

IN THE NATIONAL GREEN TRIBUNAL, NEW DELHI
PRINCIPAL BENCH

MA No. 5 of 2025 in O.A. No. 280 of 2024

IN THE MATTER OF

AJAY ARYA & ORS

... APPLICANTS

VERSUS

STATE OF UTTAR PRADESH & ORS.

... RESPONDENTS

I N D E X

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1.	AFFIDAVIT ON BEHALF OF RESPONDENT NO. 2, GHAZIABAD DEVELOPMENT AUTHORITY TO THE REPLY AFFIDAVIT FILED BY THE RESPONDENT NO. 5 & 6	
2.	ANNEXURE-A-1 COPY OF MODEL BUILDING CONSTRUCTION AND DEVELOPMENT BYELAWS AND MODEL ZONING REGULATIONS FOR DEVELOPMENT AUTHORITIES OF UTTAR PRADESH, 2025	

NEW DELHI
DATE: 13.12.2025

THROUGH



RACHIT MITTAL

Advocate for Respondent No. 02
MZ-24 & 25, Ansal Fortune Arcade,
Sector 18, Noida- 201 301, Uttar Pradesh

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AFFIDAVIT ON BEHALF OF RESPONDENT NO. 2,

GHAZIABAD DEVELOPMENT AUTHORITY TO THE REPLY

AFFIDAVIT FILED BY THE RESPONDENT NO. 5 & 6

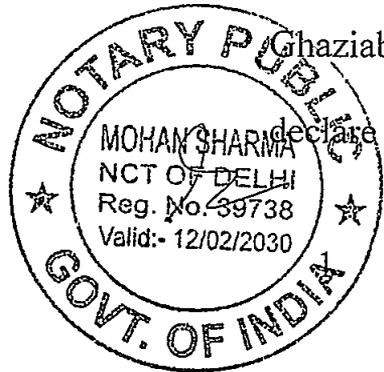
I, Piyush Singh S/o Shri Hari Kishan aged about 31 years working as Assistant Engineer, Ghaziabad Development Authority, Vikas Path, Ghaziabad, presently at New Delhi do hereby solemnly affirm and

declare as under: -

That I, in the aforesaid capacity, am well conversant with the facts and circumstances of the case and the information derived from the official record. Hence, I am competent to swear this affidavit.

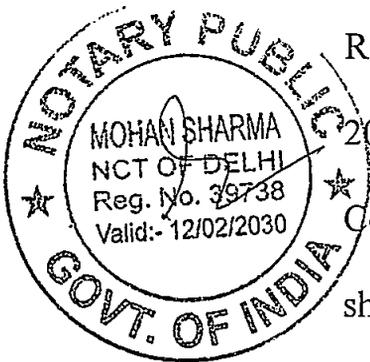
2. That this Hon'ble Court vide order dated 15.09.2025 has directed the Answering Respondent to file an affidavit to the

Piyush Singh



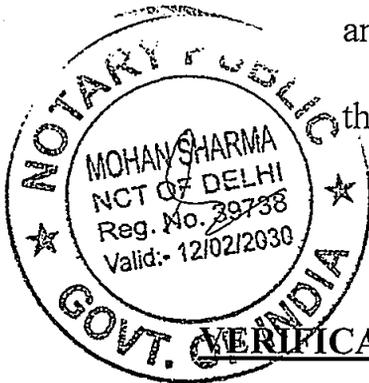
Reply Affidavit submitted by the Respondent No. 5 & 6. The present affidavit is being filed the compliance of the order passed by this Hon'ble Tribunal.

3. It is pertinent to note that the Respondent No. 5 & 6 in their reply has stated that the commercial activities carried out by the Respondent No. 5 & 6 are in a commercial complex and within the permissible business activities that can be carried out in the residential area.
4. It is submitted that as per the applicable Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 only some commercial activities (as mentioned in Column 2.1 of Chapter 15.3.2) are permissible like local shops, grocery shops, PCO booth, cellular mobile services, small showrooms, restaurants or canteen etc. Any other commercial activities apart from the above is unauthorized and action can be taken under UP Urban Planning and Development Act, 1973. A copy of the Zoning Regulation 2025 is annexed hereto and marked as **Annexure A-1**.



Handwritten signature

5. It is submitted that the Answering Respondent has always been vigilant in exercising its power and duties and, fulfilling its responsibility with due care and consciousness at all time and also has been complying with order/directions passed by this Hon'ble Tribunal from time to time.



[Handwritten Signature]

DEPONENT

VERIFICATION: -

The contents of the above from paragraphs 1 to 5 are true and correct as per the official records. Nothing is wrong therein and nothing material has been concealed therefrom.

Verified at New Delhi today on this 13th day of December 2025

13 DEC 2025

[Handwritten Signature]

DEPONENT

CERTIFIED THAT THE DEPONENT
Shri / Smt. *Piyush Singh*
S/o, W/o, D/o *Sudhakar Singh*
Identified by Shri *Rajesh Mishra*
has solemnly affirmed before me at Delhi
Sl. No. *13 DEC 2025*
That the contents of the affidavit which
have been read & explained to me are
true and correct to his knowledge

[Handwritten Signature]
Notary Public

ATTESTED

[Handwritten Signature]

NOTARY PUBLIC, DELHI
GOVT. OF INDIA

I identify the deponent who has signed/
put thumb Impression in my Presence



Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025

Dissemination Workshop | Indira Gandhi Pratisthan, Lucknow | 10 July 2025

14- उपर्युक्त वर्णित स्थिति के दृष्टिगत "उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियों तथा आदर्श जोनिंग रेगुलेशन्स-2025" को लागू कराये जाने के लिए निम्नलिखित प्रस्तावों पर मा. मंत्रिपरिषद का अनुमोदन प्राप्त किया जाना प्रस्तावित है :-

- (1)** उत्तर प्रदेश भवन निर्माण एवं विकास उपविधि, 2008 (यथा संशोधित) को अवक्रमित करते हुए उत्तर प्रदेश नगर योजना और विकास अधिनियम, 1973 की धारा-57 के अन्तर्गत उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियों 2025 एवं धारा-13(2) के अन्तर्गत आदर्श जोनिंग रेगुलेशन्स-2025" के हिन्दी **(संलग्नक-3)** व अंग्रेजी **(संलग्नक-4)** संस्करण पर अनुमोदन।
- (2)** "उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियों तथा आदर्श जोनिंग रेगुलेशन्स-2025" का अभिकरणों द्वारा अनुपालन कराये जाने हेतु उत्तर प्रदेश नगर योजना और विकास अधिनियम, 1973 की धारा-41(1) तथा उत्तर प्रदेश आवास एवं विकास परिषद अधिनियम की धारा-92(2) के अन्तर्गत निर्देश जारी किये जायें। स्थानीय परिस्थितियों के दृष्टिगत किसी प्राधिकरण विशेष द्वारा परिष्कारों की आवश्यकता प्रतीत होती है तो उक्त कार्यवाही शासन के पूर्वानुमोदन से ही की जानी प्रस्तावित है।
- (3)** उपर्युक्त प्रस्तर-12 के उप प्रस्तर-(3) की तालिका में उल्लिखित शासनादेश अवक्रमित किये जायें।
- (4)** उपर्युक्त प्रस्तर-12 के उप प्रस्तर-(4) की तालिका के स्तम्भ-2 में उल्लिखित शासनादेश तालिका के स्तम्भ-4 में उल्लिखित सीमा तक संशोधित किये जायें।
- (5)** "उत्तर प्रदेश विकास प्राधिकरण भवन निर्माण एवं विकास उपविधियों तथा आदर्श जोनिंग रेगुलेशन्स-2025" में प्रस्तावित प्राविधानों के कारण उपर्युक्त प्रस्तर-12 के उप प्रस्तर-(5) के अनुसार नियमावलियों में संलग्नक-2 में उल्लिखित परिणामी संशोधन पर अनुमोदन प्रदान करते हुए तदनुसार नियमावली में संशोधन संबंधी अधिसूचना निर्गत किये जाने हेतु मा0 मुख्यमंत्री जी को अधिकृत किया जाय।
- (6)** पूर्व में सम्पादित प्रकरणों में चल रही जाँच विषयक कार्यवाहियों में तत्संबंधी शासनादेशों/नियमों/उपविधि के प्राविधानों के अनुसार ही कार्यवाही निष्पादित की जाय।
- (7)** "उत्तर प्रदेश भवन निर्माण एवं विकास उपविधियों तथा आदर्श जोनिंग रेगुलेशन्स-2025" में भविष्य में किसी प्रकार के संशोधन के संबंध में मा0 मुख्यमंत्री जी को अधिकृत किया जाय।

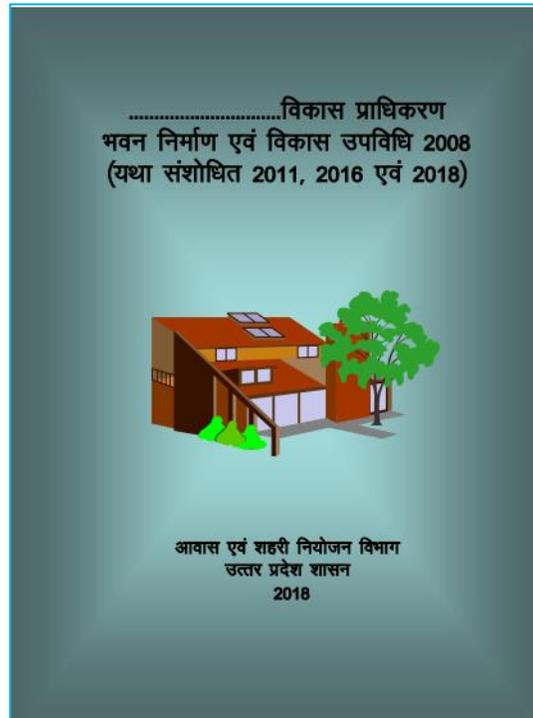
Proposal approved by Cabinet

14 -In view of the situation described above, it is proposed to obtain the approval of the Hon’ble Council of Ministers on the following proposals for the implementation of the “Uttar Pradesh Development Authority Building Construction and Development Bye-laws and Model Zoning Regulations – 2025”:

1. **Approval** of repealing the *Uttar Pradesh Building Construction and Development Bye-laws, 2008 (as amended)* and, in its place, approving the “**Uttar Pradesh Development Authority Building Construction and Development Bye-laws – 2025**” (under **Section 57**) and the “**Model Zoning Regulations – 2025**” (under **Section 13(2)**) of **UPUPD Act, 1973**.
2. **Instructions be issued** under **Section 41(1)** of the *Uttar Pradesh Urban Planning and Development Act, 1973*, and **Section 92(2)** of the *Uttar Pradesh Housing and Development Board Act*, for the enforcement of the “Uttar Pradesh Development Authority Building Construction and Development Bye-laws and Model Zoning Regulations – 2025” by the concerned agencies. If, in view of local circumstances, any specific authority finds it necessary to make modifications, such action shall only be taken with **prior approval of the Government**.
3. That the **Government Orders** mentioned in **sub-proposal (3) of Proposal-12** be **repealed**.
4. That the **Government Orders** mentioned in **Column-2 of the table in sub-proposal (4) of Proposal-12** be **amended** to the extent specified in **Column-4** of the same table.
5. That approval be granted for the **consequential amendments** to the rules as mentioned in **Annexure-2**, in accordance with the provisions proposed in the “Uttar Pradesh Development Authority Building Construction and Development Bye-laws and Model Zoning Regulations – 2025”, and the **Hon’ble Chief Minister** be **authorized** to issue the relevant **notification** for amendment in the rules accordingly.
6. That the **pending investigation proceedings** in previously conducted matters be carried out in accordance with the relevant **Government Orders / Rules / Bye-laws** applicable at that time.
7. That the **Hon’ble Chief Minister** be **authorized** to approve **any future amendments** to the “Uttar Pradesh Development Authority Building Construction and Development Bye-laws and Model Zoning Regulations – 2025”.

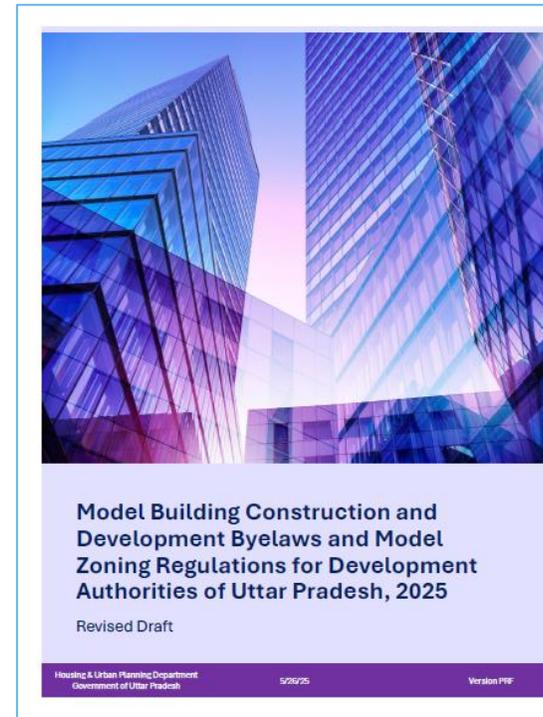
This document (except Chapter 15 and Appendix 15) constitutes the ***Building Construction and Development Byelaws for Development Authorities of Uttar Pradesh, 2025***. Chapter 15 along with Appendix 15 of this document constitute the ***Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025***. Building Byelaws and Zoning Regulations have been integrated into a single document to ensure ease of understanding, consistency, user-friendliness and to address potential discrepancies.

Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025



BBL 2008
(last amended in 2023)

VS.



BBL 2025



1. De-regulation

- No Permission required, Only Registration needed
- Trust-based Online Approval
- Exemption from Map approval
- Difficulty Removal Committee
- Deemed approval system for NOCs

2. Maximize Ground Coverage

- Allow maximum permissible ground coverage after ensuring the required setbacks.
- Significant increase from existing 20-40% ground coverage

3. Floor Area Ratio (FAR)

- For most categories FAR has been increased on wider roads.
- Additional FAR can be availed based on Purchasable and Premium Purchasable basis
- No upper limit for MFAR on >45m roads
- Promotes vertical development
- Addl. FAR for green rated buildings

4. Building Height

- Height restrictions have been removed, except in case of statutory or administrative restrictions, such as airports, ASI monuments, or where height is specifically mentioned.

5. Setbacks

- Setbacks rationalised to 5-meters for buildings up to 15-meters.
- Setbacks also rationalized for buildings taller than 25-meters with maximum front setback requirement reduced from 16-meters to 12 meters

6. Plot Size

- Minimum plot size requirements across all building types have been rationalized and reduced.
- For hospitals and shopping malls, a minimum plot size of 3000 sqm has been proposed.

7. Road Width

- Minimum width of approach road for most building categories is rationalized.
- For example, in agricultural land use, buildings are permitted on 7-meter-wide roads and heritage hotels, primary schools and non-bedded hospitals permitted on 9-meter-wide roads.

8. Parking Requirements

- Podium Parking and mechanized triple stack parking provisions included.
- For plots larger than 4000 sqm, a separate parking block may be proposed.
- For hospitals, dedicated ambulance parking has been newly introduced.
- For schools, bus parking and separate pick-up zones proposed

9. Hospitals

- Non-bedded medical establishments proposed on 9-meter-wide roads, along with permitted hospitals on smaller plot sizes.
- Objective is to achieve optimal utilization of limited available urban land.

10. Mixed Use Development

- Mixed use development proposed on 24-meter and wider roads in >10 lakh population cities (Census 2011)
- Mixed use development proposed on 18-meter and wider roads in <10 lakh population cities (Census 2011)

11. Affordable Housing

- Guidelines for affordable housing construction have been included.
- EWS – 30-35 sqm carpet area
- LIG – 35-45 sqm
- Others – 45-90 sqm

12. Simplified Zoning Regulation

- Uniform Zoning Classification proposed across 29 development authorities
- More activities have been permitted in various zones considering current needs and compatibility of activities with respective land uses.

Model Building Construction and Development Byelaws and Model Zoning Regulations, 2025

18 Chapters | 18 Appendices

- 1: Short Title and Definitions
- 2: Permissions for Land Development and Building Construction
- 3: Standards for Land Development and Building Construction
- 4: Residential Buildings
- 5: Commercial Buildings
- 6: Institutional Buildings & Community Facilities
- 7: Industrial & Agricultural Use Buildings
- 8: Mixed Use and Transit-Oriented Development
- 9: Additional Floor Area Ratio

- 10: Fire Protection and Life Safety
- 11: Structural Safety & Quality Control
- 12: Provisions for differently-abled, children & elderly
- 13: Environmental Sustainability
- 14: Qualifications & Competence of Licensed Technical Persons
- 15: Model Zoning Regulations
- 16: Compounding of Building Construction & Development
- 17: Provision of Electric Vehicle Charging Infrastructure
- 18: In-Building Solutions for Common Telecom Infrastructure



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Chapter-1: Short Title and Definitions

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1.3 Applicability of the Byelaws

- i. These building byelaws shall be applicable to all building activities and read in conjunction with the master plan/development plan/regional plan/any other statutory plan in force, if any, and notifications, if any, with regard to the same and as amended from time to time. Till such time the revised byelaws are notified, these building byelaws will continue to be in force.
- ii. These byelaws shall be applicable to the entire plot/building or the self-contained part, as the case may be, in case of development, redevelopment, sub-division or construction, reconstruction of building or alteration of a plot of land, to the remaining part after demolition and in case of land use change, to the entire part of the affected plot/building.
- iii. Regarding such requirements/provisions related to development and construction which are not contained herein, the provisions of National Building Code and IS/BIS Code, as applicable, may be followed.
- iv. For layouts approved or developed by the erstwhile improvement trusts, societies or prescribed authority, or any other competent authority under the respective Acts, eg. Regulation of Building Operations (RBO) Act, 1958, UP Improvement Trusts Act, etc the provisions of these byelaws shall be applicable. However, the provisions of these byelaws shall be applicable to the layouts/ improvement trust lands/ nazul lands/ government grant lands/ rajakiya asthan/ any other land allotted or acquired by the government for any specific purpose, subject to the confirmity with lease conditions or any other condition prescribed before allotment of such lands.
- v. The provisions of Real Estate Regulatory Authority (RERA) Act, UP Apartment Ownership Act, shall be applicable.



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1.4 Difficulty Removal

In case of any clarification regarding any term or omission or contradiction or interpretation of any provisions and difficulty removal, **a committee shall be constituted under the chairmanship of Principal Secretary, Housing and Urban Planning Department**, whose decision shall be final. The Committee shall include Housing Commissioner, Director, Awas Bandhu, Vice Chairmen of any two Development Authorities nominated by the Chairman, and Chief Town and Country Planner (CTCP), who shall be the Member Convenor.

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



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1.6 Sectoral Policies

Provisions of various sectoral policies notified by the State Government from time to time which are at variance with these Byelaws shall prevail. Specific provisions in sectoral policies in relation to parameters like FAR, building height, Ancillary/ Mixed uses, if prescribed beyond the permissible limits of these byelaws, shall be valid. An indicative list of these policies is given below:

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



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Chapter-2: Permissions for Land Development and Building Construction

2.1 Land Development and Building Construction Permission	
2.2 Procedure for obtaining Development and/or Building Permission	
2.3 All Plans	
2.4 Signing of Plans	
2.5 Application/Notice for alteration	
2.6 Permit Fees	
2.7 Permit Process	
2.8 Procedures during Development and Construction Work	
2.9 Notice of Completion	
2.10 Permission near protected monuments/heritage sites	
2.11 Permission along the riverbanks	
2.12 Architectural control	



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Chapter-2: Permissions for Land Development and Building Construction

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2.1 Land Development and Building Construction Permission

- 2.1.1 Development Permission
- 2.1.2 Building Permission
- 2.1.3 Pre-issued Permissions and provisions for plots allotted by Authority

2.2 Procedure for obtaining Development and/or Building Permission

- 2.2.1 Application/Notice
- 2.2.2 Details/Information Accompanying Application/Notice
- 2.2.3 Documents
- 2.2.4 Colouring and Notations

2.3 All Plans

- 2.3.1 Key Plan
- 2.3.2 Site Plan for Development Permission
- 2.3.3 Layout/ Sub-division Plan for Development Permission
- 2.3.4 Specifications for Sub-division of land
- 2.3.5 Site Plan for Building Permission
- 2.3.6 Building Plan
- 2.3.7 Building Plans for Multi-storeyed/ Special Buildings
- 2.3.8 Services Plan and Water Supply Provisions

2.4 Signing of Plans

- 2.4.1 Signing of Layout Plans
- 2.4.2 Signing of Building Plans

2.5 Application/Notice for alteration

- 2.5.1 Exemption from Building Permit

2.6 Permit Fees

2.7 Permit Process

- 2.7.1 Sanction of development permit
- 2.7.2 Sanction of building permit
- 2.7.3 Grant of permit/ refusal
- 2.7.4 Validity of permit
- 2.7.5 Revocation of permit

2.8 Procedures during Development and Construction Work

- 2.8.1 Notice of commencement
- 2.8.2 Deviations during development and construction

2.9 Notice of Completion

- 2.9.1 Completion Certificate for land development
- 2.9.2 Completion Certificate for Building Construction
- 2.9.3 Process for obtaining completion certificate under Section 15A of UPUPD Act

2.10 Permission near protected monuments/heritage sites

2.11 Permission along the riverbanks

2.12 Architectural control



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2.1.2: Building Permission

No person shall erect, re-erect, or make any addition/alteration to any building/plot without prior permission from the Authority. All construction activities must align with the Master Plan, Building Bylaws.

Key Provisions	UPMBBL 2025
Low Risk Buildings - Only Registration	Only Registration @ Rs 1/- required for residential plots* up to max. 100 sqm
	Only Registration @ Rs 1/- required for commercial plots* up to max. 30 sqm
Medium Risk Buildings – Trust-based Online Approval (for plans prepared by Licensed Technical Person)	Online Approval for Single-unit Residential Buildings up to 300 sqm (where approach road of required width is built by any government department/ agency/ authority/ corporation, even if not marked in the master plan and in such areas outside the approved layouts as may be identified by the Authority)
	Online Approval for Residential Buildings up to 500 sqm (For plots in layouts approved and developed by the Authority)
	Online Approval for Commercial Building up to 200 sqm (For plots in layouts approved and developed by the Authority)
High Risk Buildings – Web-based online system and Common Application Form	<p>One common application form shall be submitted through web based online system as prescribed.</p> <ul style="list-style-type: none"> Residential plots (> 100 sqm) and commercial plots (>30 sqm) which are not part of approved layouts Residential plots (> 500 sqm) and commercial plots (>200 sqm) which are part of approved layouts All types of High-rise Buildings, Group Housing, Multiplexes, Community Facilities, Industrial buildings, etc.
Exemption from Map Approval	Up to 25 percent FAR can be utilized for homestays, paying guest and for Office space by Service Professionals such as architects, chartered accountants, doctors, lawyers (with adequate parking requirements)
	Nursery/Creche/Play School/Day Care shall be permissible within 25 percent FAR in residential buildings.



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2.1.2: Building Permission

Low-Risk Category Buildings

- For Residential plots ≤ 100 sqm & commercial plots ≤ 30 sqm in approved layouts, no building permission is required **(except in mela areas or unauthorized layouts)**.
- **Plans must comply with Master/Zonal Plans and Bylaws.**
- Self-certification to be submitted online with ₹1 registration.
- **Completion certificate not required.**
- **Any plot bigger than 100 sqm cannot be sub-divided for this purpose**
- **Misuse or construction on restricted land is punishable**

Medium-Risk Category Bldgs. -1

- Applies for residential plots ≤ 300 sqm (only single unit), where approach road is constructed by govt. agency (even if not in Master Plan).
- Also applies to certain areas identified by Authority, outside approved layouts.
- Plans must be prepared/certified by LTPs.
- Instant online approval on submission of self-declaration and fee.
- **Owner, Applicant, and Licensed Technical Person are personally responsible and accountable for false declarations.**

Medium-Risk Category Bldgs. -2

- Plots in approved layouts (Resi. ≤ 500 sqm, excluding multi-units, Comm. ≤ 200 sqm)
- Plans must be prepared/certified by LTPs
- Instant online approval after furnishing required documents and fees.
- **In case of false declaration, Owner, Applicant, and Technical Person are liable for action as per law.**

High-Risk Category Buildings

- Applies to all other plots & buildings incl. Residential (>500 sqm), Commercial (>200 sqm), Plots not in approved layouts, High-rise, Group Housing, Industrial, Multiplexes, etc.
- **Requires detailed scrutiny and submission through a web-based common application form.**
- No self-certification route; full regulatory process must be followed.

The permission issued low-risk & medium-risk buildings **can be revoked by the Authority within 30 days from the date of approval.**

However, **such limitation of 30 days shall not be applicable if it is found that approval has been obtained by mis-representation of the facts or false statements**, and/or against the building byelaws and Master Plan land use provisions.



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

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

1. If land development/building construction is in progress and the work has not been completed within the validity or extended validity period of such permit, the said development/construction shall be governed by sanctioned map.
2. If the validity of the permit has expired and development/construction has not commenced, fresh permit shall be obtained as per the provisions of these building byelaws.

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

1. In such plots where construction has not been done, any benefit accruing to the owner, shall be chargeable.
2. In such plots (except group housing) where construction has been done, but the owner/developer intends to take benefits accruing out of these byelaws, shall also be chargeable.
3. The benefit accruing out of the application of these byelaws shall not be applicable to those group housing projects where completion/ occupancy certificate has been issued. However, a legal entity (e.g., RWA/association) under UP Apartment Ownership Act, 2010 may apply for such benefits on a chargeable basis, subject to infrastructure adequacy, statutory compliances and Board Approval.
4. For plots, which had been allotted/auctioned as plotted-residential development (prior to coming into effect of these byelaws), no extra charges shall be levied for availing the benefit of increased basic FAR. For calculation of charges for plots allotted/auctioned as non-residential plots and group housing plots **the cumulative benefit 'due' to the allottee because of changes in Ground Coverage, Setbacks, Height relaxations, etc. shall be charged through FAR only, in the form of *Differential FAR Benefit Charges (DFBC)*.** In plots where construction has been done beyond the permissible limits of previous byelaws, but is within permissible limits as per these byelaws, the variation of extra ground coverage, FAR or any other parameter, shall be charged as per compounding provisions in chapter-16.
5. Before sanction of the map, necessary changes shall be made in the lease/sale deed by the competent authority.
6. Certain areas which were earmarked as Developed Areas and Un-developed areas by Authorities in the Master Plans, will now be a part of Non-built-up area. Situations may arise where the base FAR for Non-built-up-area as prescribed in these byelaws will be higher than the base FAR for Developed Areas. In such cases, the Differential FAR Benefit Charge shall be due.



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2.2.3 (iii): No-Objection Certificates required to be attached ³⁴⁴

(vi) Further instructions with regard to certain departments are as follows

- a. **The building permits which involve the NOC of Defence, Indian Air Force, shall be issued only after such NOC is received.**
- b. **HT/LT Lines (lines on a pole) passing through the site shall be ascertained by Development Authority through inspection. Hence there is no need for a separate NOC from the UP-Power Transmission Corporation Limited.**

(viii) The NOC applications shall be made online on the relevant portal and the entire applications shall be shared with the departments to enable them to give NOC within prescribed time limits.

(ix) In case NOCs are received from the department, the authority shall approve/ reject the building plan according to the conditions laid down in the NOCs and these building byelaws. **In case NOCs are not received from the departments within the prescribed time, the authority shall approve/ reject the building plan according to these building byelaws.**

(x) **After the plan is approved/rejected, the same shall be shared with the concerned departments for their comments through the online portal and the concerned department shall respond with their comments agreeing or disagreeing with the approved/rejected plan within a timeframe of 15 days on the portal. In case such comments are not received in the prescribed time period, the building plan shall be considered to be approved with the NOCs of such department.**



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2.5.1: Exemption from Building Permit

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(i) No application/application and building permit, is necessary for the following alterations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements (as part of National Building Code, 2016) of these Bye-Laws

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

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

(v) No separate permission is required for use of residential buildings (even in plots allotted by Development Authority) **as creche, home-stays, paying guest accommodation**, provided that adequate parking requirements are provisioned.



2.7.2: Sanction of Building Permit

2.7.2.1 Residential Buildings

- i. The Authority shall endeavour to prepare standard building designs for all plot sizes and if the said building plan conforms to these standard designs provided by the authority (made available on authorized website, downloadable) the Authority shall automatically approve the plans on payment of fees. **For residential buildings on plots up to 300 square meter can be built as per the standard designs provided by the Authority under the schemes/approved layout plans of the Authority and no separate building map approval shall be required for this. The applicant shall be able to make internal changes as per his convenience, however, no change shall be allowed in the set-back and open space.**
- ii. The maps for the construction, reconstruction and renovation of all the residential buildings up to 500 square meters under the plotted development in the schemes of development authority and the plans/ layout plans approved by the Authority on payment of fees, shall be automatically considered approved when filed, in case the plans are prepared by a licensed technical person and a certificate is printed on it that the proposed construction/ reconstruction is as per the master plan/ zonal plan and building bye-laws.
- iii. **If the submitted plan is not finalized within a period of 30 days, the same shall be considered automatically accepted, provided that a certificate is given by the licensed technical person that the map is as per the master plan/zonal plan and building byelaws and no objection certificate has been obtained from all the concerned departments as necessary like fire department, pollution control board, ASI etc.**

2.7.2.2 Industrial Buildings

The maps for the construction, reconstruction and renovation of all industrial buildings (except highly polluting industries) irrespective of their size in the schemes/layouts developed or approved by the Authority on payment of fees, shall be automatically considered approved when filed, if the plans are prepared by a licensed technical person and a certificate is printed on it that the proposed construction/ reconstruction is as per the master plan/ zonal plan and building bye-laws.

Conversion of land use will not be required in industrial land use earmarked in Master/Zoning Plan and industrial estates.



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2.7.3: Grant of Permit/ Refusal

2.7.3.1 Auto-Rejection

- i. After issuance of any shortfall (related to map/ document), the applicant/ licensed technical personnel shall resolve the shortfall/correct the map and submit the revised map/document within 15 days. **If the shortfall is not resolved within 15 days**, the map will be automatically rejected.
- ii. After the **fee demand** is issued, all the fees shall be deposited by the applicant within 30 days, if the above **is not complied with within 30 days**, the map will be auto-rejected.
- iii. In respect of maps which have been auto-rejected as per sub-paragraph (ii), if the applicant **applies within a period of 06 months from the date of cancellation, the auto-rejected application will be revived**. The map will be issued after the fee applicable at the time of revival of the application is paid within a period of 30 days and if the above is not complied within 30 days, the map will be auto-rejected. **The above facility of revival will be available only once**.
- iv. **After rejection** of the application submitted for development/ building permit, **if the applicant applies again within six months**, then **development/ building permit fee shall not be payable again**. **20 percent of the amount of fee shall be payable on applying within a period of six months to one year and 50 percent fee shall be payable on applying after one year and 100 percent after two years**.



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2.7.3: Grant of Permit/ Refusal

2.7.3.2 Grant/refusal by Authority

- iii. **If, within 15 days of the receipt of application/notice under paragraph 2.2.1 of the Bye-Laws, the Authority fails to intimate in writing to the person who has given the application/notice, of its refusal or sanction to the application/notice with its plans and statements, the same shall be deemed to have been sanctioned** provided the fact is immediately brought to the notice of the Authority in writing by the person who has given application/notice and having not received any intimation from the Authority within 15 days of giving such application/notice subject to the conditions mentioned in these Bye-Laws, nothing shall be construed to authorize any person to do anything in contravention or against the terms of the lease or title of the land or against any regulations, Bye-Laws or laws operating at the time of execution of the work at site.
- iv. Once the plan has been scrutinized and objections have been pointed out, the Owner who has given the application/notice under paragraph 2.2.1 shall modify the plan to comply with the objections raised and resubmit the modified plans. The Authority shall scrutinize the resubmitted plans and if, there are still some objections that shall be intimated to the applicant for compliance. Only thereafter the plans shall be sanctioned. It is further clarified that:
- a) **The above provision of deemed sanction shall be applicable only in those cases where construction is to be carried on plot forming part of an approved layout plan of the Authority.**
 - b) No application/notice under paragraph 2.2.1 shall be valid unless the information required by the Authority under these Bye-Laws or any further information which may be required has been furnished to the satisfaction of the Authority.
 - c) **The Owner/ LTP for building plan design (as per Chapter-14) and others shall be fully responsible for any violation of Master Plan/Zonal Plan/ Building Bye-Laws, architectural controls, lease deed conditions etc. In case of any default they shall be liable for action. Any construction so raised shall be deemed to be unauthorized and shall be liable for action.**



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2.7.4: Validity of Permit

2.7.4.1 Validity of Development Permit

The development permit, once granted, **shall be valid for a maximum of five years**. During the said period, completion certificate shall be obtained by the applicant from the authority as per paragraph 2.9 of the byelaws. After the said period, on the application, **extension of time can be given for a maximum of three years** by charging the renewal/plan fee specified by the authority. However, in case **application is made after the expiry of validity, revalidation shall be given for the remainder of the period of 3 years**. Revalidation shall be as per terms and conditions of the Authority and subject to the Master Plan/Zonal Plan and building Byelaws, as in force, for the area where construction has not started.

2.7.4.2 Validity of Building Permit

Once a building permit is sanctioned, it shall remain valid for five years from the date of sanction. **Additional time shall be allowed on proportionate basis for the proposed additional construction as per purchasable FAR**. In normal cases, the building permit shall be got revalidated, on application by landowner, in the prescribed format as given in the online portal before the expiry of this period for a maximum of 3 years by charging the renewal/plan fee specified by the Authority. However, in case application is made after the expiry of validity, revalidation shall be given for the remainder of the period of 3 years. Revalidation shall be as per terms and conditions of the Authority and subject to the Master Plan/Zonal Plan and building Byelaws, as in force, for the area where construction has not started.



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2.9.3 Process for obtaining completion certificate under Section 15A of UPUPD Act, 1973

2.9.3.8 Appeal

The affected person can appeal before the Chairman within 30 days from the date of issue of the order of rejection on which, after giving adequate opportunity of hearing to the Appellant and if necessary, the representative of the Vice Chairman, can direct to cancel the appeal or issue a completion certificate with necessary amendments or restrictions.

2.9.3.9 Partial Completion Certificate

An applicant may apply for partial completion certificate subject to the following restrictions:

- i. **In case of more than one building:** If the building complex is constructed **with all the infrastructure facilities and all the infrastructure facilities such as access roads, water supply, sewerage, drainage, electrification, parking, garbage disposal, park (if any) etc.**, for the use of the residents of the buildings are developed and functional.
- ii. **In case of layout:** In the part of layout for which application is being made, all infrastructure facilities such as roads, water supply, drainage, sewerage, electrification, parks and open areas, garbage disposal, etc., have been **developed and are functional in such a manner that there is no difficulty in using the building by the owners of the plots allotted or to be allotted under the layout and in case construction of EWS and LIG buildings is proposed in the layout map, the construction of proportionately required EWS and LIG buildings with all facilities has been completed.**



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2.11: Permission along the riverbanks

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- i. For development/building construction within 200-meters along the banks of river Ganga: In the cities situated on the banks of river Ganga, only repair and renovation of existing buildings and conservation work in relation to detritus buildings shall be permitted in the area 200 meters from the riverbank, the remaining activities shall be prohibited. **However, construction of monastery, ashram and temple within the area of 200 meters from the riverbank at the major pilgrimage sites situated on the banks of river Ganga shall be permissible subject to the following conditions:**
 - a. **Ground coverage shall be 35% and FAR 1.5 shall be permissible.**
 - b. **A plan shall be submitted along with the proposed construction ensuring that there shall be no pollution of the river. If the plan is accepted by Jal Nigam/Jal Sansthan or Development Authority, the map shall be approved as per rules.**
 - c. Drainage shall not be released directly into the river, but arrangements shall be made to take it to other drains, etc.
 - d. If there is no sewerage system in the area, then residence/dharamshala etc., shall not be permitted.
- ii. Note: Riverbank means the bank mentioned in the records of concerned department (Revenue/Irrigation).
- iii. **For construction along the banks of other rivers, in case any city/development authority has received NGT or other Court orders, relevant provisions of the same order shall be followed.**



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Chapter-3: Standards for Land Development and Building Construction



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3.1 General Land Development Requirements

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

3.3 Requirements of Parts of Building

Chapter-3: Standards for Land Development and Building Construction

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3.1 General Land Development Requirements

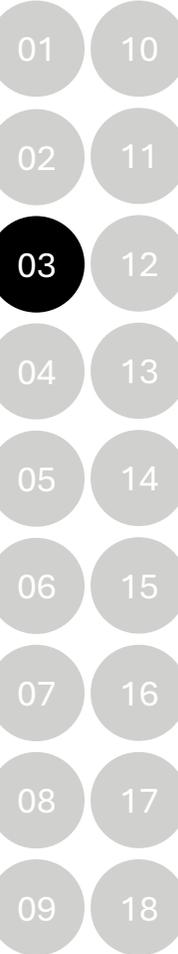
- 3.1.1 Layout map
- 3.1.2 Parks and Open Spaces
- 3.1.3 Internal roads and pathways
- 3.1.4 Standards for community and other uses/activities

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

- 3.2.1 Plot sizes and requirements
- 3.2.2 Ground Coverage and Floor Area Ratio (FAR)
- 3.2.3 Building Height
- 3.2.4 Building Setbacks
- 3.2.5 Distance from electric line

3.3 Requirements of Parts of Building

- 3.3.1 Room Sizes and Dimensions
- 3.3.2 Lighting and ventilation
- 3.3.3 Basement
- 3.3.4 Parking places for vehicles
- 3.3.5 Fire and life safety requirements
- 3.3.6 Requirements for earthquake resistant construction
- 3.3.7 Requirements for physically handicapped persons
- 3.3.8 Environmental sustainability requirements
- 3.3.9 Internal Electrical Safety in Buildings
- 3.3.10 Other requirements



Chapter-3: Standards for Land Development and Building Construction

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3.1 General Land Development Requirements

3.1.1 Layout map

- 3.1.1.1 Contents of the proposed layout map:
- 3.1.1.2 Minimum Plot sizes in a layout map:
- 3.1.1.3 Means of Access:
- 3.1.1.4 Sub-division/amalgamation of plots in layouts approved/developed by the Authority ▶

3.1.2 Parks and Open Spaces

- 3.1.2.1 Open Spaces earmarked in Zonal Development Plan ▶
- 3.1.2.2 Parks and Open Spaces in Residential and Non-Residential Land use
- 3.1.2.3 Parks and Open Space Standards
- 3.1.2.4 Landscape Plan

3.1.3 Internal roads and pathways

- 3.1.3.1 Internal Roads in layouts for residential and non-residential land use
- 3.1.3.2 Intersection of roads
- 3.1.3.3 Calculation of road length
- 3.1.3.4 Block length
- 3.1.3.5 Drainage system
- 3.1.3.6 Other requirements
- 3.1.3.7 Specifications/provisions of cycle track construction
- 3.1.3.8 Specifications/provisions for Foot over-bridge/ Skywalk

3.1.4 Standards for community and other uses/activities

- 3.1.4.1 Standards for community facilities
- 3.1.4.2 Population Estimation



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Chapter-3: Standards for Land Development and Building Construction

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

3.2.1 Plot sizes and requirements

3.2.2 Ground Coverage and Floor Area Ratio (FAR)

[3.2.2.1](#) Residential – Plotted Development including EWS/ LIG/ Affordable Housing

[3.2.2.2](#) Residential – Group Housing including EWS/ LIG/ Affordable Housing

[3.2.2.3](#) Commercial – Shops / Convenience Shopping / Other Commercial

[3.2.2.4](#) Community Facilities – Healthcare Buildings

[3.2.2.5](#) Community Facilities – Education Buildings

[3.2.2.6](#) Community Facilities – Public Amenities

[3.2.2.7](#) Other Uses

[3.2.2.8](#) Exemptions from FAR calculations

3.2.3 Building Height

3.2.4 Building Setbacks

[3.2.4.1](#) Residential – Plotted Development (Single units up to 15m height/Multi-units up to 17.5m height)

[3.2.4.2](#) Residential – Group Housing up to 15-meter height

[3.2.4.3](#) Commercial – Hotels, Shops/commercial units, Mixed use buildings up to 15m height

[3.2.4.4](#) Other Commercial – building height up to 15-meters

[3.2.4.5](#) Community Facilities – Healthcare buildings height up to 15-meters

[3.2.4.6](#) Community Facilities – Educational buildings height up to 15-meters

[3.2.4.7](#) Community Facilities – Public Amenity buildings height up to 15-meters

[3.2.4.8](#) Industrial Buildings – height up to 15-meters

[3.2.4.9](#) All occupancy buildings with height more than 15 meters

[3.2.4.10](#) Exemption in setback

3.2.5 Distance from electric line



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Chapter-3: Standards for Land Development and Building Construction

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3.3 Requirements of Parts of Building

3.3.1 Room Sizes and Dimensions

- 3.3.1.1 Habitable rooms
- 3.3.1.2 Kitchen
- 3.3.1.3 Bathrooms and Water Closet
- 3.3.1.4 Loft
- 3.3.1.5 Mezzanine floor
- 3.3.1.6 Parapet
- 3.3.1.7 Roof
- 3.3.1.8 Balcony
- 3.3.1.9 Porch/Portico
- 3.3.1.10 Verandah
- 3.3.1.11 Parking garage
- 3.3.1.12 Atrium
- 3.3.1.13 Exit Requirements
- 3.3.1.14 Corridors and Passages
- 3.3.1.15 Staircase
- 3.3.1.16 Fire escape or external staircase
- 3.3.1.17 Ramp
- 3.3.1.18 Lifts and Escalators
- 3.3.1.19 Service Floor
- 3.3.1.20 Boundary wall
- 3.3.1.21 Plinth

3.3.2 Lighting and ventilation

- 3.3.2.1 Lighting and ventilation of a room
- 3.3.2.2 Kitchen, bathroom, WC or storeroom
- 3.3.2.3 Ventilation Shaft

3.3 Requirements of Parts of Building

3.3.3 Basement

- 3.3.3.1 Structure/Purpose
- 3.3.3.2 Requirements for basement
- 3.3.3.3 Basement provisions

3.3.4 Parking places for vehicles

- [3.3.4.1](#) Equivalent Car Space (ECS)
- [3.3.4.2](#) Parking Plan
- [3.3.4.3](#) Parking standards
- 3.3.4.4 Basement parking provisions
- 3.3.4.5 Off-street parking
- 3.3.4.6 Locked garages
- 3.3.4.7 Parking on building setbacks
- 3.3.4.8 Stilt Parking
- [3.3.4.9](#) Podium Parking
- [3.3.4.10](#) Group Housing, Commercial/ Office Complexes, and Institutional Buildings
- 3.3.4.11 Space for Common Parking
- 3.3.4.12 Multi-level parking

3.3.5 Fire and life safety requirements

3.3.6 Requirements for earthquake resistant constn

3.3.7 Requirements for physically handicapped

3.3.8 Environmental sustainability requirements

3.3.9 Internal Electrical Safety in Buildings

3.3.10 Other requirements



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Chapter-4: Residential Buildings

4.1 Plotted Development – Single/ Multi Units

4.1.1	General Requirements	<ul style="list-style-type: none"> • Permission for residential plotted development (single/ multi-units): (a) On all plots in residential areas proposed in the master plan/ zonal development plan, and (b) In all layouts approved or developed by the Authority. • Single-unit refers to residential building having one independent residential unit on one floor or combination of floors with three or less storeys and height not exceeding 15-meters. (Max. 3 independent residential units (one on each floor) permitted in a Single Unit. • Multi-unit refers to residential building having one or more independent residential units on one floor with four or less storeys and height not exceeding 17.5-meters (including mandatory stilt).
4.1.2	Minimum Plot Size	For Single Units: 35 sqm (Non-built-up); No restriction in Built-up area For Multi Units: 150 sqm (min. carpet area for each unit shall be 60 sqm)
4.1.3	Means of Access	For Single Units: 9m (Non-built-up); 4m (Built-up area) <i>[In non-built-up areas, road width of 6m up to 150m length and 7.5m up to 300m length permissible]</i> For Multi Units: 9m
4.1.4	Maximum Height of Building	For Single Units: 15-m including stilt for single unit For Multi Units: 17.5 meters including mandatory stilt floor. As per 3.2.3 of the byelaws.
4.1.5	Minimum Setback	As per 3.2.4.1
4.1.6	Ground Coverage & FAR	As per 3.2.2.1
4.1.7	Parking Requirements	As per 3.3.4.3 (1)
4.1.8	Other Requirements	Development fee for Multi-Units as per Uttar Pradesh Urban Planning and Development (Determination, Levy and Collection of Development Fee) Rules, 2014



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Chapter-4: Residential Buildings

4.2 Group Housing

4.2.1	General Requirements	(i) Schemes of ≥ 4 hectares: Mandatory to get the layout approved, wherein the layout plan and building plan can be submitted together for approval. (ii) Schemes < 4 hectares, only building plan approval shall be required with provision of proper circulation area
4.2.2	Minimum Plot Size	1000 sqm (Built-up area); 1500 sqm (Non-built-up area)
4.2.3	Means of Access	Min. 12-m (Non-built-up area); Min. 9-m (Built-up area) <i>Specifications for internal roads and pathways as per 3.1.3 of byelaws</i>
4.2.4	Maximum Height of Building	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws.
4.2.5	Stilt/ Podium Parking Requirements	Stilt Floor - permissible for parking purposes as per 3.3.4.8 of the byelaws. Podium Parking - permissible for parking purposes as per 3.3.4.9 of the byelaws.
4.2.6	Parks & Open areas, Landscaping	In plots of ≥ 3000 sqm area (which are part of ZDP), provision for parks and open areas shall be made @10% of total plot area. Plots where ZDP is not effective, provision shall be made @15% of the net plot area. Provisions shall be as per paragraph 3.1.2.2.
4.2.7	Minimum Setback	As per 3.4.2.2 and 3.4.2.9 of the byelaws
4.2.8	Ground Coverage & FAR	As per 3.2.2.2 of the byelaws
4.2.9	Parking Requirements	As per 3.3.4.3 (1) of the byelaws
4.2.10	Basement	As per 3.3.3 of the byelaws
4.2.11	Other Requirements	Development fee for Multi-Units as per UPUPD Rules, 2014 Telecom wiring, OFC network, Piped Natural Gas, EV Charging stations as per Chap-17



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Chapter-4: Residential Buildings

4.3 EWS and LIG Housing Requirements

4.3.1	Requirements	For all housing projects (except affordable housing schemes and single unit) 10% each of the total units shall be mandatorily reserved for EWS and LIG housing respectively. For plots less than 4 Ha, provision to deposit shelter fee shall be applicable.
4.3.2	Eligibility of EWS and LIG	EWS: Annual income of rupees 3 lakhs; LIG: Annual income of rupees 3-6 lakhs or as amended by State Government
4.3.3	Minimum Plot Size	Plotted (Plot size in sqm): EWS (≥35 to <40); LIG (≥40 to <50) Group Housing (Carpet Area in sqm): EWS (≥30 to <35); LIG (≥35 to <45)
4.3.4	Means of Access	Plotted development: 4.0 meters (Built-up area); 6-meters (Non-built-up area) Group housing: 9.0 meters.
4.3.5	Ground Coverage & FAR	MFAR in plotted development shall be 2.0. MFAR in group housing same as 4.2.8 FAR consumed in mandatory EWS/LIG units in group housing not counted in overall FAR
4.3.6	Minimum Setback	As per 3.2.4.1 of byelaws
4.3.7	Maximum Building Height	Plotted development: 17.5 meters including stilt floor for multi-unit. Group Housing: 17.5 meters (built up area); No restriction (non-built-up area)
4.3.8	Parking Requirements	EWS (2.0 sqm/Dwelling Unit); LIG (4.0 sqm/ Dwelling Unit)
4.3.9	Basement	As per 3.3.3 of building byelaws
4.3.10	Cost Ceiling of Buildings	EWS (Rs. 4.5 lakh on 30 sqm carpet area); LIG (Rs. 9.0 lakh on 35 sqm carpet area)
4.3.11	Calculation of Shelter Fee	Shelter Fees = 10% of [(total number of dwelling units) X (minimum EWS dwelling unit carpet area + minimum LIG dwelling unit carpet area) X (Circle Rate)/2]



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Chapter-4: Residential Buildings

4.4 Affordable Housing

4.4.1	Minimum Scheme Area & Plot Size	<p>Minimum Scheme area: 3000 sqm (plotted development); 1000 sqm (GH – Built-up area), 1500 sqm (GH – Non-built-up area).</p> <p>Plotted (Plot size in sqm): EWS (≥ 35 to < 40); LIG (≥ 40 to < 50); Others (≥ 50 to < 150) GH (Carpet Area in sqm): EWS (≥ 30 to < 35); LIG (≥ 35 to < 45); Others (≥ 45 to < 90)</p> <p>Note-1: For any scheme to qualify as affordable housing, (a) in plotted development at least 50 percent of the total plots shall have plot area less than 90 square meters, and (b) in Group Housing, at least 50 percent of the total units shall have carpet area less than 60 square meters</p>
4.4.2	Means of Access	9.0 meters (built-up areas); 12-meters (non-built-up areas)
4.4.3	Ground Coverage & FAR	<p>Group Housing BFAR : 2.0 (Built-up area); 3.0 (Non-Built-up area)</p> <p>Group Housing MFAR: Based on road width; Un restricted on > 45-m roads.</p>
4.4.4	Minimum Setback	As per 3.2.4.1 of byelaws
4.4.5	Maximum Building Height	<p>Plotted development: 17.5 meters including stilt floor for multi-unit.</p> <p>Group Housing: 17.5 meters (built up area); No restriction (non-built-up area)</p>
4.4.6	Parking Requirements	EWS (2.0 sqm/DU); LIG (4.0 sqm/ DU); Other income group (1 ECS / DU +10% Visitor Parking for DU > 60 sqm)
4.4.7	Basement	As per 3.3.3 of building byelaws
4.4.8	Cost of Buildings	EWS (Rs. 4.5 lakh on 30 sqm carpet area); LIG (Rs. 9.0 lakh on 35 sqm carpet area)
4.4.9	Calculation of Development Fee	As per provisions of Uttar Pradesh Urban Planning and Development (Assessment, Levy and Collection of Development Fee) Rules, 2014 (amended time to time)



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Chapter-5: Commercial Buildings

5.1 Bazaar Street

5.1.1	Permissibility	Provisions applicable for the bazaar streets proposed in the master plan. Bazaar streets ≥ 18 -m wide, can avail the provisions of Chapter-8.1: Mixed Use Dev.
5.1.2	Means of Access	Min. 12-m (right-of-way) or the width of notified bazaar streets in master plan
5.1.3	Maximum Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws. Commercial use shall be permitted on the ground and first floors only, while residential use shall be allowed on the subsequent floors
5.1.4	Ground Coverage and FAR	As per 3.2.2 of the byelaws
5.1.5	Minimum Setback	As per 3.2.4 of the byelaws
5.1.6	Parking Requirements	As per 3.3.4 of the byelaws
5.1.7	Basement	As per 3.3.3 of the byelaws



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Chapter-5: Commercial Buildings

5.2 Shops, Commercial Complex and Shopping Malls

5.2.1	Permissibility	Construction of commercial establishments viz., shops, commercial complexes and shopping malls shall be permitted according to the masterplan/zoning regulations
5.2.2	Minimum Plot Size	As per 3.2.1 of the byelaws
5.2.3	Means of Access	As per 3.2.1 of the byelaws
5.2.4	Maximum Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws
5.2.5	Ground Coverage and FAR	As per 3.2.2.3 of the byelaws
5.2.6	Minimum Setback	As per 3.2.4.3 of the byelaws
5.2.7	Parking Requirements	As per 3.3.4.3 (2) of the byelaws
5.2.8	Basement	As per 3.3.3 of the byelaws



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Chapter-5: Commercial Buildings

5.3 Hotels

5.3.1	Permissibility	Construction of hotels shall be as per the provisions of Master Plan/ Zoning Regulations. 20 percent of FAR may be used for service apartments and 20 percent FAR may be used for commercial purposes for Hotels of plot size more than 4000 square meters
5.3.2	Minimum Plot Size	As per 3.2.1 of the byelaws. Minimum number of rooms in hotel building shall be six (6). Hotels <20 rooms - no restriction; Hotels ≥20 rooms - 500 sqm.
5.3.3	Means of Access	6-m (Built-up area); 9-m for plot sizes <2000 sqm (in residential areas) 12-m for plot sizes ≥2000 sqm.
5.3.4	Maximum Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws
5.3.5	Ground Coverage and FAR	As per 3.2.2.3 of the byelaws
5.3.6	Minimum Setback	As per 3.2.4.3 of the byelaws
5.3.7	Parking Requirements	As per 3.3.4.3 (2) of the byelaws
5.3.8	Basement	As per 3.3.3 of the byelaws
5.3.9	Provisions for Hotels in Heritage Buildings	Provisions in alignment with UP Tourism Policy 2022
5.3.10	Service Apartments	Can be constructed as a separate block in hotels; Also permitted in Commercial and Office Complexes, Institutional buildings up to 20%of FAR. For standalone service apartments on a plot, 20% FAR may be used for office, conference facilities, retail and guest rooms.



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Chapter-5: Commercial Buildings

5.4 Single Screen Cinema, Miniplex and Multiplex

5.4.1	Permissibility	Single Screen Cinema, Miniplex and Multiplex shall be permitted as per master plan zoning regulations. Under multiplex, cinema halls and other entertainment facilities allowed.
5.4.2	Minimum Plot Size	As per 3.2.1 of the byelaws. Mentioned plot size for multiplex not mandatory if multiplexes are proposed on same land after demolishing existing cinema halls or on sites identified for multiplexes in the approved sector plan/layout plan, i.e., existing plot area shall be valid.
5.4.3	Means of Access	As per 3.2.1 of the byelaws.
5.4.4	Ground Coverage and FAR	As per 3.2.2.3 of the byelaws
5.4.5	Ratio of activities	Cinema/Miniplex in non-commercial areas – Max. 20% floor area for comm/ entertainment Multiplex in non-commercial areas – Max. 70% floor area for comm/ entertainment facilities Multiplex in commercial areas – no such restriction on ratio of activities
5.4.6	Minimum Setback	As per 3.2.4.3 of the byelaws. For multiplex buildings, provision of adequate "circulation space" for vehicles to move from parking lot towards access road ($\geq 18\text{m}$) is mandatory
5.4.7	Parking Requirements	As per 3.3.4.3 (2) of the byelaws
5.4.8	Basement	As per 3.3.3 of the byelaws. Construction of screen in basement is not permitted.
5.4.9	Other requirements	Planning, designing and firefighting arrangements of the cinema hall shall be ensured as per the relevant provisions of Uttar Pradesh Cinematograph Rules, 1951 and NBC.
5.4.10	Redevelopment of existing cinema halls	The ground coverage and FAR allowed for cinema hall/multiplex shall be as per the terms and conditions of allotment/lease. If there is no above provision in the lease, then as per the provisions of Multiplex as per these byelaws shall be permissible



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Chapter-5: Commercial Buildings

5.5 Petrol Pump/Filling Station (CNG/PNG/EV Charging Station)

5.5.1	Permissibility	As per master plan/ zoning regulations
5.5.2	Minimum Plot Size	As per 3.2.1 of the byelaws. Note: Any other plot size prescribed by the oil companies (in the letter of intent) shall prevail over the above provision
5.5.3	Means of Access	As per 3.2.1 of the byelaws. In case the petrol pump/filling station exclusively for 2-wheeler/ 3-wheeler vehicles, the approach shall be on a minimum of 9-meter-wide roads.
5.5.4	Maximum Building Height	6 meters
5.5.5	Ground Coverage, FAR and Setbacks	Ground Coverage and FAR As per 3.2.2.3 of the byelaws. Setbacks as per 3.2.4.4 of the byelaws.
5.5.6	Parking Requirements	Parking area of 80 square meters shall be provided. As per 3.3.4.3 (2) of the byelaws
5.5.7	Kisan Seva Kendra	Minimum plot size for retail outlet for the purpose of KSKs shall be 20m x 20m or plot size as prescribed by the related companies
5.5.8	Other requirements	<p>(i). Min. Width of entry and exit routes of each station shall be min. 9 meters. For 20 m x 20 m plot size, as per PWD GO, min. width of entry and exit routes shall be 7.5 m For station covering CNG/PNG/EV and measuring 16m x 14m, exclusively for 2-wheelers and 3-wheeler vehicles, min. width of entry and exit routes shall be 6 meters.</p> <p>(ii). Provision of buffer strip necessary between main road and the petrol filling station/petrol filling station-cum-service station, which shall be at least 12 meters long and 3 meters wide and shall be in addition to the setback. For 20 m x 20 m plot size (as per PWD GO), length of the buffer strip shall be min. 5.0 meters which shall be min. 3.0 meters wide. For station covering CNG/PNG/EV measuring 16m x 14m, exclusively for 2W and 3W vehicles, the length of the buffer strip shall be min. 4.0 meters which shall be min. 3.0 meters wide.</p>



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Chapter-5: Commercial Buildings

5.6 LPG Gas Godown

5.6.1	Permissibility	Permitted as per the master plan zoning regulations. Final approval shall be given as per requirements of Petroleum and Explosives Safety Organization (PESO)
5.6.2	Minimum Plot Size	26mx20m (520 sqm). As per 3.2.1 of the byelaws. Note: Any other plot size prescribed by the concerned PSUs shall prevail over the above provision
5.6.3	Means of Access	18-meters. As per 3.2.1 of the byelaws.
5.6.4	Building Height	Minimum height of the gas godown shall be 6-meters and no construction shall be allowed above the gas godown.
5.6.5	Ground Coverage and FAR	The maximum permissible FAR shall be 0.30, which can include construction of office for use of gas godown and a guard room of maximum area of 1.6 square meters.
5.6.6	Minimum Setback	Minimum front setback of 6-meter and 3-meter on other sides of the building shall be ensured for the gas godown building.
5.6.7	Parking Requirements	Parking requirement for LPG storage and Gas Godown shall be 1 ECS / 100 sqm of Built-up Area.
5.6.8	Ventilation	Minimum 10 percent of the floor area shall be in the form of windows and ventilators, etc., for ventilation.
5.6.9	Other requirements	For the construction of a gas godown, no objection certificate shall be obtained from the fire department and the Chief Controller of Explosives.



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Chapter-5: Commercial Buildings

5.7 Open-air/ Rooftop Restaurants

5.7.1	Permissibility	<ol style="list-style-type: none"> 1. The Open-air/ Rooftop Restaurant shall be allowed in the buildings situated in notified bazaar streets, commercial buildings/ institutional buildings/ hotels/ malls/ office complexes or buildings located in commercial land use as per master plan/ zonal plan. 2. Only temporary construction shall be allowed on roof-top and material to be used for structural part and interior parts shall be fire proof in nature.
5.7.2	Covered Area, Building Height, FAR and Parking Requirements	<ol style="list-style-type: none"> 1. In case commercial/hotel building roofs are used for the purpose of open-air/ roof-top restaurant, only 75 percent of the roof can be used for such purpose. A maximum of 25 percent of roof area can be covered with non-combustible temporary structures like aluminum/ steel frame. 2. In case height of such temporary structures is more than 4 meters, it shall be counted in the building height. 3. Only the area covered with temporary structures shall be counted in FAR, while the entire area used for the restaurant shall be considered for computation of parking requirements.



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Chapter-6: : Institutional Buildings & Community Facilities ction

6.1 Hospitals and healthcare Buildings

6.1.1	Permissibility	Hospitals & healthcare bldgs shall be permitted as per the master plan/ zoning regulations.
6.1.2	Minimum Plot Size	As per 3.2.1 (III) of the byelaws.
6.1.3	Means of Access	As per 3.2.1 (III) of the byelaws.
6.1.4	Ground Coverage and FAR	As per 3.2.2.4 of the byelaws
6.1.5	Maximum Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws
6.1.6	Minimum Setback	As per 3.2.4.5 of the byelaws.
6.1.7	Parking Requirements	As per 3.3.4.3 (3) of the byelaws. Standard parking spaces for hospitals and healthcare buildings shall be 1.5 ECS per 125 sqm of floor area and ‘one parking space’ for ambulance parking i.e., 10 m x 5 m (50 sqm or 2 ECS open parking for hospitals up to 50 beds and ‘one additional ambulance parking space’ for every 50 beds thereafter shall be provided
6.1.8	Basement	As per 3.3.3 of the byelaws.



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6.2 Educational Institutions

6.2.1	Permissibility	Educational buildings shall be permitted as per the master plan/ zoning regulations.
6.2.2	Minimum Plot Size	As per 3.2.1 (III) of the byelaws. However, in case of spatial norms (for min. plot areas and land requirements based on student intake and specializations covered, minimum standards for play areas, playground and open spaces) for construction of schools, colleges and universities prescribed by CPWD or affiliated institutions like UPSEB/ CBSE, ICSE, AICTE, UGC, etc., differ from the above norms as defined by regulatory/affiliated agencies shall prevail. <i>For example, minimum playground area (for Class 1-8 / 10 / 12) of 1000 sqm as prescribed by CBSE norms (amended time to time) shall prevail.</i>
6.2.3	Means of Access	As per 3.2.1 (III) of the byelaws.
6.2.4	Ground Coverage and FAR	As per 3.2.2.4 of the byelaws. Note: Nursery/Creche/Play School/Day Care shall be permissible within 25 percent FAR in residential buildings.
6.2.5	Max. Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws
6.2.6	Minimum Setback	As per 3.2.4.5 of the byelaws.
6.2.7	Parking Requirements	As per 3.3.4.3 (3) of the byelaws. Standard parking provisions for education facilities shall be one ECS per 125 sqm of built-up area and 1 bus parking space i.e., 10 m x 5 m (50 sqm or 2 ECS open parking) for every 120 students. Further, a designated place shall be earmarked for pick-up and drop-zones for cars and buses within the campus plan. For plots of area above 4000 sqm, a separate block for parking is permissible, within the campus. Within the parking block, 10% of ground floor may be utilized for ancillary purposes (free from FAR) incidental to principal use
6.2.8	Basement	As per 3.3.3 of the byelaws.



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Chapter-6: : Institutional Buildings & Community Facilities ction

6.3 Marriage Hall / Banquet/ Multi-purpose Hall

6.3.1	Permissibility	Marriage/ Banquet/ Multi-purpose halls permitted as per master plan/ zoning regulations
6.3.2	Minimum Plot Size	As per 3.2.1 (III) of the byelaws. 750 sqm (Built-up area); 1000 sqm (non-built-up area)
6.3.3	Means of Access	As per 3.2.1 (III) of the byelaws.
6.3.4	Ground Coverage and FAR	As per 3.2.2.4 of the byelaws
6.3.5	Maximum Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws
6.3.6	Minimum Setback	As per 3.2.4.5 of the byelaws.
6.3.7	Parking Requirements	As per 3.3.4.3 (3) of the byelaws.
6.3.8	Basement	As per 3.3.3 of the byelaws.



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6.4 Auditorium and Convention Centre

6.4.1	Permissibility	Auditorium/ Convention Centers shall be permitted as per master plan/ zoning regulations
6.4.2	Means of Access	As per 3.2.1 (III) of the byelaws.
6.4.3	Minimum Plot Size	As per 3.2.1 (III) of the byelaws. 750 sqm (Built-up area); 1000 sqm (non-built-up area)
6.4.4	Ground Coverage and FAR	As per 3.2.2.4 of the byelaws
6.4.5	Maximum Building Height	No restriction (<i>governed by its distance from protected monument/heritage site, airport funnel zone and other statutory restrictions</i>). As per 3.2.3 of the byelaws
6.4.6	Minimum Setback	As per 3.2.4.5 of the byelaws.
6.4.7	Parking Requirements	As per 3.3.4.3 (3) of the byelaws. The parking requirement for auditorium or convention centre shall be 1 ECS / 10 seat for the auditorium space and additional parking requirement for attached ancillary commercial activities shall be 2 ECS / 100 sqm of utilized floor area.
6.4.8	Basement	As per 3.3.3 of the byelaws.
6.4.9	Other requirements	



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Chapter-7: Industrial and Agricultural Use Buildings ³⁷⁶

7.1 Industries

7.1.1	Permissibility	Industrial buildings, flatted factories, data centres and MSME units shall be permitted as per the master plan Zoning Regulations
7.1.2	Minimum Plot Size	As per 3.2.1 of the byelaws. No restriction minimum plot size for industrial buildings, flatted factories, data centres and MSME units.
7.1.3	Means of Access	As per 3.2.1 of the byelaws.
7.1.4	Maximum Building Height	There shall be no restriction on building height for industrial buildings, flatted factories, data centres and MSME units. However, the maximum height of the building shall be governed by distance from the protected monument/ heritage site, airport funnel zone and other statutory restrictions.
7.1.5	Ground Coverage and FAR	As per 3.2.2.7 of the byelaws
7.1.6	Minimum Setback	As per 3.2.4.3 of the byelaws.
7.1.7	Parking Requirements	As per 3.3.4.3 (4&5) of the byelaws.
7.1.8	Other requirements	Provision for construction of guard room, generator room in 5 percent of plot area (of maximum up to 50 square meter in plots of area up to 4000 square meter and a maximum of 100 square meters for plots of area more than 4000 square meters) shall be permissible near the entrance of premises within setback area.



Chapter-7: Industrial and Agricultural Use Buildings ³⁷⁷

7.2 Farmhouse

7.2.1	Permissibility	Farmhouse shall be permitted as per master plan zoning regulations, constructed for the purpose of agriculture and horticulture, pig farming, fish farming, poultry, other animal husbandry, etc.
7.2.2	Minimum Plot Size	4000 sqm. As per 3.2.1 of the byelaws.
7.2.3	Means of Access	7-meter wide. As per 3.2.1 of the byelaws.
7.2.4	Ground Coverage and FAR	Maximum permissible ground coverage permissible after ensuring minimum setbacks, Non-farm activities shall be restricted to 20 percent of plot area. MFAR shall be 0.20.
7.2.5	Building Height	No restriction on building height
7.2.6	Minimum Setback	The distance of the non-farm building from the boundary line of the plot shall be at least 9 meters on all sides except the guard room.
7.2.7	Tree Plantation	Tree plantation shall be done on 50 percent of the plot in which at least 100 trees planted per hectare.
7.2.8	Electricity & Other services	Arrangements for electricity, water supply and drainage shall be made by the landowner himself.



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7.3 Dairy Farm

7.3.1	Permissibility	Dairy farm/ Gaushala will be permitted as per master plan zoning regulations
7.3.2	Minimum Plot Size	1000 sqm. As per 3.2.1 of the byelaws.
7.3.3	Means of Access	7-meters wide. As per 3.2.1 of the byelaws.
7.3.4	Ground Coverage and FAR	Ground Coverage: 20%; MFAR: 0.20 - As per 3.2.2.7 of the byelaws Note: Within the covered area, construction of cattle shed, storage of animal fodder and straw, milk collection and preservation, milk selling centre, watch-post, and residential facility for essential employees for maintenance of animals, veterinary and breeding facilities and other ancillary activities shall be permissible
7.3.5	Building Height	No restriction on building height
7.3.6	Minimum Setback	As per 3.2.4.3 of the byelaws.
7.3.7	Tree Plantation	Tree plantation on 50 percent of plot in which at least 100 trees will be planted per hectare.
7.3.8	Drainage & Garbage Disposal	Proper arrangement of drainage will be made from the dairy farm/ gaushala to the disposal site and the dung and effluent will be discharged after treatment through cow dung gas plant, septic tank, compost pit or other suitable technology.
7.3.9	Other requirements	Other requirements for dairy farms/ gaushalas, the size of cattle shed, fodder collection, milk collection/ preservation/ storage arrangements, management office, veterinary and breeding facilities, staff accommodation arrangements, pond, cow dung gas plant, etc. will be provisioned as per the standards of National Dairy Research Institute or State Government for Gaushalas.



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8.1 Mixed Use Development

a) Mixed use zones earmarked under Master Plan.	b) Mixed use plots identified as part of approved layouts.	c) Notified bazaar streets less than 18 meter wide (with specified conditions).	d) Along 18/24-meter and wider roads (incl. layouts approved or developed by Authority and Bazaar streets) <ul style="list-style-type: none"> • 24-meter and wider roads in cities with >10 lakh population (as per 2011 census) • 18-meter and wider roads in cities with <10 lakh population (as per 2011 census) 	e) Transit Oriented Development (TOD) Zones.
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Parameter/Development Standard	Mixed use zones earmarked under Master Plan	Mixed use plots as part of approved layouts	Notified bazaar streets (less than 18 meter wide)	Along 18/24-meter and wider roads - incl. layouts approved by Authority and Bazaar Streets (based on city population and 8.1.2.d)	TOD zones
Minimum Plot Size	No restriction	No restriction	No restriction	No restriction	No restriction
Means of Access	9m (plots upto 100 sqm); 12m (other plots)	18/24m	12m	18/24m	=>12m
Building Height	Not restricted	Not restricted	Not restricted	Not restricted	Not restricted
Minimum Setbacks	As applicable for higher use	As applicable for higher use	As per para 5.1.5	As applicable for higher use	As applicable for higher use
Floor Area Ratio	As per para 8.1.3.1	As per para 8.1.3.1	As per para 5.1.4	As per Use Zone	As per para 8.2.2.2
Mixing	0-100%	0-100%	Commercial (first 2 floors); Residential on the upper floors	=>33% (principal use); =<67% (other uses) However, share of single other use shall not be more than principal use. For mixing in bazaar streets the predominant land use shall be Commercial	=>33% (principal use); =<67% (other uses) However, share of single other use shall not be more than principal use.
Parking	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	According to percentage of mixing as per 3.3.4	1ECS per 100 sqm.
Ground Coverage	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks	Subject to adherence to prescribed setbacks



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Chapter-8: Mixed Use and Transit Oriented Development ³⁸¹

8.2 Transit Oriented Development (TOD)

Land use as per MP/ZDP/layout	Changed land use	Minimum FAR in existing use	In other use FAR*
Residential	Residential Mixed-Use TOD	33 percent	67 percent
Commercial (including retail)	Commercial Mixed-Use TOD	33 percent	67 percent
Office/ Institutional	Office Mixed-Use TOD	33 percent	67 percent
Industrial (except heavy and polluting industries)	Industrial Mixed-Use TOD	33 percent	67 percent
Transportation	Transportation Mixed-Use TOD	Operation as required	Remaining FAR
Public semi public	Public semi-public Mixed-Use TOD	33 percent	67 percent

Minimum Right of Way	Base FAR	TOD FAR as % of Base FAR
12m	As per byelaws	150%
≥12 to <24m	As per byelaws	250%
≥24 to <45m	As per byelaws	350%
≥45m	As per byelaws	Unrestricted

Note:

(1) Basic FAR for various land uses in the TOD zone shall be as per prevailing building byelaws, whereas the FAR above this shall be on purchasable basis.

(2) For availing maximum permissible FAR, charges of purchasable FAR only shall apply. That is to say, that the charges for purchasable FAR and premium purchasable FAR shall be the same. Refer Appendix-16.



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Chapter-9: Additional Floor Area Ratio (FAR) 383

9.1 Compensatory Floor Area Ratio (FAR)

- (i) Compensatory FAR may be provided by the Authority to the landowner in lieu of land parcel, which is required partly or fully for the following public purposes:
 - a) Development and construction of roads, drains, traffic and transport infrastructure.
 - b) Laying of service utilities such as water supply line, sewer lines, communication lines, electrical substations, electric lines, gas lines etc.
 - c) Development of greenbelts and public parks/playgrounds.
 - d) Any other infrastructure as decided by the Authority.
- (ii) Compensatory FAR shall not be permitted by the authority in following circumstances:
 - a) For earlier land acquisition or development for which compensation has been already paid partly or fully. (a) Where award of land acquisition has been made unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts, and (b) If the compensation in the form of FAR has already been granted to the owner/applicant.
 - b) Where lawful possession by mutual agreement/or contract has been taken.
- (iii) Compensatory FAR shall as far as possible be provided by the authority in the remaining part of the same plot. In case where it is not possible to use the Compensatory FAR on the same plot, the Authority may allow the owner to use compensatory FAR of the transferred plot on other receiving plot(s) in part or in full for the same land use.
- (iv) The owner shall be allowed Compensatory FAR equal to two times the area of the transferred land.
- (v) If the land use of the remaining plot is earmarked for roads, transportation infrastructure, greenbelt, park and/or playground, where FAR is less than 1.0 or FAR and ground coverage is not permissible, then the Compensatory FAR shall be allowed to be used on any other plot.
- (vi) In case the land use of the remaining plot is proposed for more than one multiple uses in the master/zonal plan, the Compensatory FAR shall be divided proportionately.
- (vii) Compensatory FAR is non-transferable.
- (viii) The transfer of title of land foregone shall be done as per the procedures laid down by the government.



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Chapter-9: Additional Floor Area Ratio (FAR) 384

9.2 Purchasable & Premium Purchasable FAR

Calculation Formula: - $C = Le \times Rc \times P/Pp$

C = Charge

Le = Proportional land requirement for purchasable/ Premium Purchasable FAR (sq.m.). i.e. $FP \div FAR$

FP = Permissible Additional Floor Area (sq.m.) as per PFAR/PPFAR, as the case may be

FAR = Permissible Floor Area Ratio as per Master Plan / Building Byelaws (Base FAR)

Rc = Current rate of land

Note: The current rate of land refers to the circle rate determined by the District Magistrate, where such rate is not available, the current residential rate determined by the Authority.

P/Pp = Factor Coefficient for various land use categories.

Sl.	Land Use Category	Factor Coefficient (P)- Purchasable FAR	Factor Coefficient (Pp) - Premium Purchasable FAR
1	Commercial	0.50	1.00
2	Mixed Use	0.45	0.90
3	Office Buildings / Institutional	0.45	0.90
4	Hotels	0.40	0.80
5	Residential (Plotted)	0.40	-
6	Residential (Group Housing)	0.40	0.80
7	Industrial	0.40	0.80
8	Community Facilities and Infrastructure	0.20	0.40



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9.2 Purchasable & Premium Purchasable FAR

The computation of purchasable FAR (PFAR) and premium purchasable FAR (PPFAR) for buildings across different occupancies in built-up as well as non-built-up areas will be dependent on width of the approach road or existing right of way (ROW) and shall be as follows

Road Width (m)	Base FAR (BFAR)	Purchasable FAR (PFAR)	Premium Purchasable FAR (PPFAR)	Maximum Permissible FAR (MFAR)
(1)	(2)	(3)	(4)	(5) = (2)+(3)+(4)
Up to 12m	B1	Up to 20% of B1	Up to 20% of B1	140% of B1
≥12 to <24m	B2	Up to 50% of B2	Up to 50% of B2	200% of B1
≥24 to <45m	B3	Up to 100% of B3	Up to 150% of B3	350% of B1
≥45m	B4	Up to 100% of B4	Unrestricted	Unrestricted

Note-1: In case of any difference in the prescribed limits of maximum permissible FAR in chapter-3 to chapter-7 and the table above, the figures in respective chapters will prevail. Refer Appendix-16.

Note-2: PFAR, PPFAR and MFAR calculated above shall be rounded off to second decimal.

Note-3: In case of residential plotted development for both single and multi-units, the maximum permissible (purchasable) FAR is 2.0 irrespective of the width of the approach road



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Chapter-9: Additional Floor Area Ratio (FAR) 386

9.3 Additional FAR on Green Buildings

To promote green buildings following incentive in the form of additional FAR (free of cost), shall be provided for green rated buildings.

- a) GRIHA Three star/ IGBC Silver/ LEED silver or equivalent rating/ ASSOCHAM GEM-3/ EDGE Certified (20-30%) – 3% additional FAR on availed FAR.
- b) GRIHA Four star/IGBC Gold/ LEED Gold or equivalent rating / ASSOCHAM GEM-4/ EDGE Certified (30-40%) – 5% additional FAR on availed FAR.
- c) GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating/ ASSOCHAM GEM-5/ EDGE Advanced – 7% additional FAR on availed FAR.

Note:

- I. Additional FAR mentioned above in point a), b) and c) shall be awarded after pre-certification from the empanelled agency. This incentive FAR on Green Buildings shall be over and above the MFAR.
- II. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per the circle rates for the additional FAR for the rating not achieved.
- III. The authority shall consider certification from any agency identified/ recognised by the State/ Central Government.



Chapter-10: Fire Protection and Life Safety

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10.1 Fire prevention and life safety measures.

Sub-section	Key Priority	Mandatory Applicability
10.1.1 Building owners to provide and maintain fire prevention and life safety measures.	<ul style="list-style-type: none"> • Fire prevention & life safety is the liability of owner/occupier, either jointly or individually. • Must provide and maintain minimum required fire safety systems. 	<p>As per Section 26, UP Fire and Emergency Services Act, 2022, must comply with:</p> <ul style="list-style-type: none"> ▶ NBC 2016 ▶ Building Bye-laws ▶ Oil Industry Safety Directorate ▶ Petroleum Act & Rules ▶ Explosives Act & Rules ▶ State/local fire safety guidelines
10.1.2 Compliances for Completion Certificate	<ul style="list-style-type: none"> • No Completion Certificate to be issued until fire safety measures are verified as installed & maintained 	<ul style="list-style-type: none"> • Applies to all building categories requiring fire safety installations
10.1.3 Fire Safety Certificate for Multi-storied buildings and Special Buildings as per Fire Act	<ul style="list-style-type: none"> • Mandatory Fire Safety Certificate from Fire and Emergency Services for certain high-risk buildings 	<p>Applicable to:</p> <p>a) Multi-storied buildings >15 m height</p> <p>b) Special buildings:</p> <ul style="list-style-type: none"> ▶ Educational/Institutional ≥ 9 m ▶ All Assembly buildings ▶ Any occupancy >500 sq.m ▶ Incidental assembly area >300 sq.m on any floor ▶ 2 or more basements, or 1 basement >500 sq.m <p>c) Mixed occupancies with >500 sq.m covered area</p> <ul style="list-style-type: none"> • Must follow Uttar Pradesh Fire and Emergency Services Rules, 2024



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10.2 Minimum Standards for Fire prevention and Life Safety for permanent structures

Para#	Key Priority	Mandatory Applicability	
10.2.1 Prescribed minimum standards for fire prevention and life safety in buildings.	<ul style="list-style-type: none"> Determined based on building height, covered area, and occupancy. Measures to include: 	<ul style="list-style-type: none"> Applicable to new buildings based on: <ul style="list-style-type: none"> Covered area Building height Occupancy type Minimum standards under: <ul style="list-style-type: none"> UP Fire & Emergency Services Act, 2022 UP Fire & Emergency Services Rules, 2024 Not all items are applicable to every building—case-by-case basis assessment applies 	
	1. Access to building;		7. Captive water storage
	2. Exits (number, width, type)		8. Fire lifts & signage
	3. Smoke management system		9. Power backup & MOEFA
	4. Fire extinguishers, hose reels		10. Electrical audit & safety certification
	5. Fire detection & alarm system		11. Appointment of Fire Officer (if required)
	6. Sprinkler systems, hydrants		12. Lift safety certificate (if applicable)
Final fire protection design as per NBC 2016 + UP Fire Rules 2024			

10.3 Issuance of Fire Safety Certificate and its renewal

Para#	Key Priority	Mandatory Applicability
10.3.1 Existing Buildings	<p>1. Buildings with approved maps & old NOC:</p> <ul style="list-style-type: none"> Assessed as per prevailing norms at time of approval + updated rules Must comply with access & exit norms per approved maps <p>2. Buildings with approved maps but no NOC (pre-rules):</p> <ul style="list-style-type: none"> Structural changes not mandatory for exits/access Other fire safety provisions mandatory on case-by-case basis <p>3. Old buildings without approved maps:</p> <ul style="list-style-type: none"> Setback & access not mandatory All other fire safety measures to be ensured on case-by-case basis 	<ul style="list-style-type: none"> Applies to buildings constructed before 2022 Must meet relevant provisions of: <ul style="list-style-type: none"> UP Fire and Emergency Services Act, 2022 UP Fire and Emergency Services Rules, 2024
10.3.2 Building other than existing buildings	<ul style="list-style-type: none"> Application for Provisional/Final/Renewal Fire Safety Certificate Certificate issued in prescribed format Design & construction must comply with: (a) NBC 2016, (b) UP Fire and Emergency Services Rules, 2024 Provisions for fire prevention and life safety to be fully integrated in building plan 	<ul style="list-style-type: none"> Applies to all buildings approved/constructed post-2022 Adherence to fire safety norms is mandatory pre-condition for certification



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Chapter-11: Structural Safety & Quality Control³⁹⁰

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Chapter-11: Structural Safety & Quality Control ³⁹¹

Section	Key Priority	Mandatory Applicability
11.1 Structural Design and Safety	<p>Structural design to be carried out by licensed structural engineer (as per Chapter 14). Design to conform with Part 6 'Structural Design' of NBC 2016, covering:</p> <ul style="list-style-type: none"> • Loads and forces • Soils and foundations • Timber, bamboo, masonry, concrete, steel • Prefabrication and composite systems • Glass, glazing, and new cladding materials (e.g., ACP, HPL, UPVC) 	<p>As per Section 26, UP Fire and Emergency Services Act, 2022, must comply with:</p> <ul style="list-style-type: none"> • NBC 2016 • Building Bye-laws • Oil Industry Safety Directorate • Petroleum Act & Rules • Explosives Act & Rules • State/local fire safety guidelines
11.2 Structural Design Basis Report (SDBR)	<p>Structural Design Basis Report (SDBR) to be submitted (Appendix-14):</p> <ul style="list-style-type: none"> ▶ Part 1: General Information/Data ▶ Part 2: Load Bearing Masonry Buildings (if applicable) ▶ Part 3: Reinforced Concrete Buildings (if applicable) ▶ Part 4: Steel Buildings (if applicable) 	<ul style="list-style-type: none"> • Mandatory for all building proposals as per Chapter 14 • Submitted by licensed structural engineer / principal design consultant • Must comply with relevant Indian Standards from NBC 2016 • SDBR to be attached with design drawings/documents during application submission
11.3 Review of Structural Design	<ul style="list-style-type: none"> • Peer review / proof-checking of structural design to ensure safety and compliance 	<p>Mandatory for:</p> <ul style="list-style-type: none"> ▶ Buildings above 50 m height ▶ Important service and community buildings (e.g., schools, government buildings, monuments) ▶ Lifeline and emergency buildings (e.g., hospitals, airports, fire stations, telecom, power stations) ▶ Large assembly buildings



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Chapter-11: Structural Safety & Quality Control ³⁹²

Section	Key Priority	Mandatory Applicability
11.4 Quality Control and Safety during Construction	<ul style="list-style-type: none"> Use of superior quality materials conforming to BIS-certified Indian Standards as per NBC 2016 Part 5. Approval of alternative materials and construction technologies by the Authority, compliant with NBC 2016. Competence requirements for workers basis job-specific needs. Preference for formally trained or certified workers. Provision of on-site training/skilling for workers for specialized tasks. Periodic review of worker performance and training needs. Strict adherence to NBC 2016 Part 7 for safety during construction. 	<ul style="list-style-type: none"> Applicable to all construction projects under the jurisdiction of these regulations. Compliance required for materials, workmanship, and construction safety practices. Training and skilling required for all construction workers involved. Safety provisions applicable throughout the construction phase for all buildings.
11.5 Periodic Evaluation of Buildings	<ul style="list-style-type: none"> Ensure structural safety and stability through periodic audits. Conduct structural audits/inspections: <ul style="list-style-type: none"> First audit in the 10th year after grant of occupancy. Subsequent audits every 5 years thereafter. Prompt evaluation if building shows distress signs (structural cracks). Buildings above 50 m or special structures must be evaluated by empanelled expert structural engineers. Audit findings to be submitted to the Authority for record-keeping. Any safety actions recommended by the engineer must be implemented within Authority-stipulated timelines. The Authority is empowered to undertake repairs/retrofitting at the owner's cost if the owner fails to comply. 	<p>Applicable to:</p> <ul style="list-style-type: none"> All high-rise buildings. All special buildings (e.g., critical public infrastructure, lifeline/emergency services). All buildings above 50 m height. Mandatory periodic audits post-occupancy are required as per timeline. Mandatory compliance with repair or retrofitting recommendations under Section 11.6. Applicable to building owners and occupiers, with compliance enforced by the Authority.
11.6 Seismic Strengthening /Retrofitting	<ul style="list-style-type: none"> Mandatory retrofitting required if a building is found seismically deficient during periodic evaluation (as per Section 11.5). Seismic strengthening must conform to relevant Indian Standards for different building types. Follow IS 18289 guidelines for post-earthquake safety assessment, to decide if re-occupancy is permissible. Ensure buildings meet minimum seismic resistance standards defined in the applicable codes. 	<ul style="list-style-type: none"> Applies to all buildings found seismically non-compliant during periodic structural evaluations. Mandatory for building owners to initiate retrofitting/upgrading as per relevant IS Codes. Post-earthquake assessment is compulsory before reoccupation in affected zones/buildings. Enforced under the Authority's direction to maintain occupancy and life safety standards.



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Chapter-11: Structural Safety & Quality Control ³⁹³

Section	Key Priority	Mandatory Applicability
11.7 Format for Structural Design Basis Report (SDBR)	<ul style="list-style-type: none"> Ensure submission of SDBR with the Building Permit application. For RCC framed buildings, submit a certificate stating Part 3 of SDBR will be submitted at least 1 month before construction. Submit additional technical details 1 month before construction, including: <ul style="list-style-type: none"> Foundation details: Pile foundation: specify type, diameter, length, capacity. For High water table: describe method to counter water pressure & indicate water table levels. Earthquake analysis model: For composite shear wall–frame systems, provide base shear distribution. 	<ul style="list-style-type: none"> All buildings applying for a Building Permit. Applicable when information in Part 1 (iii, x, xviii, xix, xx) is incomplete at application stage. Mandatory for reinforced concrete framed structures to submit Part-3 and structural details 1 month before construction. Required for basement constructions to submit earth-retaining details. Must adhere to latest Indian Standards and amendments as per NBC 2016, Appendix-14.
11.8 Requirements for earthquake resistant construction	11.8.1 Applicability - Earthquake-resistant design for buildings with (a) More than 3 floors or 12 m height, (b) Infrastructure facilities with >500 sqm area (e.g. hospitals, terminals). 100% compliance with BIS codes, NBC & Para # 11.1	<ul style="list-style-type: none"> Mandatory for all such buildings/ infrastructure Enforced during building plan sanction
	11.8.2 Certificate required for construction permit - Submit Building Information Schedule (Appendix-8), Submit Certificate (Appendix-9) jointly signed by Landowner/builder, Architect, Structural Engineer. Submit full design & calculations before permit, Resubmit if any map/design changes	<ul style="list-style-type: none"> Compulsory for building permit approval. Applicable to all buildings under 11.8.1 scope
	11.8.3 Conditions for construction permission - Site supervision by certified civil engineer, Ensure material testing (on-site & lab), Display board (4x3 ft) listing team names, Maintain all documents on-site i.e. (a) Approved map, soil report, structural drawings, (b) Testing records, inspection register. Allow independent & authority inspections	<ul style="list-style-type: none"> Applies to all ongoing constructions under permit Construction can be sealed or halted on violation Legal action on unauthorized work
	11.8.4 Completion Certificate - Appendix-11 certificate required for completion signed by landowner, architect, site engineer. Confirms structure complies with BIS/NBC. Building must not be used before completion certificate is obtained	<ul style="list-style-type: none"> Mandatory to legally occupy or use the building Unauthorized occupation triggers penalties
	11.8.5 Qualification Criteria <ul style="list-style-type: none"> Structural Engineer: Must meet experience based on height & seismic zone Site Civil Engineer: Diploma engineers limited to <4-storey buildings Expert Inspecting Engineer: Senior officials (e.g. Chief Engineer, Professor-level), Joint inspections for large/critical projects 	<ul style="list-style-type: none"> Qualification norms based on (a) Seismic zone, (b) – Building height and area Compulsory for design, supervision, and inspection roles



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Chapter-12: Provisions for differently abled, elderly and children ³⁹⁴

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Chapter-12: Provisions for differently abled, elderly and children ³⁹⁵

Section	Key Priority	Mandatory Applicability
12.1 Definitions	<ul style="list-style-type: none"> Clarify types of disabilities to ensure inclusive infrastructure planning: <ul style="list-style-type: none"> – Non-ambulatory: Confined to wheelchair – Semi-ambulatory: Walk with aid (crutches, braces) – Hearing-disabled: Difficulty in communication or hearing warnings – Sight-disabled: Partial or full vision loss Standard wheelchair dimensions: 1050 mm x 750 mm 	<ul style="list-style-type: none"> Used to determine spatial and design considerations in accessibility features Applicable across all building design stages for accessibility planning
12.2 Scope	<ul style="list-style-type: none"> Applies to public-use buildings including (a) Educational, institutional, assembly, commercial, business, mercantile buildings, (b) Multi-unit and group housing Does not apply to single-unit residential dwellings Mandatory provisions: <ul style="list-style-type: none"> At least one wheelchair-accessible entrance/exit per facility (should be main entrance for new buildings) Accessibility beyond wheelchair users: Include visually/hearing impaired Accessible toilets: Minimum one unisex accessible washroom; In multi-storey buildings, one per floor near general toilets 	<ul style="list-style-type: none"> Applicable to all new and existing public-use buildings (as listed) Accessibility features must be integrated at design and execution stages Facilities for persons with all forms of disabilities—not limited to wheelchair users Washroom/toilet accessibility is mandatory in all public buildings
12.3 Site Development Specifications	<p>12.3.1 Access Path/ Walkway - Provide a minimum 1800 mm wide access path from entrance/parking to building.</p> <ul style="list-style-type: none"> Ensure even, non-slip surfaces without steps; max slope of 1:20 (5%). Use guiding/warning floor material (distinct texture, color, or sound) for visually impaired: At entrances, lobbies, ramps, traffic intersections, staircases, toilets, etc. Ensure no protruding signage; safe for white-cane users. Install Braille signages, audio announcements in busy public spaces. Use 20 mm+ size lettering with contrasting colors for visibility. Use intl. wheelchair symbol at accessible areas (toilets, lifts, parking). 	<ul style="list-style-type: none"> Applicable to all public-use buildings and group housing. <ul style="list-style-type: none"> Mandatory for new constructions and retrofitting projects. Guiding floor material and Braille signages are compulsory for visually impaired-friendly design. Must comply with NBC and accessibility standards.



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Chapter-12: Provisions for differently abled, elderly and children ³⁹⁶



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Section	Key Priority	Mandatory Applicability
12.3 Site Development Specifications	<p>12.3.2 Parking – Required to provide:</p> <ul style="list-style-type: none"> • Minimum 2 accessible parking bays within 30-m of bldg. entrance or lift. • Each bay should be 3.6 m x 5.0 m, including 1200 mm side transfer zone. • Shared transfer bays allowed between two accessible parking slots. • Clearly mark spaces as reserved for wheelchair users. • Guiding floor material or audible navigation devices for visually impaired. • Include passenger drop-off zones for taxis, vans, buses with: Min. 9 m length, 3.6 m width, kerb ramp. • Accessible tactile path from car park or taxi stand to main entrance. 	<ul style="list-style-type: none"> • Mandatory for all public and institutional buildings with parking provisions. • Compulsory for transport hubs, group housing, commercial complexes. • Tactile pavers and accessible drop-off zones are non-negotiable standards. • Compliance with accessibility guidelines under NBC 2016 & Harmonized Guidelines (GoI) is required.
12.4 Building Requirements	<p>12.4.1 Approach to the plinth level.</p> <ul style="list-style-type: none"> • At least one accessible entrance per building, indicated by signage. • Ramped approach: 1800mm wide, slope 1:12 max, 800mm handrails on both sides, non-slip surface. • Stepped approach: Tread ≥300 mm, riser ≤150 mm, 800 mm handrails 2 sides. • Entrance door: Clear opening ≥900 mm, threshold ≤12 mm. • Entrance landing: 1800 mm x 2000 mm, non-slip and guiding floor materials. 	<ul style="list-style-type: none"> • Applicable to all public-use buildings. • Mandatory for new buildings and retrofits. • Compliance with NBC and accessibility codes required.
	<p>12.4.2 Corridor connecting exit/entrance for the disabled.</p> <ul style="list-style-type: none"> • Minimum width of corridor: 1500 mm. • Slope ways with 1:12 gradient for level changes. • Handrails required on slopes. • Guiding floor materials/sound devices for visually impaired. 	<ul style="list-style-type: none"> • Applicable to corridors connecting entrances/exits in all applicable buildings. • Mandatory wherever accessibility route is provided.
	<p>12.4.3 Stairways</p> <ul style="list-style-type: none"> • At least one stairway near accessible entrance to comply. • Width: ≥1350 mm, Tread: ≥300 mm, Riser: ≤150 mm. • Handrails both sides, extending 300 mm. • No open risers, sharp nosings, or projections below 2100 mm. 	<ul style="list-style-type: none"> • Required for all multi-storey public buildings. • Minimum one compliant stairway mandatory.

Chapter-12: Provisions for differently abled, elderly and children ³⁹⁷

Section	Key Priority	Mandatory Applicability
12.4 Building Requirements	12.4.4 Lift <ul style="list-style-type: none"> At least one lift usable by wheelchair users if lifts are required. Min. dimensions: 2000 mm width, 1100 mm depth, 900 mm door width. Handrail at 1000 mm height, audible floor indicators. Lobby size: Min. 1800 mm x 1800 mm. 	<ul style="list-style-type: none"> Mandatory in buildings requiring lifts. Must be designed for wheelchair accessibility.
	12.4.5 Toilet <ul style="list-style-type: none"> Provide one special WC near general toilets. Size: 1500 mm x 1750 mm. Door opening: ≥900 mm, outward swinging. Handrails with 50 mm clearance. WC seat 500 mm from door. 	<ul style="list-style-type: none"> Mandatory for all floors of public-use buildings. Applies to both new and modified structures.
	12.4.6 Drinking Water <ul style="list-style-type: none"> Provision of drinking water near accessible toilet. Designed for disabled users. 	<ul style="list-style-type: none"> Compulsory for all public buildings with sanitation facilities.
	12.4.7 Design for Children <ul style="list-style-type: none"> Lower height of railings and fittings in child-centric buildings (schools, play areas, etc.). 	<ul style="list-style-type: none"> Mandatory in buildings meant predominantly for children.
	12.4.8 Refuge <ul style="list-style-type: none"> Refuge area at each floor near fire-protected stair landing. Capacity: 1-2 wheelchairs. Clear door width: 900 mm, stair width: 1500 mm. Alarm switch between 900-1200 mm height. 	<ul style="list-style-type: none"> Compulsory in multi-storey buildings per fire and accessibility codes.
	12.4.9 Proper Signage <ul style="list-style-type: none"> Braille signage, no protruding signs. Font: ≥20 mm, contrasting colors. Install wheelchair symbols at lifts, toilets, parking. Public Address System in busy areas. 	<ul style="list-style-type: none"> Required for all buildings covered under accessibility regulations. Signage and markings are mandatory for compliance.



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Chapter-13: Environmental Sustainability

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Section	Key Priority	Mandatory Applicability
13.1 Water Conservation	13.1.1 Water management during construction <ul style="list-style-type: none"> • Use only authorized water sources for construction. • If groundwater is used, obtain permission from relevant groundwater authority. • Employ low water-intensive methods: prefabricated components, pre-mixed concrete, curing compounds. • Potable water to be used only for drinking, human use, and concrete mixing. • For other construction activities, treated wastewater from approved sources should be used (must meet quality standards). 	<ul style="list-style-type: none"> • Mandatory for all construction sites. • Strict prohibition on use of potable water for activities other than drinking, human use, or concrete mixing. • Emphasis on resource efficiency and sustainable construction methods. • Regulatory clearance required for use of groundwater.
	13.1.2 Rainwater Harvesting - RWH through: <ul style="list-style-type: none"> – Surface storage for future use – Groundwater recharge • Mandatory in all public open/recreational areas • Layout plan must include hydrogeological survey • For schemes >10 acres (4 ha): <ul style="list-style-type: none"> – Reservoirs covering min 1% of total area – Max depth 2m; only surface runoff allowed – Recharge pits/shafts at park corners aligned with slope • Max 5% concrete in parks (use permeable/semi-permeable blocks) • Use drought-tolerant, low-water-use vegetation • New schemes must include separate RWH networks for rooftops & recharge pits 	<ul style="list-style-type: none"> • RWH not mandatory for plots 100–300 sqm if connected to collective recharge system • RWH mandatory for individual plots >300 sqm • If no collective recharge system, rooftop RWH is mandatory for all plots ≥300 sqm (except in waterlogged areas) • Construction projects (20,000–50,000 sqm) and others (up to 1,50,000 sqm): <ul style="list-style-type: none"> – Must submit complete RWH & water conservation plan – Use of low-flow/sensor fixtures encouraged – Min 1 recharge bore per 5,000 sqm built-up – 1-day water storage capacity required – 20% of open space must be pervious (50% open pavers) – Recharge only into shallow aquifers – Groundwater abstraction needs approval
13.2 Energy Conservation	a) General Provisions <ul style="list-style-type: none"> • UPECBC applies to public/commercial buildings with: <ul style="list-style-type: none"> – ≥100 kW load or ≥120 kVA contract demand – ≥1000 sqm plot with ≥2000 sqm built-up (excluding basement) • Eco-Niwas Samhita (ENS) 2024 applies to residential buildings • Cool roofs encouraged for all buildings >500 sqm 	<ul style="list-style-type: none"> • UPECBC: Mandatory for eligible public/commercial buildings • ENS: Mandatory for residential buildings • Cool roof recommended but not mandatory



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Section	Key Priority	Mandatory Applicability
13.2 Energy Conservation	b) Plan Submission & Completion <ul style="list-style-type: none"> Submit UPECBC compliance (signed by architect & developer) Completion certificate must include BEE-certified ECBC compliance 	<ul style="list-style-type: none"> Required at both approval and completion stages for buildings under UPECBC
	13.2.1 Efficient Lighting - Maximize daylight utilization, Use energy-efficient LED/solar lights in common areas, Solar-powered exterior lights with automatic controls	<ul style="list-style-type: none"> Applicable to all new buildings (recommended) Mandatory under ECBC for projects >20,000 sqm
	13.2.2 Efficient HVAC - Maximize natural ventilation; Use ceiling/circulating fans in hot/humid areas	<ul style="list-style-type: none"> Recommended for all buildings Encouraged especially in climate-sensitive zones
	13.2.3 Solar Energy <ul style="list-style-type: none"> Utilize 25–50% roof area for solar water heating or SPV systems Promote renewable energy for energy independence 	<ul style="list-style-type: none"> Applicable to all new buildings (encouraged) Mandatory SPV for plots ≥500 sqm (13.2.3.1) Mandatory SWH for listed building types (13.2.3.2)
	13.2.3.1 Solar PV Systems <ul style="list-style-type: none"> Install solar PV systems for in-house use or grid transfer 	<ul style="list-style-type: none"> Mandatory for plots ≥500 sqm Encouraged for smaller plots
	13.2.3.2 Solar Water Heating <ul style="list-style-type: none"> Provide SWH in hotels, guest houses, institutions, hostels (with >100 students), assembly buildings, barracks 	<ul style="list-style-type: none"> Mandatory for listed categories of buildings
	13.2.4 Energy Efficiency Compliance <ul style="list-style-type: none"> Follow ECBC standards: lighting, building envelope, passive design Install renewable energy for ≥1% of demand Provide solar heating for ≥20% hot water demand Use eco-friendly construction materials (≥20%) Use fly ash as per MoEFCC guidelines 	<ul style="list-style-type: none"> Mandatory for: Building/area development projects 20,000–50,000 sqm; Industrial, institutional, hospital, hostel projects 20,000–1,50,000 sqm Comply with BEE ECBC or state ECBC where applicable
13.3 Topography and Natural Drainage	<ul style="list-style-type: none"> Maintain natural drainage; no obstruction through construction No construction on wetlands or water bodies Allowable interventions: check dams, bio-swales, landscape drains, SUDS Design must follow natural topography Minimize site cutting and filling 	<ul style="list-style-type: none"> Building/Area Development Projects: 20,000–50,000 sqm Industrial sheds, hospitals, hostels, educational institutions: 20,000–1,50,000 sqm



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Section	Key Priority	Mandatory Applicability
13.4: Solid Waste Mgmt.	<ul style="list-style-type: none"> All buildings must provide dry and wet waste segregation at source For residential & non-residential buildings >500 sqm: Biodegradable & non-biodegradable bins at ground floor near entrance for easy municipal collection Compliance with Solid Waste Management Rules 2016, E-waste Rules 2016, and Plastics Waste Rules 2016 required Separate wet & dry bins required in each unit + at ground level On-site sewage treatment required for 100% wastewater; reuse for landscaping, flushing, cooling, etc. Excess treated water must meet discharge norms (MoEFCC) Sludge to be managed as per CPHEEO Manual (2013) 	<ul style="list-style-type: none"> All buildings (residential & non-residential) >500 sqm Group housing included Building/Area Development Projects: 20,000–50,000 sqm Industrial sheds, hospitals, hostels, educational institutions: 20,000–1,50,000 sqm
13.5: Wastewater Recycling	<ul style="list-style-type: none"> Wastewater from residential, commercial, medical, industrial sources must be treated as per State Pollution Control Board (SPCB) norms. Mandatory installation of wastewater recycling facility where discharge exceeds 10,000 litres/day. Submission of wastewater treatment plan, including location, design, implementation, monitoring details along with development/building permit application. Reuse of treated greywater for non-potable, non-contact purposes: toilet flushing, gardening, car washing, etc. Only toilet (blackwater) discharge allowed into municipal sewer system. Additional piping needed for excess greywater discharge. Recycled water must not be connected to potable system. Use purple pipe network. Separate plumbing for greywater and blackwater is mandatory. Regular testing (every 6 months) of treated greywater to ensure non-potable water quality standards. Reuse only for specific uses: flushing, drip/subsurface irrigation, groundwater recharge (non-contact only). Developer/owner must install full greywater system before sale of the building. System installer should preferably comply with ISO:14000. Testing can be done via Jal Nigam/municipal labs; results submitted as per UPPCB/competent authority norms. 	<ul style="list-style-type: none"> Mandatory for all buildings (residential, commercial, institutional, etc.) with wastewater discharge >10,000 litres/day. Applicable at permit application stage (development/building). Applies to: <ul style="list-style-type: none"> → Building/Construction projects: 20,000–50,000 sqm → Industrial sheds, hospitals, hostels, educational institutions: 20,000–1,50,000 sqm.



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Section	Key Priority	Mandatory Applicability
13.6: Air Quality & Noise	<ul style="list-style-type: none"> Roads at/leading to sites must be paved/blacktopped. No excavation without dust control. No uncovered loose soil/C&D waste. Wind-breakers (1/3 building height, max 10m). <p>Water sprinklers/dust suppressants mandatory.</p> <ul style="list-style-type: none"> Dust control signage at site mandatory. No open grinding/cutting. Material stored within site only; no roadside storage. No uncovered vehicle transport of materials. Provide wet jets for cutting. Follow C&D Waste Rules 2016. Workers must be given dust masks. DG sets must meet MoEFCC emission & noise norms (GSR 281(E), 2016). Acoustic enclosures compulsory for DG sets. NCR-UP must comply with CAQM directions. 	<ul style="list-style-type: none"> Building/Construction Projects: 20,000–50,000 sqm Industrial sheds, hospitals, hostels, educational institutions: 20,000–1,50,000 sqm
13.7: Green Cover / Tree Plantation	<ul style="list-style-type: none"> As per the Urban Greening Guidelines (MoHUA, 2014): <p>Landscaping plan with building layout.</p> <ul style="list-style-type: none"> Tree requirements: <ul style="list-style-type: none"> → 1 tree for plots <200 sqm → 2 trees: 200–300 sqm → 4 trees: 301–500 sqm → 1 tree per 100 sqm >500 sqm → 50 trees/ha for group housing → 1 tree per 80 sqm (industrial) → 1 tree per 100 sqm (commercial) → 125 trees/ha in parks/playgrounds/institutions Minimum: 1 tree per 80 sqm land Preference for native species 1:3 compensatory plantation for tree cutting Tree plantation deposit to be paid, refunded after 5 yrs if trees are maintained 	<ul style="list-style-type: none"> Building/Construction Projects: 20,000–50,000 sqm Industrial sheds, hospitals, hostels, educational institutions: 20,000–1,50,000 sqm



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Section	Key Priority	Mandatory Applicability
13.8: Environment Impact Assessment	<ul style="list-style-type: none"> No development permitted without SEIAA Environment Clearance. Required for all construction phases from first phase itself. EIA categories: <ul style="list-style-type: none"> → Category A: 5,000–20,000 sqm (no clearance needed) → Category B: 20,000–50,000 sqm (SEIAA clearance mandatory) → Category C: 50,000–1,50,000 sqm (SEIAA clearance mandatory) → Category D: >1,50,000 sqm / >50 ha (Townships/Area Dev Projects – SEIAA clearance mandatory) 	<ul style="list-style-type: none"> Category B, C & D projects as per EIA Notification 2006 All projects seeking phase-wise approval must take clearance before Phase 1
13.9: Environment Management Plan (EMP)	<ul style="list-style-type: none"> For all projects >50,000 sqm built-up area: <ul style="list-style-type: none"> → Set up Environment Monitoring Committee → Operationalize STPs, landscaping, rainwater harvesting, solid waste mgmt, solar energy, power backup for env infra, energy conservation measures. → Clear responsibilities for environment infrastructure maintenance & compliance. 	<ul style="list-style-type: none"> Category C (50,000–1,50,000 sqm) and above Applicable for buildings >50,000 sqm built-up area



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Chapter-14: Qualifications and Competence of Licensed Technical Persons ⁴⁰⁴

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Chapter-14: Qualifications and Competence of Licensed Technical Persons

Section	Key Priority	Mandatory Applicability
14.1 Essential Requirements	<ul style="list-style-type: none"> • All building and development works must be planned, designed, and supervised by licensed professionals. Recognized professionals: <ul style="list-style-type: none"> a) Architect b) Engineer c) Structural Engineer d) Supervisor e) Town Planner f) Landscape Architect g) Urban Designer h) Utility Service Engineer • These professionals must be registered with: Local Authority or Statutory body governing the profession • Detailed registration and competency rules defined under 14.2.1 to 14.2.5 	<ul style="list-style-type: none"> • Applicable to all buildings and development works requiring permission under the Building Code
14.2 Qualifications & Competence of Licensed Persons	<p>14.2.1 Architect</p> <ul style="list-style-type: none"> • Prepare plans & documents for building permits (except engineering for high-rise/special buildings) • Issue supervision & completion certificates (architectural aspects) • Prepare layout/subdivision plans up to 1 ha (metro) & 2 ha (others) • Supervise land development up to 1 ha (metro) & 2 ha (others) 	<ul style="list-style-type: none"> • As per Architects Act, 1972 • Registered with Council of Architecture
	<p>14.2.2 Civil Engineer</p> <ul style="list-style-type: none"> • Prepare all building permit plans <ul style="list-style-type: none"> • Structural design (up to 500 sqm & 5 storeys/16 m height) • Issue supervision & completion certificates • Prepare all service & layout plans up to 1 ha (metro) & 2 ha (others) • Supervise land development (all areas) 	<ul style="list-style-type: none"> • Graduate in Civil/Architectural Engineering • Or Corporate Member of Institution of Engineers (India) – Civil/Arch Engg
	<p>14.2.3 Structural Engineer</p> <ul style="list-style-type: none"> • Prepare structural design, drawings, and supervise for all buildings <ul style="list-style-type: none"> • Mandatory for special structures as identified by the Authority 	<ul style="list-style-type: none"> • Graduate in Civil Engineering <ul style="list-style-type: none"> • 3 years' experience in structural design (2 yrs with PG / 1 yr with PhD)



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Chapter-14: Qualifications and Competence of Licensed Technical Persons

Section	Key Priority	Mandatory Applicability
14.2 Qualifications and Competence of Licensed Persons	14.2.4 Supervisor <ul style="list-style-type: none"> Prepare & supervise building permit plans for residential buildings (up to 200 sqm plot & 2 storeys or 7.5 m height) 	<ul style="list-style-type: none"> Diploma in Civil Engineering/Architectural Assistantship OR equivalent Govt. non-gazetted recruitment qualification; + 5 years' experience in building design & constn.
	14.2.5 Town Planner <ul style="list-style-type: none"> Prepare subdivision/layout plans for all areas Issue supervision certificate for land development (all areas) For >5 ha: landscape architect & utility service engr. must be involved 	<ul style="list-style-type: none"> Graduate/Postgraduate in Town & Country Planning Associate Member of Institute of Town Planners
	14.2.6 Landscape Architect <ul style="list-style-type: none"> Landscape design for land ≥ 5 ha (metro: ≥2 ha) May be engaged for smaller sites as desired 	<ul style="list-style-type: none"> Bachelor's/Master's in Landscape Architecture (India/abroad)
	14.2.7 Urban Designer <ul style="list-style-type: none"> Urban design for land >5 ha or campus >2 ha Urban renewal for all areas May be engaged for smaller areas as needed 	<ul style="list-style-type: none"> Master's in Urban Design or equivalent (India/abroad)
	14.2.8 Engineers for Utility Services (Mechanical, Electrical, Plumbing) <ul style="list-style-type: none"> Planning, design & supervision of services: <ul style="list-style-type: none"> – HVAC, lifts, water supply, drainage, gas, sanitation For high-rise/multistoried/special buildings, must be supervised by qualified personnel 	<ul style="list-style-type: none"> As per NBC 2016 (Part 8: Building Services & Part 9: Plumbing Services) Or as per relevant professional body norms approved by Authority
14.3 Builder/ Developer Entity	<ul style="list-style-type: none"> Ensure quality, safety, and compliance with construction practices under NBC 2016 	<ul style="list-style-type: none"> Min. qualifications & competence decided by Authority Applicable to all categories of buildings & infra. Dev.
14.4 Licensed qualified 3rd party agency for fire & life safety systems	<ul style="list-style-type: none"> Qualified to install and maintain fire prevention & life safety systems Must comply with safety standards and maintenance protocols 	<ul style="list-style-type: none"> Minimum qualifications & competence to be decided by the Director General, UP Fire and Emergency Services License issued as per Section 26 of UP Fire and Emergency Services Act, 2022 and corresponding rules



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Standard Use Zones

The use zones of master plans have been standardized as below:

	Land Use Zone	Notation
1	Built up	BU
2	Residential	R
3	Mixed Use 1 & 2	MU
4	Commercial 1- Retail/CBD/Sub CBD/ Bazaar Street	C-1
5	Commercial 2- Wholesale/ Godown	C-2
6	Small Industries	SI
7	Large Industries	LI
8	Office Use	OU

	Land Use Zone	Notation
9	Public & Semi-public	PSP
10	Transport 1 & 2, Parking	TT
11	Forest	F
12	Recreational 1 & 2	RC
13	Green belt	GB
14	Grameen Abadi	GA
15	Agriculture	A
16	Highway Facilities	HF

Symbol	Permissibility
	Permitted
0	Permitted with conditions
	Prohibited

Provisions relating to proposed land uses in master plans of development authorities:

Since the prevailing master plans of different development authorities have use zones other than the above list, for the sake of convenience such use zones are grouped under standardized use zones as given in *Appendix-15*. It is clarified that the zoning regulations pertaining to the standardized use zones shall be applicable to those use zones grouped under respective category. For existing land uses grouped under Sl. No. 17 Other/Additional land-use in the table in *Appendix-15*, the permissibility according to the zoning regulations under master plans of the respective development authorities shall apply.



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15.3.2 Matrix for permissibility of Activities in major Land use Zones

Zoning Regulations - Activities		RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	CB	CA	A	HF
1	RESIDENTIAL																	
1.1(a)	Single Unit / Multi-Unit (<i>Built-up area</i>), Homestay, Paying Guest	4				9												
1.1(b)	Single Unit / Multi-Unit (<i>Non-Built-up area</i>), Homestay, Paying Guest	9			7	9		5	5	5								
1.2(a)	Group Housing (<i>Built-up area</i>)	9																
1.2(b)	Group Housing (<i>Non-Built-up area</i>)	12			8	8	8	5	5	5								
1.3	Related Workers/ Employees/ Staff Accommodation, Watchmen/ Guard Accommodations	#				4	4	7	7	7	4	4	4	4	4		4	5
2	COMMERCIAL																	
2.1	Shops / Convenient Shopping / Commercial Units < 100 sqm PA: Retail Shops, Daily Use Shops, PCO/ Cellular Mobile Service, Showroom (other than motor vehicle), Restaurants & Canteen	9																
2.2	Shops / Convenient Shopping / Commercial Complex Commercial Units >100: Motor Vehicle Showroom (Automobile Sales / Purchase, Workshop, Accessories Centre), Shops for sale of Motor Vehicles Spare Parts, Coal & Wood Stock	12	3	3												3		
2.3	Shopping Centre, Cinema/ Miniplex	12																
2.4	Shopping mall, Multiplex	18	2															
2.5	Hotels up to 20 rooms: Budget Hotel, Heritage Hotels, Permanent Tented Accommodation	9																
2.6	Hotels above 20 rooms: Hotel, Resort, Motel, Service Apartments, Wellness Centre/ Resort, Eco Tourism Resorts	12																
2.7	Wholesale Market / Trade/ Wholesale business, Auction Market, Wholesale centres for Agriculture produce	12			3													
2.8(a)	Petrol Pump / Filling Stations: Stations (Petrol/Diesel/CNG/ Bio-Diesel/ Biogas/ EV Charging Stations), Kisan Seva Kendra, Way-side Amenities/ Dhaba (<i>Built-up area</i>)	12																



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Zoning Regulations - Activities		RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
2.8(b)	Petrol Pump / Filling Stations: Stations (Petrol/Diesel/CNG/ Bio-Diesel/ Biogas/ EV Charging Stations), Kisan Seva Kendra, Way-side Amenities/ Dhaba (<i>Non-Built-up area</i>)	18																
2.9	Gas Godown/ Combustion, Emergency Stock, Junkyard	18															2±	2±
2.10	Cold storage, Store / Godown	18															2	2
3	INDUSTRIAL																	
3.1	Industries (MSME) other than hazardous/polluting, Service / Cottage Industry, Bio Diesel Plant, Flour Mill, Milk Collection Centre	##															1	
3.2	Labourer/ Worker Housing / Dormitory	##			7	7	7	7	7	7	7							
3.3	Warehouse / Logistic Park	18															2	2
3.4	Data Processing Centre, Software / Information Technology Park; Service Industries	##																
3.5	Industries (other than MSME) other than hazardous/polluting Sugar Mill, Rice Cellar, Pasteurizing Plant, Meat Processing Plant, Mining Related Industries, Brick / Lime Kiln, Crusher, Oil Depot, LPG Refilling plant, Compressed Bio-Diesel Plant, Pasteurizing Plant, Power Generation Plant,	##															1	
3.6	Hazardous/Dangerous /Polluting Industries																	
4	OFFICE USE																	
4.1	Govt. / Local Body / Semi Govt. Office, Corporation office, Commercial / Business Office, Business Park, Bio-tech Park, Research & Development Centre / Research Centre, Labour Welfare Centre, PAC/Police lines, Weather Research Centre	12		3														
4.2	Private/ Agent Office, Bank, Cyber Cafè, Call Centre, BPO	12		6														
5	PUBLIC & SEMI-PUBLIC FACILITIES																	
5.1	Education: Primary Educational Institute, Sewing, Knitting, Embroidery, Painting, Computer Training, etc., Library, Reading Room, Creche and Day Care Centre and Other Skill Development Centres	9																



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Zoning Regulations - Activities		RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	CB	CA	A	HF
5.2	Education: Higher Secondary / Inter School, Music / Dance and Drama Arts Training Centre, Indoor Sports Training Centre, Arts Gallery / Exhibition Centre, Yoga, Meditation, Spiritual, Religious Discourse Centre / Satsang Bhawan, Religious Centre, Socio-Cultural Institution / Building, Cultural Centre	12															2	2
5.3	Education: College / Degree College	18																
5.4	Education: Polytechnic / Engineering, Higher Technical/ Management Institutes, General / Specialized Educational Institute, Nursing Institute, Cottage / Industry Training	18	3	3														
5.5	Education: University	24																
5.6	Healthcare: Non-Bedded Medical Establishments, Dispensary, Health Club / Gymnasium, Clinics / Polyclinics, Veterinary clinics, Dental Clinic, Clinical Laboratory, Medical Store / Pharmacy, Senior Care Centre/ Old Age Home, Handicapped Children House	9																
5.7	Healthcare: Nursing Home, Primary / Community Health Centre, Small Hospital (Upto 50 beds), Night Shelter, Orphanage, Reformatory, Health Centre / Family Welfare Centre	12																
5.8	Healthcare: Hospital (> 50 beds), Trauma Centre, Nursing Institutes	18																
5.9	Healthcare: Medical College/ Dental College	24																
5.10	Marriage hall / Banquet Hall, Meeting Hall / Community Hall, Public Facilities Centre, Community Welfare Centre, Community Guidance Centre, Public Convenience Centre, Information Centre	18/24																
5.11	Auditorium, Theatre, Open Air Theatre, Convention Centre, Museum	18/24																
5.12(a)	Natural Therapy Centre, Dharamshala / Ashram, Boarding / Lodging House, Hostel, Working women's hostel, Dormitory, Guest Houses / Inspection House / Circuit House (up to 20 rooms)	9																
5.12(b)	Natural Therapy Centre, Dharamshala / Ashram, Boarding / Lodging House, Hostel, Working women's hostel, Dormitory, Guest Houses / Inspection House / Circuit House (above 20 rooms)	12																



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Zoning Regulations - Activities		RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	GB	GA	A	HF
5.13	Public Utilities: Post office, Post and Telegraph Office, Telephone Office / Centre, Radio and Television Centre, Police Station / Chowki, Fire Station, ATM Room	NA	Green	Red	Red	Red	Green	Red	Green									
5.14	Public Utilities: Electric Crematorium / Crematorium, Cemetery / Burial Ground	NA	Red	Red	Green	Red	Red	Red	Red	Red	Green	Red	Red	Red	Red	Green	Red	Red
5.15	Prison	NA	Red	Green	Red	Red	Red	Red	Red	Green	Red							
5.16	Public Utilities: Tubewell, Overhead Reservoir, Electricity Station/ Substation, Water Works, Microwave and Wireless Centre, Sewage Treatment Plant, Dustbin / Garbage Collection Centre, Public / Community Toilets, Buildings / Establishments related to Public Utilities & Services	NA	Green	Red	Red	Red	Green	Green	Green									
5.17	Public Utilities: Compost plant, Scientific Landfill Sites, Dumping Ground, MRF Facilities, Bio-Medical Waste Treatment Facility, Slaughterhouses	NA	Red	Red	Red	Red	Red	Red	Green	Red	Green	Red	Red	Red	Red	Red	Green	Red
6	TRAFFIC & TRANSPORTATION																	
6.1	Parking Lot, Taxi / Tempo Rickshaw Stand, Bus Stop	NA	Green	Red	Green	Red	Green	Green	Green									
6.2	Motor Garage, Service Garage / Workshop, Motor Driving School, Vehicle Scrapping Facility/ Automatic Testing Stations/ Driver Training Institutes	NA	Red	Red	Green	Red	Red	Red	Green	Green	Green							
6.3	Transport Nagar, Bus Depot, Bus Terminal, Weighbridge / Dharmkanta, Loading-Unloading related Facility	NA	Red	Red	Green	Red	Green	Green	Green	Green	Green	Green	Red	Red	Red	Red	Red	Green
6.4	Airport/ Flying club	NA	Red	Red	Red	Red	Red	Green	Green									
7	PARKS/ OPEN SPACES/ PLAYGROUNDS																	
7.1	Park, Playground / Sports Ground, Multipurpose Open Spaces, Swimming Pool	NA	Green	Red	Green	Green	Green	Green	Green									
8	RECREATIONAL																	
8.1	Shooting Range	NA	Red	Red	Green	Red	Red	Green	Red									
8.2	Golf Course, Club	NA	Green	Green	Green	Red	Green	Red	Green	Green	Green	Green	Red	Green	Red	Red	Green	Red
8.3	Helipad	NA	Red	Red	Green	Red	Green	Green	Red	Green	Green							
8.4	Racecourse, Stadium, Sports College/ Training Centre, Caravan Park, Picnic Site / Camping Site, Traffic Park, Amusement Park, Aquarium, Zoo / Museum, Bird / Wildlife Sanctuary	NA	Red	Green	Green	Red	Green	Green	Green	Red	Red	Red	Red	Green	Green	Red	Green	Green



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Zoning Regulations - Activities		RW (m)	BU	R	MU	C-1	C-2	SI	LI	OU	PSP	TT	F	RC	CB	CA	A	HF
9	AGRICULTURE																	
9.1	Farmhouse, Repair and Servicing Centre for Agricultural Equipment, Farm Stay	9																
9.2	Farmhouse: Horticulture, Nursery, Forest, Garden, Botanical Garden, Laundry Bay (Dhobi ghat)	9																
9.3	Dairy Farm, Pasture, Cattle Colony, Pig / Fish/ Poultry Farm/ Beekeeping, Animal Breeding Centre	9																

Note1: RW: Road Width, NA: Not Defined, PA: Plot Area, #: As per Principal Use, ##: As per Site Condition, (x) – as per *paragraph 15.3.3 of this byelaws*.

Note2: More than one activities which are permissible in a particular land use zone may be permitted.



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**Housing & Urban Development Department
Government of Uttar Pradesh**

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

3.1.1.4.1 Sub-division

- i. Sub-division shall be permissible on minimum road width of 9-meters. However, the subdivision shall also be permitted on 7.5 mt road width facing park.
- ii. The size of each plot after sub-division shall not be less than 100 square meters.
- iii. The use of the sub-divided plot shall be the same as the original plot.
- iv. Ground Coverage, FAR and setback of the original plot shall be applicable to each sub-divided plot
- v. The prescribed development fee and sub-division charges at the rate of one percent of the cost of undivided original plot shall be applicable for sub-division of plots.

3.1.1.4.2 Amalgamation

- i. Amalgamation shall be permissible on minimum road width of 9-meters (for residential) and 12-meters (for non-residential).
- ii. Amalgamation of maximum four plots shall be allowed at one time.
- iii. Ground coverage, FAR and setback of the amalgamated plot shall be applicable as per amalgamated plot size.
- iv. The use of the amalgamated plot (including the category/activity allowed on the plot) shall be the same as the original plot.
- v. In plots where construction has been done a revised map shall have to be submitted and charges shall also be applicable.
- vi. The prescribed development fee and amalgamation charges at the rate of one percent of the cost of amalgamated plot, shall be applicable for amalgamation of plots. Refer Appendix-16.
- vii. Amalgamation of plots in EWS/LIG/ Affordable Housing schemes is not permissible.



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3.1.2 Parks and Open Spaces

3.1.2.1 Open Spaces earmarked in Zonal Development Plan

To ensure environmental and ecological balance, **a minimum of 5 percent land of the total area of the zone shall be reserved as park and open space/green area under the Zonal Development Plan.**

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

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

Layout Area	Mandatory open spaces (%) in Residential Layouts with ZDP	Mandatory open spaces (%) in Residential Layouts without ZDP	Mandatory open spaces (%) Non-residential Layouts with ZDP	Mandatory open spaces (%) in Non-residential Layouts without ZDP
Up to 3000 sqm.	Not Mandatory	Not Mandatory	Not Mandatory	Not Mandatory
More than 3000 sqm.	10%	15%	5%	10%

- ii. **Parks and Open Spaces proposed in the Master Plan/ Zonal Plan falling within the layout shall be counted towards the above requirement up to a limit of 50 percent.** Swapping of open spaces proposed in the Master Plan (except green belts along the roadside) with other land use within a layout area shall be permitted with the prior approval of the land use change by the Competent Authority. **Above provision shall not be applicable to the already sanctioned DPRs, already developed colonies and colonies where construction has already commenced.**
- iii. **If land has been reserved for park and open space as per the standards in the layout plan of any scheme, then it will not be necessary to make separate provision for park and open space again in relation to the group housing plot in that scheme.**
- iv. **Calculation of the requirement of open spaces for layouts above 3000 sqm shall be done on telescopic basis. For example, for a layout of 6000 sqm, requirement shall be 15 percent of (6000 sqm minus 3000 sqm), i.e. 15 percent of 3000 sqm which is 450 sqm.**





3.2.1 Plot Size Requirements

3.2.1 Plot Sizes and Requirements - Residential ⁴²¹

3.2.1 (I): Residential

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
I	Residential		See Chapter-4 for details
1	Plotted – Single/Multi Unit	35 (Row Housing – Single Unit) No restriction in built-up area	7.5 (plots on one side) 9 (plots on both sides) 4.0 m (Built-up area)
		150 (Row Housing – Multi Unit)	9
		500 (Semi-detached)	9
		1200 (Detached)	9
2	Group Housing	1000 (Built-up) 1500 (Non-built-up)	9 (Built-up area) 12 (Non-Built-up area)



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3.2.1 Plot Sizes and Requirements – Commercial/ Office Buildings

3.2.1 (II): Commercial/ Office Buildings

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
II	Commercial/ Office Buildings		See Chapter-5 for details
1a	Retail Shops	≥10 to <100	6 (Built-up); 9 (Non-built-up)
1b	Convenient Shopping / Commercial Units	≥100 to <300	12
2	Commercial Complex	≥300 to <3000	12
3	Shopping mall	≥3000	18
4a	Hotels (<20 rooms)	No restriction	6 (Built-up) 9 (plot area < 2000 sqm) 12 (plot area >2000 sqm)
4b	Hotels (>20 rooms)	500	9 (plot area < 2000 sqm) 12 (plot area >2000 sqm)
5a	Single Screen Cinema	500	12
5b	Miniplex	700	12
5c	Multiplex	3000	18
6a	Petrol Pump/ Filling Station without service station (CNG/PNG/EV)	224 (16 x 14) -2w/3w 510 (30 x 17)	12 (Built-up) 24 (Non-Built-up)
6b	Petrol Pump/ Filling Station with service station (CNG/PNG/EV)	1080 (36 x 30)	12 (Built-up); 24 (Non-Built-up)
7	LPG / Gas Godown	520 (26 x20)	18
8	Service Apartment	No restriction	12
9	Cold Storage	1000	18
10	Warehousing/ Storage Godown	No restriction	12
11	Wholesale Market	No restriction	12
12	Office Buildings	No restriction	12
13	Other Commercial	No restriction	9m (Built-up area); 12m (Non-built-up area)



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3.2.1 Plot Sizes and Requirements – Community Facilities

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
III	Community Facilities/ PSP		See Chapter-6 for details
A	Healthcare Facilities		
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	100	9
2	Nursing Homes / Veterinary Hosp / Maternity Hosp/ Small Hospitals (Up to 50 beds)	300	12
3	Hospitals (> 50 beds)	3000	18
4	Nursing Institutes	2000	18
5	Medical College	As per NMC/ MCI norms	24
B	Education Facilities		
1	Nursery	500	9
2	Primary	1000	9m (Built-up area); 12m (Non-built-up)
3	Secondary/High School/Inter College/ Law College	2000	12
4	Degree College/Technical Institution	5000	18
5	Universities	20000	24
C	Public Amenity buildings		
1	Marriage Hall/ Banquet/ Multipurpose Hall	750 (Built-up area)	12
		1000 - 3000 (Non-built up area)	12
		>3000	24
2	Auditorium / Convention Centre	1500	18
		2000	24
D	Other Community Facilities		
1	Religious Buildings	No restriction	No restriction
2	Guest House/ Standalone Hostels	400	9
3	Utilities & Services	No restriction	12
4	Weigh-bridge	525 (25m width x 21m depth)	18; 24 (>10L population cities)
5	Other community facilities	No restriction	12



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3.2.1 Plot Sizes and Requirements – Agriculture, Industrial, MU, Recreational, Transportation

Sl.	Use Occupancies	Min. Plot Size (sq.m.)	Min. Existing Road width (m)
IV	Agriculture		
1	Farmhouse	4000	7
2	Dairy Farms	2000	7
V	Industrial		
1	Industrial Buildings (other than MSME)	No restriction	9 7 (in agriculture land use)
2	Flatted factories	No restriction	12
3	Data Centers	No restriction	12
4	MSME	No restriction	9
VI	Mixed Use	Refer Chapter-8	18 /24 (based on whether the population of development area is less than or greater than 10 lakhs)
VII	Recreational		
1	Stadium/ Sports Complex	No restriction	18
2	Amusement Park	No restriction	18
3	Memorial	No restriction	9
VIII	Transportation		
1	Multi-level Parking	800 for built-up area 1000 for non-built-up area	9 (built up) 12 (non built up)
2	Bus Terminal	No restriction	12
3	Transportation Hub	No restriction	12



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3.2.2 Ground Coverage and Floor Area Ratio (FAR)

3.2.2 Ground Coverage & Floor Area Ratio

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

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



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3.2.2 Ground Coverage & Floor Area Ratio

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

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
2(a)	Group Housing (Built up)	Max. coverage after ensuring setbacks	≥9 to <12m	1.50	2.10
			≥12 to <18m	1.50	3.00
			≥18 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2(b)	Group Housing (Non-Built up)	Max. coverage after ensuring setbacks	≥12 to <18m	2.50	5.00
			≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
2(c)	Affordable Group Housing (Built up)	Max. coverage after ensuring setbacks	≥9 to <12m	2.00	2.40
			≥12 to <18m	2.00	4.00
			≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
2(d)	Affordable Group Housing (Non-Built up)	Max. coverage after ensuring setbacks	≥12 to <18m	3.00	6.00
			≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	9.00
			≥45m	3.00	Unrestricted



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3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.3 Commercial Buildings (1)

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
3(a)	Bazaar Street (Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
3(b)	Bazaar Street (Non-Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted
4(a)	Comm. Units up to 100 sqm (Built-up)	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.00
			≥45m	1.50	Unrestricted
4(b)	Comm. Units up to 100 sqm (Non-Built up)	Max. coverage after ensuring setbacks	<12m	1.75	2.45
			≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted
4(c)	Comm. Units >100 sqm (Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.00
			≥45m	1.50	Unrestricted
4(d)	Comm. Units >100 sqm (Non-Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted
5(a)	Shopping malls (Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
5(b)	Shopping malls (Non-Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted



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3.2.2 Ground Coverage & Floor Area Ratio

3.2.2.3 Commercial Buildings (2)

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
6(a)	Hotels (Built up)	Max. coverage after ensuring setbacks	<12m	2.00	2.00
			≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
6(b)	Hotels (Non-Built up)	Max. coverage after ensuring setbacks	<12m	2.50	2.50
			≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
7(a)	Single Screen Cinema (Built-up/Non-built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
7(b)	Miniplex (Built-up/Non-built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
7(c)	Multiplex (Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
7(d)	Multiplex (Non-Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
8(a)	Petrol Filling Station w/o service station (Built up)	10%	≥12m	0.10	-
8(b)	Petrol Filling Station w/o service station (Non Built up)	10%	≥24m	0.15	-
8(c)	Petrol Filling Station with service station (Built up)	20%	≥12m	0.20	-
8(d)	Petrol Filling Station with service station (Non-Built up)	10%	≥24m	0.15	-



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3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.3 Commercial Buildings (3)

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
9	LPG / Gas Go down	25%	≥18m	0.30	0.30
10(a)	Service Apartment (Built-up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
10(b)	Service Apartment (Non-Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
11	Cold Storage	Max. coverage after ensuring setbacks	≥18m	1.20	1.20
12(a)	Storage/Warehousing (Built up)	Max. coverage after ensuring setbacks	≥12m	0.80	0.80
12(b)	Storage/Warehousing (Non-Built up)	Max. coverage after ensuring setbacks	≥12m	1.20	1.20
13	Fruit & Vegetable Market	Max. coverage after ensuring setbacks	≥12m	1.00	1.00
14(a)	Wholesale Business (Built)	Max. coverage after ensuring setbacks	≥12m	1.20	1.20
14(b)	Wholesale Business (Non-Built)	Max. coverage after ensuring setbacks	≥12m	1.50	1.50
15(a)	Office Buildings (Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
15(b)	Office Buildings (Non-Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
16(a)	Other Commercial (Built up)	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
16(b)	Other Commercial (Non-Built)	Max. coverage after ensuring setbacks	≥12 to <24m	1.75	3.50
			≥24 to <45m	1.75	6.13
			≥45m	1.75	Unrestricted



3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.4 Community Facilities - Healthcare Buildings

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1	Non-Bedded Medical Establishments (Diagnostic Centre / OPD clinics / dispensary / Pathology Lab / Veterinary Clinics)	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2(a)	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds) - (Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
2(b)	Nursing Homes / Veterinary Hospitals / Maternity Hospitals / Small Hospitals (Up to 50 beds) -(Non-Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
3(a)	Hospital > 50 beds - (Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
3(b)	Hospital > 50 beds - (Non-Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
4(a)	Nursing college - (Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
4(b)	Nursing college - (Non-Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
6(a)	Medical College - (Built up)	Max. coverage after ensuring setbacks	≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
6(b)	Medical College - (Non-Built up)	Max. coverage after ensuring setbacks	≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted



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3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.5 Community Facilities – Educational Buildings

	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1(a)	Schools (Nursery/Primary) (Built up)	Max. coverage after ensuring setbacks	<12m	1.00	1.40
			≥12 to <24m	1.00	2.00
			≥24 to <45m	1.00	3.00
			≥45m	1.00	3.00
1(b)	Schools (Nursery/Primary) (Non-Built up)	Max. coverage after ensuring setbacks	<12m	1.20	1.40
			≥12 to <24m	1.20	2.40
			≥24 to <45m	1.20	3.60
			≥45m	1.20	3.60
2(a)	Secondary/Intercollege/Degree Colleges / Law College/ Universities (Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	1.00	2.00
			≥24 to <45m	1.00	3.50
			≥45m	1.00	Unrestricted
2(b)	Secondary/Intercollege/Degree Colleges / Law College/ Universities (Non-Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted



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3.2.2 Ground Coverage & Floor Area Ratio

3.2.2.6 Community Facilities – Public Amenity Buildings

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
1(a)	Marriage Hall/ Banquet/ Multipurpose Hall/ Religious Building (Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
1(b)	Marriage Hall/ Banquet/ Multipurpose Hall/ Religious Building (Non-Built up)	Max. coverage after ensuring setbacks	≥12 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
2(a)	Auditorium / Convention Centre (<4 Ha) (Built up)	Max. coverage after ensuring setbacks	≥18 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted
2(b)	Auditorium / Convention Centre (≥4Ha and min. 4000 seating capacity) (Non-Built up)	Max. coverage after ensuring setbacks	≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
3	Guest House/ Standalone Hostels	Max. coverage after ensuring setbacks	<12m	1.50	2.10
			≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
4	Utilities & Services	10%		0.10	
5	Other institutional/ PSP		≥12 to <24m	2.00	4.00
			≥24 to <45m	2.00	7.00
			≥45m	2.00	Unrestricted



3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.7 Other Uses

Sl.	Use Types	Ground Coverage (%)	Road width (m)	Base FAR	Max. FAR
Agriculture					
1	Farmhouse	20% for non-farm activities	≥7	0.20	0.20
2	Dairy Farms	20%	≥7	0.20	0.20
3	Other permissible activities as per zoning regulations	Max. coverage after ensuring setbacks	As per 3.2.1	See Note-2 below table	
Industrial					
1	Industrial Buildings (other than MSME)	Max. coverage after ensuring setbacks	<12m	2.00	2.00
			≥12 to <24m	2.50	5.00
			≥24 to <45m	2.50	8.75
			≥45m	2.50	Unrestricted
2	Flatted factories/ MSME/ Data Centers	Max. coverage after ensuring setbacks	<12m	3.00	3.00
			≥12 to <24m	3.00	6.00
			≥24 to <45m	3.00	10.50
			≥45m	3.00	Unrestricted
Mixed Use		As per 8.1	As per 8.1	As per 8.1	As per 8.1
Recreational					
1	Stadium/ Sports Complex	20%	≥12m	0.4	0.4
2	Amusement Park	20%	≥12m	1.0	1.0
Transportation					
1	Multi-level Parking/ Bus Terminal/ Transportation Hub	Max. coverage after ensuring setbacks	≥12 to <24m	1.50	3.00
			≥24 to <45m	1.50	5.25
			≥45m	1.50	Unrestricted
Parks and Open Spaces					
	Open spaces (Built-up area)	5%		0.1*	
	Open spaces (Non-Built-up)	5%		0.1*	



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3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.8 Exemptions from FAR Calculations (1)

Sl.	Q: Is the structure included in FAR calculation? Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
1	Mezzanine	Y	Y	Y	Y	Y	Y	Y
2	Pergola (if closed from three or more sides)	Y	Y	Y	Y	Y	Y	Y
3a	Lift Machine Room	N	N	N	N	N	N	N
3b	Lift Shafts (to be counted as covered area only once i.e. on ground floor)	Y	Y	Y	Y	Y	Y	Y
3c	Lift Lobby up to 10 square meters	N	N	N	N	N	N	N
4	Meter Room (as per electricity authority norms)	N	N	N	N	N	N	N
5	Cantilever projection at any level (in setbacks) 0.75m width (no construction of any type or any material shall be permitted over projections)	N	N	N	N	N	N	N
6	Porch/ Portico (Maximum 4-meter x 8 meter). It shall not interfere with Fire tender movement.	N	N	N	N	N	N	N
7	Basement(s) within the setback line, if used for:							
7a	• Parking lot and garages	N	N	N	N	N	N	N
7b	• Air conditioning equipment and other machines	N	N	N	N	N	N	N
7c	• DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room	N	N	N	N	N	N	N
7d	• Storage of household goods or other goods or ordinarily non-combustible material incidental to principal use	N	N	N	N	N	N	N
7e	• Storage not incidental to principal use.	Y	Y	Y	Y	Y	Y	Y
7f	• Non-combustible storage rooms (stacking rooms) of libraries	Y	Y	Y	Y	Y	Y	Y
7g	• Strong rooms, bank lockers, safe deposit vaults, laundry room, radio/laser therapy, post-mortem room, mortuary, medical shop, and cold storage for hospital building etc.	Y	Y	Y	Y	Y	Y	Y
7h	Offices and commercial uses (if air-conditioned)	Y	Y	Y	Y	Y	Y	Y
7i	Commercial use in first basement in case of shopping center/ shopping malls.	Y	Y	Y	Y	Y	Y	Y
7j	Nursing quarters as ancillary use to hospital in first basement, if proper ventilation is ensured.	Y	Y	Y	Y	Y	Y	Y
7k	Any other use related to ancillary use, e.g. toilets, if proper requirements of lighting, ventilation and fire safety are adhered to	Y	Y	Y	Y	Y	Y	Y
7l	In mixed use buildings, uses other than ancillary uses shall also be allowed after meeting lighting, ventilation, and fire safety requirements.	Y	Y	Y	Y	Y	Y	Y
8a	Stilt floor used for parking	N	N	N	N	N	N	N
8b	Stilt Floor used for any purpose other than parking	Y	Y	Y	Y	Y	Y	Y
9	Podium Parking (with max. 10% of permissible land cover utilized for Driver Restroom, Store, Sanitary Block, and other similar services)	N	N	N	N	N	N	N
10	Separate Parking Block for Plot Area above 4000 sqm.	N	N	N	N	N	N	N
11	Locked Garages in Rear Setback	N	Y	Y	Y	Y	Y	Y
12a	Balconies up to 2.0 metres	N	N	N	N	N	N	N
12b	Balconies beyond 2.0 metres	Y	Y	Y	Y	Y	Y	Y



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3.2.2 Ground Coverage & Floor Area Ratio

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3.2.2.8 Exemptions from FAR Calculations (2)

Sl.	Q: Is the structure included in FAR calculation?	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
	Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable							
13a	Staircase	Y	Y	Y	Y	Y	Y	Y
13b	Fire Escape/ External Staircase	N	N	N	N	N	N	N
14	Planters and Sun Control Devices	N	N	N	N	N	N	N
15	Jali of any material to cover AC/cooler units	N	N	N	N	N	N	N
16	Rockery, well & well structures, water pool, uncovered swimming pool, tree platform, tank, fountain, bench, open-top & unenclosed chabutra, compound wall, gate, slide, swing, underground water tanks, overhead water tanks on top of buildings, open shafts, culverts on drain	N	N	N	N	N	N	N
17	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 Authority on case-to-case basis.	N	N	N	N	N	N	N
18	Open ramps for movement of vehicles in side setback only	N	N	N	N	N	N	N
19a	Atriums in Commercial/ Office & PSP above 3000 sqm Plot Area	NA	NA	N	N	N	NA	NA
19b	Temporary Counters maximum up to 20% of the area of Atrium	NA	NA	N	N	N	NA	NA
20	Service Floors allowed on every 4 th floor in a multistorey building	NA	N	N	N	N	N	N
21	Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by Vice Chairman on case-to-case basis.	NA	N	N	N	N	N	N
22	Loft up to 30% of room area (max. 1.5 metre height)	N	N	N	N	N	N	N
23	Mumty	N	N	N	N	N	N	N
24	Bay Windows and Almirahs/ Niche	N	N	N	N	N	N	N
25	Refuge Area (As per fire norms)	N	N	N	N	N	N	N
26	Service Duct	N	N	N	N	N	N	N
27	Services such as air conditioning equipment and other machines, DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room – maximum up to 5% of permissible FAR or 50sqm (incase of Plot Area <= 4000 sqm) / 100 sqm (in case of Plot Area > 4000 sqm)	N	N	N	N	N	N	N
28	Architectural Elements	N	N	N	N	N	N	N

Note: It is further clarified that, a maximum of 5.0 percent of the permissible FAR may be availed for various types of services like air-conditioned plants, in front of the lift (except corridor outside the lift) up to 10 square meters shall be allowed for lobby, machine room for lift, Mumty, shelves and windows (maximum 0.60-meter depth and 1.80-meters length), refuse area (as per NBC), service duct and community centre.





3.2.4 Building Setbacks

3.2.4 Building Setbacks

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

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

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

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

Note-2: The side setback in a corner plot in the new layouts shall be the same as the front setback of the concerned plot. In already approved layouts, if setback is not prescribed in the layout plan, the minimum side set-back in corner plots up to 500 square meters shall be 1.5 meters and in corner plots having area more than 500 square meters, the side set-back shall be as per the above table.

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

Note-4: In case sub-division of any plot is permissible in a planned developed area/scheme, the set-back in the sub-divided plots shall be as per the original plot.

Note-5: The setbacks specified in the table at paragraph 3.2.4.1 shall be applicable in the new sub-division/layout plan. But in non-built-up areas, the residential plots within layouts in which set-back is not prescribed shall also have set-back as per the above paragraph 3.2.4.1.

3.2.4.2 Residential – Group Housing (up to 15-meter height)

Building Height (m)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Group Housing up to 15-meters	5	5	5	5



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3.2.4 Building Setbacks

3.2.4.3 Commercial – Hotels, Shops/commercial units, Mixed use buildings up to 15-meter height

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<100	1.5	-	-	-
≥100 to <300	3	-	-	-
≥300 to <1000	4.5	3	1.5	1.5
≥1000 to <3000	6	3	3	3
≥3000	12	6	6	6

Bazaar Streets

Proposed width of road (metres)	Minimum open space in front (metres)
>12 and <18	3.0
≥18 and <24	4.5
≥24 and <30	6.0
≥30 and <36	6.0
≥36 and <45	7.5
≥45 and <76	7.5
≥76	9.0

3.2.4.4 Other Commercial – buildings up to 15-meter height

Building Height (m)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Single screen cinema/ Miniplex	5	3	3	3
Multiplex/ Shopping Malls	9	6	6	6
Petrol filling station w/o Service Station	3	-	-	-
Petrol filling station with Service Station	6	-	-	-
LPG Gas Godown	6	3	3	3

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

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

Note-3: The permissible front setbacks for buildings on bazaar street shall be as follows (also defined in Chapter-5).

Note-4: The side setback in a corner plot in the new layouts shall be the same as the front setback of the concerned plot. In already approved layouts, if setback is not prescribed in the layout plan, the minimum side set-back in corner plots up to 500 square meters shall be 1.5 meters and in corner plots having area more than 500 square meters, the side set-back shall be as per the above table.



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3.2.4 Building Setbacks

3.2.4.5 Community Facilities – Healthcare buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
≥100 to <300	3	1.5	0	0
≥300 to <1000	4.5	3	3	0
≥1000 to <2000	6	3	3	3
≥2000 to <4000	7.5	4.5	4.5	4.5
≥ 4000	9	6	6	6

3.2.4.6 Community Facilities – Educational buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<1000	6	3	3	-
≥1000 to <2000	6	3	3	3
≥2000 to <4000	9	3	3	3
≥4000 to <30000	9	4.5	3	3
≥ 30000	15	6	6	6

3.2.4.7 Community Facilities – Public Amenity buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Marriage/ Banquet/ Multipurpose Hall				
≥1000 to <3000	12	4.5	4.5	3
≥3000	12	5	5	5
Auditorium / Convention Centre				
≥1500 to <3000	12	4.5	4.5	3
≥3000	12	6	6	6



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3.2.4 Building Setbacks

3.2.4.8 Industrial Buildings - height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<150	2	0	0	0
≥150 to <300	2	1	0	0
≥300 to <500	3	2	0	0
≥500 to <1000	3	2.5	1.5	0
≥1000 to <2000	4.5	3.0	3	0
≥2000 to <6000	6	4.5	4.5	4.5
≥6000	7.5	6	4.5	4.5



3.2.4 Building Setbacks

3.2.4.9 All occupancy buildings with height more than 15 meters

For use occupancies with building height more than 15m (other than Single units up to 15-meter height/Multi-units up to 17.5-meter height), the minimum setback requirement shall be as follows.

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

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

Note-2: In alternative to the above-mentioned table of *paragraph 3.2.4.9*, following setbacks shall be allowed:

- Up to height of 33m, with one setback on the subsequent floors, the minimum setback on all four sides on ground floor shall be 6m.
- For building height between 33m to 45m, with one setback on subsequent floors, the minimum setback on all four sides on ground floor shall be 8m.
- For building height more than 45m to 51m, with two setbacks on subsequent floors, the minimum setback on all four sides on ground floor shall be 10m.
- The shortfall of setbacks mentioned in the table of *paragraph 3.2.4.9* shall be compensated by the setback provided on the subsequent floors.

Note-3: The margin between two blocks shall be the required setback based on the height of the higher block or 6m whichever is higher. Here 'Block' means a building structure which is divided into different rooms, flats / apartments, or offices, which are in continuity, wherein the block length shall be a maximum of 200 meter and shall also cover total length of built structures joined through expansion joint.

Note-4: In plots comprising of building block of varying heights, the setbacks to be left along the edges of the plots shall be based on the height of the higher building block along that edge.

Note-5: In case of buildings where the setbacks defined based on building height in 3.2.4.9 are less than the setbacks prescribed for buildings based on other criteria, then the higher value of the setbacks will prevail.



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3.2.4 Building Setbacks

3.2.4.10 Exemptions in Setbacks

- (i) In residential buildings, terrace / balcony of maximum width up to 2.0 meters can be constructed in the setback open space, which shall not be more than the half of the width of the setback open space, and shall not be counted in the FAR. Above mentioned terrace / balcony shall be permissible to a maximum extent of 25% of the area of the entire open space. No construction of any kind shall be allowed on the mentioned terrace / balcony.
- (ii) Construction of maximum 8m length and 4m wide portico either projected or supported on pillars shall be permitted on the driveway near the entrance in the setback area. No construction shall be allowed above the portion covered by the Portico.
- (iii) Pergola of maximum 6 sqm area and height 2.3m, with the minimum open space area of 40% shall be permitted.
- (iv) In case of island plot, the front of the plot will be the side abutting the widest approach road. The setbacks shall be as applicable for normal plot. Front entrance for such plot shall be allowed through widest approach road as defined above. In case of a secondary entrance, the setback from that side shall be equal to front setback.
- (v) In special circumstances, the side set-back of a corner plot may be relaxed by the Authority Board.
- (vi) Fire escape shall be permissible in the set-back area provided the fire prevention norms are adhered to.
- (vii) Construction of ramp in slope is allowed for basements and podium in setbacks provided that unhindered movement of fire tender is not blocked.



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3.3.4 Parking Places for Vehicles

3.3.4 Parking Places for Vehicles

3.3.4.1 Equivalent Car Space

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

(a) Single/ Multi-units (Plotted)	13.75 square meters
(b) Parking in open area	23 square meters
(c) Covered parking	28 square meters
(d) Parking in basement	32 square meters
(e) Mechanized parking (double stacking)	16 square meters or based on actual design
(f) Mechanized parking (triple stacking)	11 square meters or based on actual design
(g) Two wheelers (including bicycles)	2.00 square meters

Note-1: Four 2-wheelers is equal to one ECS.

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

3.3.4.2 Parking Plan

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



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3.3.4 Parking Places for Vehicles

3.3.4.3 (1) Residential

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



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3.3.4 Parking Places for Vehicles

3.3.4.3 (2) Commercial

Sl.	Commercial Use Type	Parking Requirements in ECS
1	Shops / Convenient Shopping / Commercial Units	1 / 100 sqm of floor area
2	Commercial Complex	2 / 100 sqm of floor area
3	Shopping mall	3 / 100 sqm of floor area
4	Hotels	1.25 / 100 sqm of floor area
5	Single Screen/ Miniplex/ Multiplex	1.75 / 100 sqm of covered area
6	Petrol Pump / Filling Station	Minimum 80 sqm (with service station)
7	LPG / Gas Go down	1 / 100 sqm of floor area
8	Bazaar Street	1.25 per 100 sqm (metros) and 1.00 per 100 sqm in other than metros.
9	Wholesale Market	2.5 per 100 sqm of floor area
10	Market	25 percent of market area
11	Freight Complex/ Cold Storage	2.0 per 100 sqm of floor area
12	Office Buildings	2.0 per 100 sqm (metros) and 1.50 per 100 sqm in other than metros.
13	Other Commercial	1.25 per 100 sqm (metros) and 1.00 per 100 sqm in other than metros.



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3.3.4 Parking Places for Vehicles

3.3.4.3 (3) Community Facilities

Sl.	Community Facility Use Type	Parking Requirements in ECS
A	Healthcare Buildings	
1	Non-Bedded Medical Establishments (Diagnostic Centre/ OPD clinics/ dispensary/ Pathology Lab/ Veterinary Clinics)	1.5 / 125 sqm of floor area +
2	Nursing Homes / Veterinary Hospitals / Maternity Hospitals/ Small Hospitals (Up to 50 beds)	1 ambulance parking 10 m x 5 m (50 sqm or 2 ECS open parking) for hospitals up to 50 beds +
3	Hospitals (> 50 beds)	
4	Nursing Institutes	one additional ambulance parking space for every 50 beds thereafter
5	Medical College	
B	Educational Buildings	Parking Requirements in ECS
1	Nursery	1 / 125 sqm of built-up area
2	Primary	
3	High School	+ 1 bus parking 10 m x 5 m (50 sqm or 2 ECS open parking) space for every 120 students
4	Technical Institution	
5	Universities	
C	Public Amenity Buildings	Parking Requirements in ECS
1	Marriage Hall/ Banquet/ Multipurpose Hall	2 / 100 sqm of permissible floor area or proposed FAR whichever is higher
2	Auditorium / Convention Centre	1 / 10 seats + 2 / 100 sqm of floor area (attached ancillary commercial activities)



3.3.4 Parking Places for Vehicles

3.3.4.3 (4 & 5) – Industrial & Recreational

Sl.	Industrial Use Type	Parking Requirements in ECS
1	Industrial Buildings	1 per 300 sqm
2	Flatted Factories	1 per 200 sqm
3	Data Centres	1 per 300 sqm

Sl.	Recreation Use Type	Parking Requirements in ECS
1	Stadium	1 per 20 seats
2	Amusement Park/ Other recreational areas	20 percent of plot area



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3.3.4 Parking Places for Vehicles

3.3.4.9 Podium Parking

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

(i)	The minimum area of the plot shall be 1500 square meters.
(ii)	The minimum width of the road shall be 12 meters.
(iii)	Height of the podium shall be at least 2.4 meters from the floor to soffit of beam
(iv)	Construction of ramp for the use of podium parking shall not be permissible under set-back.
(v)	The area of parks & open areas/green areas should not be reduced due to podium construction.
(vi)	Recreational open space may be permitted on podium up to 50 percent in built-up areas.
(vii)	Requirements related to fire safety should be ensured.
(viii)	Podium shall be designed to take load of the fire engine, if required.
(ix)	Number of floors in the Podium Parking shall be as per design

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



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3.3.4 Parking Places for Vehicles

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

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

- i. Parking on subsequent floors with stilt floor shall be permitted subject to the following provisions:
 - (a) Construction of ramp shall be permissible in the set-back area (except podium parking) provided ample space is provided for movement of fire tender, (b) The open side of the parking floors can be closed with a grill (grill) of maximum one meter high but shall not be closed with walls. Open parking on the terrace shall be permitted with the condition that a wall of maximum one meter high and a net of one meter high shall be installed on all four sides and shall not be closed by walls.
- ii. For plots above 4000 sqm in area, a separate block for parking is permissible. Within the parking block, 10% of Ground Floor shall be utilized for ancillary purposes (free from FAR) incidental to the principal use.
- iii. The height and area of the mechanized multi-level parking shall be based on the actual design, which shall have to be attached along with the map submitted for approval.
- iv. Maximum 03 basements shall be allowed in multi-level parking and in case the parking block is above the ground, there shall be no restriction on the maximum height of the block, but proper distance shall have to be maintained from the main building as per rules.



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De-regulation	Maximize Ground Coverage	Floor Area Ratio (FAR)	Building Height	Setbacks	Plot Size
<ul style="list-style-type: none">• No Permission required, Only Registration needed• Trust-based Online Approval• Exemption from Map approval• Difficulty Removal Committee• Deemed approval system for NOCs	<ul style="list-style-type: none">• Allow maximum permissible ground coverage after ensuring the required setbacks.• Significant increase from existing 20-40% ground coverage	<ul style="list-style-type: none">• For most categories FAR has been increased on wider roads.• Additional FAR can be availed based on Purchasable and Premium Purchasable basis• No upper limit for MFAR on >45m roads• Promotes vertical development• Addl. FAR for green rated buildings	<ul style="list-style-type: none">• Height restrictions have been removed, except in case of statutory or administrative restrictions, such as airports, ASI monuments, or where height is specifically mentioned.	<ul style="list-style-type: none">• Setbacks rationalised to 5-meters for buildings up to 15-meters.• Setbacks also rationalized for buildings taller than 25-meters with maximum front setback requirement reduced from 16-meters to 12 meters	<ul style="list-style-type: none">• Minimum plot size requirements across all building types have been rationalized and reduced.• For hospitals and shopping malls, a minimum plot size of 3000 sqm has been proposed.

Road Width

- Minimum width of approach road for most building categories is rationalized.
- For example, in agricultural land use, buildings are permitted on 7-meter wide roads and heritage hotels, primary schools and non-bedded hospitals permitted on 9-meter wide roads.

Parking Requirements

- Podium Parking and mechanized triple stack parking provisions included.
- For plots larger than 4000 sqm, a separate parking block may be proposed.
- For hospitals, dedicated ambulance parking has been newly introduced.
- For schools, bus parking and separate pick-up zones proposed

Hospitals

- Non-bedded medical establishments proposed on 9-meter wide roads, along with permitted hospitals on smaller plot sizes.
- Objective is to achieve optimal utilization of limited available urban land.

Mixed Land Use Permissibility

- Mixed use development proposed on 24-meter and wider roads in >10 lakh population cities (Census 2011)
- Mixed use development proposed on 18-meter and wider roads in <10 lakh population cities (Census 2011)

Affordable Housing

- Guidelines for affordable housing construction have been included.
- EWS – 30-35 sqm carpet area
- LIG – 35-45 sqm
- Others – 45-90 sqm

Simplified Zoning Regulations

- Uniform Zoning Classification proposed across 29 development authorities
- More activities have been permitted in various zones considering current needs and compatibility of activities with respective land uses.