual uses within that pocket/plot.

27.3 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 an additional built-up area. The Fraction of land value shall be charged from the allottee on the basis of following formula –

$$C = Le \times Rc \times P$$

C = Charge

Le = Proportionate Land required against purchasable FAR

i.e. $Fp \times 100 / FAR$

Fp = Allowed Additional covered area (sq m) as per purchasable FAR.

FAR = Permissible Floor Area Ratio as per Building regulations.

Re = Prevailing sector rate or allotment rate of related plot (on the basis of auction/sealed bid) whichever is higher.

P = Value of purchasable Factor is as follows:

Group Housing = 0.40

Commercial = 0.60

Institutional /Institutional green* = 0.30

Industrial = 0.30

Green/sport/recreational Areas = 0.20

27.4 Explanation –

- i. * The purchasable FAR in institutional green plot shall only be permissible for the institutional use in the plot.
- ii. The purchasable FAR shall be allowed to a maximum permissible FAR allowed for the particular use above the constructed building. If the allottee has done the construction before sanctioning, the compounding charges of un-sanctioned area shall be payable at the rate of Rs. 200/- per sq m. This compounding charges shall be over and above the fee charged for purchasable FAR. In case the construction is beyond the limit of purchasable F.A.R the allottee will have to first remove the extra construction beyond permitted F.A.R., then allottee may be allowed the extra purchasable F.A.R.
- iii. The Authority may also allow additional ground coverage with purchasable F.A.R upto the maximum limit of 40% in commercial plots of more than 5000 sq m area on the basis of additional charges.

Additional Charges for Purchasable Ground Coverage shall be calculated as follows:

$$C = L \times 0.30 \times R$$

C = Cost of additional purchasable ground coverage

L: Land required under groundcover for additional ground coverage

R: Rate of land per sq m (current reserve price or auction/ bid/allotment rate whichever is higher), 0.30 is a constant factor for purchasable ground coverage. However, additional coverage will not be considered in the setback area.

TABLE 1 - Norms in Residential Plots (Other than Group Housing)

Plot Size (sq m)	Front Setback (m)	Rear Setback (m)	Side Setback (m)
< 50	1.5	1.5	-
51 – 75	1.5	2.0	-
76 – 120	2.0	2.4	-
121 – 200	3.0	2.4	-
201 – 300	3.5	3.0	-
301 – 400	4.0	3.0	3.0
401 – 500	4.5	3.5	3.0
501 – 750	5.0	3.5	3.0

Note:

- (i) Maximum building height in all size of plots shall be 15 m.
- (ii) Total height shall be counted from top of drain to top of building without exception
- (iii) In special cases, the Chief Executive Officer may relax the setbacks to the extent he considers fit.
- (iv) In Residential Plots within the permissible FAR, construction shall be allowed on either/ both sides of the rear setback, on up to 40 % of rear Setback area.
- (v) Setbacks shall be applicable as per regulations prevailing at the time of initial allotment of sector.

TABLE 2 - Setbacks for all category and uses for plots other than individual residential.

S No.	Plot Area (sq m)		Front (m)	Rear (m)	Side 1 (m)	Side 2 (m)
1	<150		3	0	0	0
2	151-300		3	3	0	0
3	301-500		4.5	3	3	0
4	501 – 2,000		6	3	3	3
5	2,000 – 6,000		7.5	6	4.5	4.5
6	6,000 – 40,000		9	6	6	6
7	Above 40,000	Minimum	25	9	9	9
		Maximum	25	16	16	16

Explanations:

- i. For buildings of height up to 15 m and ground coverage of up to 500 sqm, rear and side setbacks are not required, after adequate provisions for light & ventilation through alternative means
- ii. Specific setbacks shall be as per scheme/layout/zonal plan prepared by the Authority whenever such a plan is prepared.
- iii. In case the permissible coverage is not achieved within setbacks, the setbacks of the preceding category may be followed.

TABLE 3 - Features permitted in the setbacks of the plots after leaving 6.0m clear space for fire tender

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 0.30 m x 0.30 m
2	Buttresses	Buttresses, any number, shall be permitted in setback up to maximum width of 0.750 m 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 mm 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 m Maximum depths of such planters shall not exceed 0.600 m.
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 m.
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 0.50m and maximum width of 0.75m

TABLE 4 - Area under canopy on building other than residential building on plots

S.No.	Plot size (in sqm)	Maximum area under canopy (in sqm)
1	Upto 150	40
2	Above 500 upto 4000	80
3	Above 4000 but upto 20,000	130
4	Above 20,000	200

Explanation:

Area of maximum width of canopy upto 10 m shall not be counted in FAR. Area of canopy more than 10 m in width shall be counted in 15 per cent additional FAR for common facilities.

CHAPTER VII - 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 7.5m and fulfilling the requirement of tree plantation.

(1) Multi-level Parking

- i. Multi-level parking facility should preferably be developed in the designated parking spaces/plots
- ii. 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 on planned for parking facility.
- iii. In addition to the required parking spaces for maximum permissible FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum ground coverage shall be 70%.
- v. For development of multilevel parking, models should be worked out to encourage the private sector initiative without commercial component.
- vi. Multi-level parking facility shall be allowed in all type plots.

(2) Basement Parking

- i. In plots larger than 12000 sq m the basement shall be allowed upto a minimum setback of 6.0 m. There will be no restriction on the number of levels of basement subject to mechanical ventilation as per provisions in National Building Code 2016, water proofing and structural safely. Evergreen trees shall have to be planted in setbacks as per landscaping norms of the regulation.
- ii. Height of the first basement above ground level will be 1.5m below the roof slab. Where stilt or podium parking is permitted, the first basement roof will be leveled 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 m.
- 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 the National Building Code 2016.
- 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 and only for parking, with the following conditions:

- i. Minimum plot area = 10000 sqm.
- ii. Minimum width of the road = 18m.
- iii. Minimum set back at the ground level will be 7.5 m 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 2.4 m from floor to the bottom of beam.
- v. Podium levels will not be enclosed by any material on the outer periphery except with one m

- high metal Jali/mesh for safety.
- vi. Adequate sprinklers, exits, ramps and firefighting provisions as per provisions in NBC 2016 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 up to the extent of permissible ground coverage.

(4) Mechanized Parking

- i. Mechanized multi-level parking will be permitted subject to the following:
- ii. Minimum plot size = 1000 sqm
- iii. Minimum width of road = 18m.
- iv. ECS = 18 sqm or as per the design and Technology.
- v. Clear Height of one level = 2.1m.
- vi. Adequate safety measures for mechanical equipment.
- vii. Backup of electricity through automatic generators.
- viii. The company shall ensure proper maintenance, structural safety equipment and machinery.

(5) Underground Parking - Parking facilities can be created under the open spaces/parks (except heritage park), playground without disturbing the green areas on the surface and surrounding environment. The approvals from the Authority concerned are mandatory after following due process of public hearing before taking up such works. The guidelines for approval are as follows:

- i. Minimum area of open spaces/park/playground = 5000 sqm
- ii. Minimum width of abutting road = 18m.
- iii. Up to 50% of the area to be utilized for underground parking with minimum two basements.
- iv. Ramps to be provided with not less than 1:10 slope.
- v. Maximum height from the road level may be 0.5 m with provision for mechanized light and ventilation.
- vi. Minimum set back from the boundary of the park will be 1.5 m for the purpose of staircase and ramps.
- vii. Fire & structural safety measures will be as per the National Building Code 2016.
- viii. Minimum depth of the earth will be 0.5m for planting shrubs and grass.
- ix. Adequate drainage for irrigation facilities and for water proofing will be mandatory.
- x. The Authority may consider to relax the minimum area limit depending up on the requirement in a particular area.
 - a. When parking space is to be provided for motor vehicles, it shall not be less than 20 sq m in open area and basement (under stilts: 30 sq m) and for scooters and cycles the parking spaces provided shall not be less than 3 sq m and 1.40 sq m respectively.
 - b. For buildings of different types, parking space for vehicles shall be provided as specified below

(6) Extended Basement

The basement shall be allowed within the setback only for parking purposes all around the plot boundary after leaving a minimum setback of (1.0 m for fire tender movement). The top of the slab shall be flushed to the ground level and the roof shall be designed to take the load of the fire tender with mechanized ventilation.

TABLE 5 – Parking Provisions

S. no.	Building/plot	Parking space	
1	(a) *Group housing	Unit Area (sqm)	Parking per Unit
		<50	2 sqm
		50 – 100	1 ECS
		101 – 200	1.25 ECS
		>200	1.5 ECS
*Additional 10% visitor parking to be provided			
2	Institutional		
a	<ul style="list-style-type: none">• Educational Institutions• Nursery School/Creche/ Primary School	1 ECS per 125 sq.m. *1 Bus parking (3.5x7.5 m) for every 750 sq.m. *Provision for pick up and drop zones within campus	
b	<ul style="list-style-type: none">• Hospital• Nursing Home• Centres -Trauma, Special Health, Naturopathy• Healthcare facilities• Dispensary/ Social Assistance services• Clinic, Clinical lab	1 ECS per 100 sq.m. *1 ambulance parking (10 x 4 m) for hospitals > 75 beds	
c	<ul style="list-style-type: none">• Information Technology & Enabled Services• Biotech Park/IT park• Government, Corporate & other offices	1 ECS per 100 sq.m. *1 ambulance parking (10x4 m) for hospitals > 75 beds	
d	<ul style="list-style-type: none">• Information Technology & Enabled Services• Biotech Park/IT park• Government, Corporate & other offices	1 ECS per 75 sq.m.	
e	<ul style="list-style-type: none">• Community Centre• Club Building & Barat Ghar/Gym• Spa/Health Club• Fire Station• Police Station• Post Office• Library & facilities• Museum, Art Gallery/ Centre, Exhibition Convention/ Conference/ Socio Cultural/ Social Welfare Centre• Old age home, orphanage, reformatory, Other Utilities, Religious Building	1 ECS per 200 sq.m. *1 ECS per 100 sq.m. for barat ghar, fire station, police station, post office, other utilities	
3	Industrial	1 ECS per 300 sq.m.	
5	Commercial		
a.	<ul style="list-style-type: none">• Shopping complex• Restaurants, Banks• Warehousing/Godowns/ Cinema/ Multiplex/ Cineplex	1 ECS per 75 sq.m *1 ECS per 500 sq.m. for warehousing/ godowns * 1ECS per 50 sq.m. for cinema/multiplex/ cineplex/mall	

S. no.	Building/plot	Parking space
b.	<ul style="list-style-type: none"> • Hotel • Resorts • Amusement Park • Dharamshala/Lodge • /Guest House/Hostel 	1 ECS per 200 sq.m. *Heritage properties may meet requirements off-site, through shared or private parking within 500m radius.
c.	<ul style="list-style-type: none"> • Dharam Kanta, Petrol Pump & Gas godown 	Min. 80 sq.m. of parking area
6	Green Areas	
	<ul style="list-style-type: none"> • Sports & Amusement Complex • Stadia • Swimming Pool • Shooting Range • Recreational Green/Park complex with sports facilities • Low Density Sports & Amusement Complex • Recreational Club/Social Cultural Centre • Institutional Green Nursery 	1 ECS per 100 sq.m.
7	Transportation	
	<ul style="list-style-type: none"> • Bus Terminal, ISBT, Light Rail Transit Terminal, Bus Depots/workshop, Booking Offices, Transport Nagar 	1 ECS per 100 sq.m.
8	Informal Sector	1 ECS per 200 sq.m.

Explanation

- (1) Notwithstanding anything contained in these directions/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, the Chief Executive Officer may constitute a committee, which shall submit its report to him, for final decision.
- (2) Helipad may be permitted on the roof top of buildings above 60 m height subject to the clearance from Airport Authority and structural safety from I.I.T/N.I.T.
- (3) Development of parking facilities may be permitted proportionately on the basis of proposed phase-wise development. However, the provision of parking facilities has to be made on the basis of maximum permissible F.A.R.
- (4) 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, provision have to be made on the basis of new norms for the entire old and proposed construction.

TABLE 6 - Provision for landscaping

1. a) Institutional, commercial, office / Industrial units / group housing, farmhouse shall be required to plant a minimum number of trees in their premises as follows.

Plot size (In sqm)	Number of trees required	Minimum open space to be kept for landscaping
Upto 2000	One tree per 100 sqm of open space out of which minimum 50 percent to be in the category of evergreen trees.	25 percent of open areas. In case of industrial plots no soft landscaping is required
Above 2000 to 12000	One tree per 100 sqm of open space out of which minimum 50 percent trees to be in the category of evergreen trees.	25 percent of open areas
More than 12000	One tree per 100 sqm 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.
- On 18.0 m and 24.0 m-wide road, alternate variety of evergreen and ornamental trees shall be planted @ 7.5 m centre to centre.
 - On road up to 12 m ornamental trees will be planted @ 5 m centre to centre of single variety in each pocket.
- c) Recreational Green: In addition to the requirement 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.
2. Residential plots other than group housing (flatted) –
- One tree in every plot for plot size upto 120 sqm.
 - Two trees in every plot for plot size above 120 and upto 300 sqm.
 - One tree additional in every 100 sqm for plot above 300 sqm.
3. The minimum height of plantation of sapling should be 3.6 m at the time of occupancy.
- *Evergreen Tree** - Tree that remains green for most of the year and sheds leaves slowly throughout the year, having height more than 2.0m, with a well distinguished trunk.

TABLE 7 - Distance between two adjacent building blocks

S no	Height of the buildings (in m) (1)	Side and rear open space to be left around building (m) (2)
1	Up to 18	6
2	Above 18 to 21	7
3	Above 21 to 24	8
4	Above 24 to 27	9
5	Above 27 to 30	10
6	Above 30 to 35	11
7	Above 35 to 40	12
8	Above 40 to 45	13
9	Above 45 to 50	14
10	Above 50 but less than 55	15
11	55 and above	16

Appendix 1 - Form for first application to erect, re-erect, demolish or to make material alteration in a building

To,
The Chief Executive Officer,
Bundelkhand Industrial Development Authority,
Uttar Pradesh.

I hereby give application that I intend to erect/re-erect/demolish or to make material alteration in the building on Plot Noin Estate/pocket/plot in Sector.....in accordance with the Industrial Development Area Building Regulations and Planning and Development Directions and I enclose herewith the documents as per checklist I-A/ 1-B/I-C/1-D 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.

CHECKLIST-1 A (For buildings on individual residential plots)

- i. Ownership documents; copies of allotment letter (transfer letter/memo or mutation letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
- ii. Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix I)
- iii. Certificate prescribed in Appendix- 2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
- iv. Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
- v. Certificate for sanction of Building Plan as per Appendix-4,
- vi. Where basement is proposed to be constructed, Indemnity bond on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted.
- vii. Specification of proposed building as per Appendix - 6.
- viii. Application for drainage of premises as per Appendix-7.
- ix. Photocopy of the registration of the Technical Person as per Appendix-12 duly authenticated with plot number for which it is submitted.
- x. In case of demolition photo of existing building.
- xi. Soft copy of drawings in CD.
- xii. In case of revalidation and revision original sanctioned plan to be submitted.
- xiii. 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.
- xiv. Three copies of drawings (one cloth mounted) duly signed by the Technical Person and Owner.
- xv. Any other document as may be required by the Authority from time to time.

CHECKLIST-1 B (For buildings other than those on individual residential plots)

- i. Ownership documents; copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.
- ii. Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix I).
- iii. Certificate prescribed in Appendix 2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
- iv. Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
- v. Certificate for sanction of Building Plan as per Appendix-4.
- vi. Where basement is proposed to be constructed, indemnity bond on Rs. 100/- stamp paper duly attested by a Notary; shall have to be submitted.
- vii. Specification of proposed building as per Appendix -6.
- viii. Application for drainage of premises as per Appendix-7.
- ix. Photocopy of the registration of the Technical Person as per Appendix-12 duly authenticated with Plot No. for which it is submitted.
- x. Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xi. Three copies of drawings (one cloth mounted) duly signed by the Technical Person and owner.
- xii. Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix 8/A/B/C, wherever applicable.
- xiii. Two copies of the drawings giving details of provisions for fire safety, security as per National

Building Code.

- xiv. Approval from the competent authority in case of hazardous buildings.
- xv. Soft copies of the drawings in CD
- xvi. Valid time extension, wherever applicable.
- xvii. NOC from Airport Authority if building is more than 30.0 m high.
- xviii. NOC from Ministry of environment if covered area is more than 20,000 sqm.
- xix. Any other document as may be required by the Authority from time to time.
- xx. In case of revision and revalidation original sanction plan to be surrendered/submitted as the case may be.

CHECKLIST- 1C (For layouts and sub-division of plots)

- i. Ownership documents; copies of allotment letter (transfer/mutation letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
- ii. Form for first application to develop, redevelop or to make material alteration. (Appendix I).
- iii. Certificate prescribed in Appendix- 2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during development work shall be intimated to the Chief Executive Officer in writing.
- iv. Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
- v. Certificate for sanction of Layout Plan as per Appendix-4.
- vi. Specification of proposed layout development as per Appendix -6.
- vii. Application for drainage of premises as per Appendix-7.
- viii. Photocopy of the registration of the Technical Person as per Appendix-12 duly authenticated with Plot number for which it is submitted.
- ix. Application form for water and sewer connection (where-ever applicable).
- x. Photocopy of receipt of fee deposited. water and sewer connection charges. service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xi. Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and owner.
- xii. Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix 8A/8B/8C, where-ever applicable.
- xiii. Three copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- xiv. Soft copies of the drawings in CD.
- xv. Valid time extension letter, where-ever applicable.
- xvi. Any other document as may be required by the Authority from time to time.
- xvii. In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

CHECKLIST-1D (For Temporary Structures)

- i. Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, lease deed (transfer deed in case or transfer), and dimension plan issued by the Authority.
- ii. Form for first application to erect. re-erect, demolish or to make material alteration in a building (Appendix I).
- iii. Certificate prescribed in Appendix-2 for undertaking the supervision by the technical person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.

- iv. Certificate for sanction of Building Plan as per Appendix-4.
- v. Specification of proposed building as per Appendix -6.
- vi. Photocopy of the registration of the Technical Person as per Appendix 12 duly authenticated with Plot number for which it is submitted.
- vii. Application form for water and sewer connection (where-ever applicable).
- viii. Photocopy of receipt of fees deposited. water and sewer connection charges service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- ix. Three copies of drawings (one cloth mounted) duly signed by the Technical Person and owner.
- x. Valid time extension letter, if applicable.
- xi. Any other document as may be required by the Authority from time to time.
- xii. In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

Appendix-2 - Form for supervision of Building Work

The Chief Executive Officer.
Bundelkhand Industrial Development Authority,
Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection and material alteration/demolition in/of building/site on Plot numberin Estate/pocket/plot.....in Sector.....
..... shall be carried out under my supervision and I certify that all the material (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plan.

Signature of Technical Person.....
Name of Technical Person.....
License Number of Technical Person
Address of the Technical Person.....

Date:

NOTE-Strike out which is not applicable.

Appendix-3 - For Structural Stability Certificate

To.
The Chief Executive Officer,
Bundelkhand Industrial Development Authority.
Uttar Pradesh.

I hereby certify that the structural design of the Building on Plot number..... in
Estate/Pocket/plot.....in Sector....., shall be done by me/us
and carried out in accordance with Part IV structural design of National Building code of India corrected
upto date.

Signature of Technical Person

Name of the Technical Person.....

License number of the Technical Person.....

Address of the Technical Person.....

Dated:

Appendix-4 - Certificate of Sanction of Layout Plan/ Building Plan

(To be given by Technical Person as per Appendix 12)

It is certified that the plans and all other drawings submitted for approval for building/Layout Plan on Plot number _____ in Estate/pocket/plot _____ in Sector _____ have been prepared in accordance with the _____ Industrial Area Development Regulations 2025 and the _____ Planning and Development Directions (as amended upto date), National Building Code, Indian Standard Institution Code and all other provisions as given in Chapter V, as applicable.

Signature of Technical Person

Name of the Technical Person

Registration number

Address of Technical Person

Enclosure:

- Attested photocopy of the certificate of Technical Person.
- Building Plan and all prescribed documents.

Dated:

Place:

Appendix-5 - Indemnity Bond

In consideration of the _____ Industrial Development Authority, a body constituted under section-3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no. 6 of 1976) (hereinafter referred to as 'the promisee' - which expression shall unless the context otherwise require, includes its successors and assigns) having sanctioned the construction or the basement in the building plans or the House/Factory building to be constructed on Industrial/Residential/Institutional/Commercial/Recreational Plot number Estate/pocket/plot _____ Sector _____ situated in the _____ Bundelkhand Industrial Development Area, Uttar Pradesh. On production of the bond of Indemnity by _____ son of _____ aged about _____ years resident of _____ (hereinafter called the 'promisor' which expression shall unless the context otherwise require includes his/her heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused in respect of construction of basement referred to above the promisor hereby agrees to execute this bond of Indemnity.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS

In consideration of the promisee having sanctioned the construction of the basement in the building plan of the factory/residential building to be constructed in Industrial/Residential/Institutional/Commercial/Recreational Plot number in Estate/pocket/plot Sector..... situated in the Bundelkhand Industrial Development Area, Uttar Pradesh. the promisor agrees to indemnify the.....Industrial Development Authority and at all times holds himself liable for all damages and losses caused to the adjoining building (s) on account of the construction of basement referred to above and further undertakes to indemnify the promisee _____ Industrial Development Authority any such amount to the full extent which the promisee may have or to be required to pay to any person (s) having rights in the adjoining properties on account of the construction of the basement by way of compensation or otherwise and further to pay all costs and expenses which the promisee may have to spend in defending any action in the Court of Law regarding thereto.

In witness whereof the promisor executed this Bond of Indemnity at _____ Industrial Development Area on day of.....

(Promisor),
Witness:

1. _____

2. _____

Appendix 6 - Specification of Proposed Building

1. Total Plot Area..... sqm /Basement existing..... sqm / Basement proposedsqm/Ground floor existingsqm /Ground Floor Proposedsqm.
 2. First Floor existingsqm/First Floor Proposed..... sqm
Second Floor existingsqm / Second floor Proposed sqm.
 3. Mezzanine Floor existingsqm/ Mezzanine Floor Proposedsqm.
 4. The purpose for which it is intended to use the building
 5. Specification to be used in the construction of the
 - (i) Foundation
 - (ii) Walls
 - (iii) Floors
 - (iv) Roofs
 6. Number of storeys the building will consist of.....
 7. Approximate number of persons proposed to be accommodated
 8. The number of latrines to be provided
 9. Whether the site has been built upon before or not
 10. Source of water to be used for building purpose
- Signature of the Applicant*.....
- Full Name (In Block Letters)*
- Address*

Appendix-7 - Application for drainage of premises

(To be submitted in duplicate)

To
The Chief Executive Officer,
Bundelkhand Industrial Development Authority,
Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on Plot number.....in
Estate/pocket/plot.....in Sector.....

The sanitary arrangement and drains for the premises are shown in the accompanying plans and sections
in duplicate and described in the Appendix - 6 (submitted in duplicate) and the premises are open to
inspection by the Officers ofIndustrial Development Authority. I/we undertake to
carry out the work in accordance with the provisions of Industrial Development
Authority Building Regulations 2025 and to pay the Authority the cost of connection to the sewer at the
rate given in the scheme of fees.

Signature, of the Applicant.....

Full Name (In Block Letters)

Address

Name of the Technical Person carrying out work

License number.....

Address of the Technical Person.....

Dated:

Appendix – 8 (A) - Structural safety and natural hazard protection of buildings

Kindly (✓) tick the relevant codes that have been followed

Requirements specified in the following Indian Standards, Codes and guidelines and other documents needs to be observed for structural safety and natural hazard protection of buildings etc:-

(a) For General Structural Safety

1. IS: 1905 - 1987 "Code of practice for structural safety of buildings; masonry walls" Indian Standards Institution, March 1981.
2. IS: 1904 - 1978 "Code of practice for structural safety of buildings; foundation" India Standards Institution.
3. IS: 456- 2000 "Code of practice for plain and Reinforced Concrete" Indian Standards Institution, September 2000.
4. IS: 800 - 1984 "Code of practice for general construction in steel" Indian Standards Institution, February 1985.
5. IS: 883 - 1966 "Code of practice for design of structural timbers in buildings;" Indian Standards Institution, 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 or Structures (Fourth Revision)" June 1986
2. IS : 13920 - 1993 Ductile detailing of reinforced concrete structure subjected to Seismic forces Code of Practice" November 1993
3. IS: 4326 -1993 "Earthquake Resistant Design and-Construction or 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- 1913 "Repair-and Seismic Strengthening or Buildings Guidelines" November 1993.
7. "Improving Earthquake Resistance of Building - Guidelines by expert group. Government of India. Ministry of urban affairs and Employment published by Building Materials and Technology Promotion Council 1998.
8. The National building Code of India 2016, for location of the building in hazard prone area of earthquakes, cyclone or windstorms and floods. reference may be made to the following:
(1) Vulnerability Atlas of India by expert group, Government of India, Ministry of urban Affairs and Employment. published by Building Materials and Technology Promotion Council 1997.

EXPLANATION:

1. As and when anyone of the above referred standards and documents is revised, the design and construction or Buildings thereafter must satisfy the latest version for approval of building plans by the Authority.

The above information is factually correct.

Signature or owner with date

Name (Block)

Address:

Signature of the Technical Person who will
supervise the construction

Legible Seal: (with address)

Name (Block)

Registration number

Signature of the Engineer who will
supervise the construction (with qualification
and experiences mentioned in Appendix 12)

Name (Block)

Address:

Legible Seal with address

Appendix – 8 (B) Building information schedule

1. Building Address	Plot number	Estate	Sector	Town
2. Building function & Locations				
2.1 Use	Institutional	Commercial	Industrial	*
2.2 Importance	Ordinary	Important	Hazardous	*
2.3 Seismic Zone				
(Design Intensity Used)	V(IX)	IV(VIII)	III(VII)	II(VI) IS:1893
<hr/>				
3. Design *EQ Factor	$\alpha_0 = \dots\dots$	$I = \dots\dots$	$\beta =$	$\alpha_h = \dots\dots$ IS:1893
<hr/>				
4. Foundation				
4.1 Soil type at site (Note 2) Rock/stiff Medium # Soft Liquefiable				
Expensive (Bearing IS:1904 Capacity.)				
4.2 Type of Foundation	Strip	Indiv.Col.	Footings/Raft	Bearing Piles Friction Piles
IS:1893				
<hr/>				
5. Load Bearing Wall Buildings				
5.1 Building Category	A($\alpha_h < .05$) B($\alpha_h = .05$ to $.06$) C($\alpha_h .06$ to $<.08$) D($\alpha_h .08$ to $\alpha < .12$) E($\alpha_h > .12$) IS:4326			
5.2 Bearing Walls	Brick	Stone	Solid Block	Hollow Block Adobe
5.3 Mortar (Note 4)	C : S=1:..	C:L:S=1	L:S=1: ...	Clay Mud *
5.4 Floors	Reinforce concrete 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 Sheetting	*AC Sheetting	Clay tiles/Slate	Wood shingle *
5.7 Opening in walls	Control used on sizes? Control used on location? Strengthening around? IS:4326			
Yes/No/NA	Yes/No/NA		Yes/No/NA	
IS:13828				
5.8 Bands Provided	Plinth Band	Lintel Band	Roof/Eave Band	Gable Band Ridge Band
	Yes/No/NA	Yes/No/NA	Yes/No/NA	Yes/No/NA
5.9 Vertical Bars	At corners of rooms		At jambs of openings	
	Yes/No/NA		Yes/No/NA	
5.10 Stiffening of Prefab R.C. screed & Band Peripheral band and Diagonal planks and Floors/Roofs connectors allround band IS:4326				

6. Steel/R.C. frame buildings

6.1 Building shape Both axes near symmetrical One axis near symmetrical/Unsymmetrical
(torsion considered)

6.2 Infills/partitions **Out of plane stability check? Yes/No** **In Plane stiffness considered? Yes/No** **IS:1893, IS:4326**

6.3 Ductile Detailing of

IS:13920

Beams?

Columns?

Beam/column Joint?

Sheer Walls?

R.C. Frames

Yes/No

Yes/No

Yes/No

Yes/No

6.4 Ductile Detailing of

Beams?

Columns?

Beam/column Joint?

SP6(6)

Steel Frames

Yes/No

Yes/No

Yes/No

Notes:

1. Encircle the applicable Data point or insert information.
2. Stiff.N>30: Medium.N=10.3:Soft.N<10: Liquefiable,poorly graded sands with N<15 under Water Table (see Note 5 of Table 1 in IS:1893)
3. Where N: Standard Penetration (I:2131 – 1981)
4. Means any other. Specify. C = Cement, S=Sand, L= Lime

The above information is factually correct.

Signature of owner with date

Signature of the Engineer who will supervised the construction (with qualification and experience as mentioned in Appendix 12)

Name (Block)

Name (Block)

..... Address:

Address:.....

Legible Seal: (with address)

Signature of the Technical Person who will supervise the construction

*R.C. stands for Reinforce Concrete

*CGI stands for Corrugated Galvanized Iron

*B.C. stands for Bearing Capacity

*EQ stands for Earth Quake

*AC stands for Asbestos Corrogated

Name (Block)

Registration Number.

Legible Seal:

With address

Appendix – 8 (C) - CERTIFICATE

(The certificate to be submitted with the application for building permission along with the building drawings and Building Information Schedule)

1. Certified that the building plans submitted for approval also satisfy the safety requirements as stipulated in the Indian Standard Codes, guidelines and documents specified in the Appendix 8A regarding earthquake safety awareness and the information given in the attached Building Information Schedule is factually correct to the best of my knowledge and understanding.
2. It is also certified that the structural design including safety from natural hazards including earthquakes has been prepared by duly qualified civil engineer along with qualification and experience as mentioned in Appendix 12.
3. Location /Address of Building
Plot number _____
Sector _____
Town: _____
4. Particulars Of Building
 - i. Ground Coverage (sq m)
 - ii. Total covered area (sq m)
 - iii. Total Numbers of Floors above ground.

Signature of owner with date

Name (Block)

Address

Signature of the Technical Person
who will supervise the construction

Name (Block)

Registration number

Legible Seal: (with address)

Signature of the Engineer who will
supervise the construction (with
qualification and experience as
mentioned in Appendix 12)

Name (Block)

Address

Legible Seal:
(with address)

Appendix – 8 (D) - CERTIFICATE

(To be submitted with the application for obtaining an occupancy certificate)

1. Certified that the building for which completion plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Appendix 8-A in respect of Structural Safety in general and natural hazards including earthquake in particular.
2. It is also certified that the building has been constructed as per approved foundation and structural designs provided by the Structural Engineer and is certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.
3. Location /Address of Building Plot number _____ Sector _____ Town _____
4. Particulars of Building
 - i. Ground Coverage (sq m)
 - ii. Total covered area (sq m)
 - iii. Total Numbers of Floors above ground.

Signature of owner with date

Signature of the Engineer who had supervised the construction (with qualification and experience as mentioned in Appendix 12)

Name (Block)

Name (Block)

Address

Address:

Legible Seal:
(with address)

Signature of the Technical Person
who had supervised the construction

Name (Block)
Registration number
Legible Seal
(with address)

APPENDIX -9 - Form for Occupancy Certificate for Building Work

To
The Chief Executive Officer,
Bundelkhand Industrial Development Authority,
Uttar Pradesh

Sir,

I hereby certify that the erection/re-erection/material alteration/demolition in/on building on Plot numberin Sector in BIDA has been supervised by me and the completion plan along with the required documents are attached herewith. The plans were sanctioned vide letter number..... dated.....and the work has been completed to my best satisfaction. The workmanship and all the materials which have been used are strictly in accordance with the general, detailed specification. No provision of the regulations, directions, conditions, prescribed or order issued there under have been transferred in the course of work. The land is fit for construction for which it has been developed or re-developed.

Signature of the Technical Person -----

Name and address of the Technical Person -----

Dated:

NOTE – Strike out the words which are not applicable.

CHECKLIST – 9A (For buildings on individual residential plots)

- (i) 3 copies of drawings (one set cloth bounded) duly signed by Technical Person and owner.
- (ii) Completion fees, as applicable.
- (iii) Valid time extension certificate, if applicable.
- (iv) Photographs of the building from front and side setbacks.
- (v) Photocopy of registration of Technical Person signing the plan and Appendices.
- (vi) Copy of receipt of payment of Water, Sewer connection charges, Meter charges and any other charges as may be required by the Authority.
- (vii) Compact Disc of the building plan submitted.
- (viii) Any other document as may be required from time to time.

CHECKLIST – 9B (For buildings on Plots other than individual residential plots)

- (i) 3 copies of drawings (one set cloth bounded) duly signed by Technical Person and owner.
- (ii) Completion fees.
- (iii) Valid time extension certificate, if applicable.
- (iv) Photographs of the building from front and side setbacks.
- (v) Photocopy of registration of Technical Person signing the plan and Appendices.
- (vi) No Objection Certificate from Chief Fire Officer, wherever applicable.
- (vii) No Objection Certificate from Explosive Department, wherever applicable.
- (viii) Certificate from owner and structural Engineer regarding earthquake resistance of building as per Appendix 8/A/B/D, if applicable
- (ix) Copy of receipt of fees deposited with Power Company.
- (x) Copy of receipt of payment of Water, Sewer connection charges, Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
- (xi) Compact Disc of the building plan submitted.
- (xii) Any other document as may be required from time to time.
- (xiii) NOC for Environment from Environment Department if applicable.
- (xiv) Affidavit regarding rain water harvesting.
- (xv) Photographs of the building/ site and all documents to be self-attested by the applicant.

CHECKLIST – 9C (For buildings layout and sub-division of land)

- (i) 3 copies of drawings (one set cloth bounded) duly signed by Technical Person, and owner.
- (ii) Completion fees.
- (iii) Valid time extension certificate if applicable.
- (iv) Photographs of the site from all sides.
- (v) Photocopy of registration of Technical Person signing the plan and appendices.
- (vi) No Objection Certificate from Chief Fire Officer, wherever applicable.
- (vii) No Objection Certificate from Explosive Department, wherever applicable.
- (viii) Certificate from owner and Structural Engineer regarding earthquake resistance of building as per Appendix 8/A/B/D. if applicable.
- (ix) Copy of receipt of fees deposited with Power Company Limited.
- (x) Copy of receipt of payment of water/sewer connection charges, Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
- (xi) Compact Disc of the building plan submitted.
- (xii) Any other documents may be required from time to time.

Note: All documents and photographs should be self-attested by the allottee and the technical person.

Appendix – 10 - Form for Sanction or Refusal of Building Permit

From

The Chief Executive Officer,
Bundelkhand Industrial Development Authority, Uttar
Pradesh,

To:

.....
.....

Sir,

With reference to your application number dated..... for grant of permit for the erection/ re-erection/ material alteration/ demolition in/ of building on Plot number.....in Sector....., in BIDA I have to inform you that the sanction has been granted/ refused by the Authority on the following conditions.

- 1.
- 2.
- 3.
- 4.

Office Stamp

Signature

Office communication number

Name of the Officer Designation
of the Officer

Dated

NOTE – Strike out which is not applicable.

Appendix – 11 - Form for Occupancy Certificate

From
The Chief Executive Officer,
Bundelkhand Industrial Development
Authority,
Uttar Pradesh,

To:
.....
.....
.....

Sir,
I hereby certify that the erection/re erection/alteration/demolition of building on Plot number.....in Sector, of BIDA completed under the supervision of Technical Person or name.....has been inspected by the officers of the Authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel for fire safety, hygienic and sanitary conditions inside and the surrounding and is fit for occupation.

Signature.....
.....

Name.....
.....

Designation.....
.....

Dated.....
.....

Appendix – 11A - Form for temporary occupancy certificate

From,
The Chief Executive Officer,
Bundelkhand Industrial Development Authority, Uttar Pradesh.
To

.....
.....
.....

Sir,

I hereby certify that the erection/re-erection/material alteration/demolition on plot no.
.....Sector..... BIDA completed under the supervision of
..... licensed Architect/Engineer/Draftsman/Group, License No.
..... has been inspected by me/officers of the Authority and declare that the building
does not conforms in respect of the following requirements of the
..... Regulations/Directions as amended up to date.

- 1.
- 2.
- 3.
- 4.
- 5.

However, a temporary occupancy certificate is being issued for a period of
..... subject to the condition that the above-mentioned defects/discrepancies will
be got corrected and a fresh completion certificate is submitted to the Chief Executive
Officer for further necessary action.

Office stamp
Office (communication).....
No.

Signature
.....
Name of the
office.....
Designation
.....

Dated :

Note :- Strike out the works which are not applicable.

Appendix -12 - Qualification of Technical Personnel for Preparation of Schemes for Building Permit and Supervision

- (i) The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision by the Authority shall be as hereinafter indicated.

(ii) ARCHITECTS

2.1 **Qualification** – The qualification of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or qualification mentioned in Schedule –XIV of Architects Act. 1972 and registered with the Council of Architecture as per provisions of the Architects Act. 1972.

2.2 An 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 upto 500 sqm and upto four storeys height, and
- (iii) Certificate of supervision for all buildings.
- (iv) Layout Plan upto 2 hectares

(iii) ENGINEERS

3.1 **Qualification-** The qualification for Engineers will be Associate/Corporate Membership (Civil) of the Institution of Engineers or such degree/diploma in Civil, Municipal, or Structural Engineering which makes him eligible for such membership or which is recognized by the Uttar Pradesh Public Service Commission for the post of Assistant Engineer. An engineer shall be competent to carry out the work related to building permit and shall be entitled to submit the following:

- (i) Building plans for plots upto 1000 sqm.
- (ii) Structural details and service detail and calculations for all buildings.
- (iii) Certificate of supervision for all buildings.
- (iv) Structural Calculation and details for building mentioned shall be as follows:

S No	Type of Building	Number of years of experience for Structural Engineer for structural design and supervision		Other Details
		Graduate Civil Engineer	Post Graduate Structural Engineer	
1	Multistoreyed / important facility buildings which are upto 4 storeys or 12 m high or 2500 sqm covered area	5 years	3 years	
2	Multistoreyed important facility buildings which are upto 8 storeys or 24 m high or 5000 sqm covered area	9 years	7 years	
3	Multistoreyed / important facility buildings which are above 8 stories or above 24 m high or above 5000 sqm covered area	10 years	8 years	Copy of structural design to be signed by Professor of Structural Design of Indian Institute of Technology/N.I.T, or any other recognized technical institutes.

(v) TOWN PLANNER (for layout plans)

The minimum qualification for a town planner shall be post-graduate degree or post graduate diploma in town and country planning/ urban planning which makes him eligible for Associate Membership of the Institute of Town Planners, India or recognized by the Public Service Commissions for the Post of Assistant Town Planner.

A Town Planner shall be competent to carry out work related to building permit and shall be entitled to submit the layout plans.

(vi) GROUP OR AGENCY

When a group or agency comprising of qualified Architect/Engineer Town Planner is practicing then the qualification and competence of work will be the combination of the individual qualification and competence given under paras 2,3 and 4 above.

