Uttar Pradesh Shasan

Audyogik Vikas Anubhag-3

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no **3111 /77-3-09-8X/09 dated** 20 December, 2010

Notification

No- 3111 **/77-3-09-8X/09**

Lucknow : Dated 20 December, 2010

In exercise of the powers under sub-section 2 of section 9 and section 19 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) read with section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no-1 of 1904) and in supersession of notification no. **1582/77-3-09-8X/09**, dated–September 09, 2009 the Yamuna Expressway Industrial Development Authority hereby makes the following regulations with the prior approval of the State Government to regulate the erection of building within the Yamuna Expressway Industrial Development Area;

THE YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATIONS, 2010

CHAPTER -1

PRELIMINARY

Short title, commencement and application.		**1.**
		1.1 These regulations may be called the Yamuna Expressway Industrial Development Area Building Regulations, 2010.1.2 They shall come into force with effect from the date of their publication in *Gazette*. 1.3 Chapter 1 to IV shall apply to building activities within the urban sable area and ChapterV, shall apply to the area designated for agricultural use by the Authority. 1.4 These regulations shall be applicable for Yamuna Expressway Industrial Development Area. 1.5 Chapter VI shall apply to the plots allotment to the farmers against their land acquisition (5% to 7% of the acquired land as per policy of the Authority) 1.6 The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building where construction has not started or any new addition required in building. 1.7 F.A.R., Ground coverage, setbacks and density as indicated in these regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these regulations. However the calculation of FAR and Ground Coverage in the new buildings in such plots shall be done as per these regulations. The purchasable F.A.R and Ground coverage as per applicability may be allowed. 1.8 Notwithstanding any thing contained in these regulations, the special provisions contained in the- (a) lease deed executed before commencement of these regulations, and (b) bids accepted by the Authority before commencement of these regulations shall continue to be effective unless amended with the consent of the lessee/sublessee
Definitions		**2. In these regulations, unless the context otherwise requires,-**
		2.1 **'Act'** means Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976. 2.2 **'Air conditioning'** means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to

meet the requirement of conditioned space.

2.3 **'Alteration'** means the structural change, such as addition to the area or height or the removal of part of a building, or construction of cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixtures or equipments of the building.

2.4 **'Applicant'** means the person who has legal title to a land or building and includes,

(i) An agent or trustee who receives the rent on behalf of the owner;

(ii) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;

(iii) A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge, or to exercise the rights of the owner; and

(iv) A mortgagee in possession.

2.5 **'Approved'** means approved by the Yamuna Expressway Industrial Development Authority.

2.6 **'Area'** means the Industrial Development Area as notified for the Yamuna Expressway Industrial Development Authority.

2.7 **'Authorised Officer'** means an officer authorized by the Chief Executive Officer.

2.8 **'Atrium'** – A sky lighted central area, often containing plants, in modern buildings especially for common area.

2.9 **'Balcony'** means a horizontal projection including a handrail or balustrade to serve as sitting out place.

2.10 **'Basement or Cellar'** means the lower storey of a building below or partly below ground level.

2.11 **Building'** means any permanent structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial, institutional, recreational or other purposes for the use and benefit of human being whether in actual use or not.

2.12 **'Building activity'** means erection, re-erection, making material alteration, or demolition of any building.

2.13 **'Building height'** means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building and in the case of sloping roof the mid point between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of measuring heights.

2.14 **'Building line or envelope'** means a line up to which the plinth of a building may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.

2.15 **'Canopy'** means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns.

2.16 **'Chajja'** means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.

2.17 **'Direction'** means the direction issued by the Authority under Section 8 of the Act, and would include, unless the context otherwise

indicates, any executive instructions issued here under.

2.18 **'Drain'** means a conduit or channel for the carriage of storm water or other used water.

2.19 **'Drainage'** means the removal of any liquid by a system constructed for this purpose.

2.20 **'Dwelling Unit'** means an independent housing unit with separate facilities for living, cooking and sanitary requirements.

2.21 **'Evergreen tree'** means tree that remains green for most part of the year and sheds leaves slowly throughout the year.

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

2.23 **'Extended Basement**' means the construction of floor(s) below the ground leaving a minimum setback of 6.0 metre all-round from the plot boundary for the purpose of fire tender movement. The top slab of basement to flush with the ground level and such slab to be designed for fire tender load with adequate mechanized ventilation.

2.24 **'Floor'** means the lower surface in the storey on which one normally walks in building.

2.25 **'Floor Area Ratio (FAR)**' means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.

2.26 **'Foundation'** means that part of the structure, which is in direct contact and transmitting loads to the ground.

2.27 **'Green Building'** A green building is one which uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, compared to a convevtional building.

2.28 **'Group Housing'** means a premises of size not less than 2000 sq. mtrs. comprising of either residential flats or a cluster of flats and independent houses/villas, with basic amenities like parking, park, convenience shop, public utilities, etc.

2.29 **'Hazardous Buildings'** means a building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes or explosive, poisonous, irritant or corrosive gases and the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition.

2.30 '**Hard Landscape'** means the Civil work component of landscape architecture such as pavement, walkways, roads, retaining walls, sculptures, street activities, fountains and other built environment.

2.31 **'Hedge'** means number of shrubs or trees (often similar species) planted closely together in the line. A hedge may be pruned to shape

		or allowed to grow to assume its natural shape. 2.32 **'Jali'** means A grill or screen made of metal, brick, ferro-cement, wood or any other material which is placed in front of a window, door or any opening or piece of machinery in order to protect it. 2.33 **'Layout Plan'** means a plan of the entire site showing location of plots / building blocks, roads, open spaces, entry / exits, parking, landscaping etc. indicating the activity for all land parcels. 2.34 **' Technical Person'** means an architect / civil engineer /town planner recognized by the Authority as per Appendix 12. 2.35 **'Loft'** means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purpose. 2.36 **'Development Plan'** means the Development Plan / Master Plan of the Authority in respect of the Area prepared by the Authority. 2.37 **'Mezzanine floor'** means an intermediate floor, between two floors, above ground level, accessible only from the lower floor. 2.38 **'Multi Level Parking'** means a separate block or a part of any building on a property to be used primarily for parking of vehicles through mechanized or conventional methods,. 2.39 **'Mumty or Stair cover'** means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation. 2.40 **'Mixed Land use'** means mixing/planning of compatible uses, horizontally or vertically, on a property, such as commercial, offices, residential or institutional. 2.41 **'Occupancy'** means the main purpose for which a building or a part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it. 2.42 **'Open Space'** means a space forming an integral part of the plot left open to the sky. 2.43 **'Owner'** means a person, group of persons, a company, trust, registered body, State or Central Government and its departments, undertakings and like in whose name the property stands registered in the relevant records. 2.44 **'Parking space'** means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles. 2.45 **'Permit'** means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations. 2.46 **'Planning and Development Directions'** means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time, and would include, unless the context otherwise indicates, any executive instructions issued hereunder. 2.47 **'Pergola'** means a perforated slab constructed in such a manner that at least 50% of which is open to sky.

2.48 **'Purchasable FAR'** means the additional FAR, which an old allottee can purchase over and above the FAR that was specifically allowed to him at the time of allotment. The maximum purchasable FAR shall be allowed up to the maximum limit of applicable FAR in these regulations

2.49 **'Plinth'** means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.

2.50 **'Plot'** means a piece of land enclosed by definite boundaries.

2.51 **'Podium parking'** means floor / floors above ground, of maximum 2.4mtrs.height each below the bottom of beam, if served by a ramp for movement of vehicles for entry and exit from parking area or alternatively mechanized parking as per standard plan by the registered company undertaking such construction and duly approved by the competent Authority. Ramp for podium shall not be allowed in the setbacks.

2.52 **'Refuge Area'** means

For all building exceeding 24 metres height, refuge area of 15 sq mtrs shall be provided as follows:

(i). The refuge area shall be provided on the periphery of the plot or preferably on a cantilever projection and open to air on atleast one side protected with suitable railings.

(a) The floors above 24 metres and up to 39 metres- one refuge area on the floor immediately above 24 metres.

(b) For floors above 39 metres - one refuge area on the floor immediately above 39 metres and so on after every 15mtrs.

(ii) Residential flats in multistoreyed buildings with balconies need not be provided with refuge area, however flats without balcony shall provide refuge area as above.

2.53 **'Road / Street / Right of Way'** means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough –fare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

2.54 'Road / Street Line' means the line defining the side limits of a street/ road.

2.55 'Road / Street Width' means distance between boundaries of the road measured at right angles to the course of the road.

2.56 '**Rain Water Harvesting'** means utilizing rain water for recharging of ground water, sanitation, irrigation etc. by adopting various techniques approved by the Authority.

2.57 'Service floor' means a storey of maximum 2.40 mtrs. height below the beam between any two storeys to be used for running electrical cables, water or sewerage lines, service ducts or AC ducts and services and their maintenance only.

2.58 'Setback' means a specified line parallel to the plot boundaries.

		2.59 'Soft Landscape' means the natural elements in a landscape design, such as plant materials and the soil itself. **2.60 'Storage'** means a place where goods of non hazardous nature are stored and including bank safe vault and cold storage. **2.61 'Table'** means a table annexed to these regulations. **2.62 'To abut'** with its geometrical variations and cognate expressions means abutting on road in such a manner that any portion of the building is on the road boundary. 2.63 "Temporary Building"- means any structure or erection or part of structure or erection which is intended to be used only for temporary purpose for a definite period and which is made of temporary and quickly removable building material such as canvas cloths, straw, mat, hay, tarpaulin, asbestos sheets/plastic sheets, etc, without any permanent foundation, wall, beam, column, slab using briks, stone, reinforcement concrete and such other materials of permanent nature. 2.64 "Unsafe Building"' building which structurally and constructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment. **2.65 'Urbanisable Area'** means the area earmarked for any of the following uses in the Development Plan/ Master Plan. (i) Residential; (ii) Commercial; (iii) Industrial; (iv) Institutional; (v) Green area (vi) Transportation, and (vii) Any other Special uses as specified in the Development Plan/Master Plan/ Scheme duly approved by the Authority.
		3. Note:-
		The words and expressions used but not defined in these regulations and defined in the Act, shall have the meanings assigned to them in the Act, If not defined in the Act or these regulations, shall have the meaning assigned to them in the Master Plan/ Development Plan, National Building Code, Indian Standard Institution Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

CHAPTER - II

Layout / Building Permit and Occupancy

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

5.0 **Application for building permit –**

(1) Every person who intends to erect a building within the Industrial Development Area shall give application in the Form given at Appendix – 1.

(2) The application for building permit shall be accompanied by documents as mentioned in checklist annexed to Appendix – 1.

(3) Such application shall not be considered until the applicant has paid the fees mentioned in Regulation no. 10.

(4) In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of sixty days from the date of receipt of the objection order. If plan is submitted after sixty days, fresh plan fee shall be charged.

(5) No application for building permit shall be necessary for the following additions / alterations provided they do not violate any of the provisions regarding general building requirements, structure stability and fire safety requirements specified in National Building Code--

(a) Whitewashing and painting;
(b) Plastering, patch work, flooring.
(c) Renewal of roof at the same height;
(d) Reconstruction of portions of building damaged by any natural calamity to the same extent as previously approved;
(e) Internal additions / alterations within the building envelop certified and supervised by a Technical Person ;
(f) Digging or filling of earth;

6.0 **INFORMATION ACCOMPANYING APPLICATION FOR LAYOUT PLAN OR BUILDING PERMIT**

6.1 **Layouts regarding sub–division of land**

The site plan shall show,

(i) The boundaries of the plot and the name and number of the properties and road abutting the plot;

(ii) Plot number of the property on which the building is intended to be erected;

(iii) All existing buildings and physical features standing on, over or under the site;

(iv) Building envelope at each floor level in relation to the site;

(v) The total plot area and the break-up of area under different uses, roads and open space with their percentages with reference to the total area of the plot;

(vi) Total floor area ratio, ground coverage and height of the building of each category proposed;

(vii) Setbacks of total plot as well as individual proposed plots;

(viii) Details of setback, floor area ratio, ground coverage, on each irregular shaped plots in the proposed layout on at least 1 : 500 scale;

(ix) Sewerage and drainage lines up to discharge point and water supply lines;

(x) Details of boundary wall, plinth, culvert and ramp, trees;

(xi) Scale used and the direction of north point relating to plan of proposed building;

(xii) Parking plans indicating the parking spaces for all the buildings;

(xiii) Landscape plan;

(xiv) Location and size of temporary structures like stores, labour hutments, site office and such like, and

(xv) Electrical load requirement.

(1) Building Plan : For any proposed structure, requirement of building plan shall be as per clause 6.2, 6.3 and 6.4 as the case may be.

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

(3) Specification – General specification of materials to be used in different parts of the building as given in Appendix -6.

(4) Documents - as per Checklist 1C annexed to Appendix 1.

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

(1) The plan shall show-

(i) Key Plan – A key plan drawn to a scale of not less than 1:1000 shall be submitted along with the application for a building permit showing the boundary locations of the site with respect to neighbourhood landmarks;

(ii) The boundaries of the plot and the name / number of the properties and road abutting the plot;

(iii) Plot number of the property on which the building is intended to be erected;

(iv) All existing building and physical features standing on, over or under the site,

(v) Building envelope at each floor level in relation to the site,

(vi) The total plot area and the break-up of covered areas on each floor with their percentages with reference to the total area of the plot;

(vii) Total height of the building;

(viii) Setbacks;

(ix) Details of projections and structures in setbacks;

(x) Sewerage and drainage lines upto discharge point, rain water harvesting and water supply lines;

(xi) Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jali;

(xii) Car parking, if applicable;
(xiii) Scale used and the direction of north point relating to plan of proposed building;

(2) **Documents** as per Checklist 1-B enclosed with Appendix -1.

(3) **Specification:** General specifications of materials to be used in different parts of the building as given in Appendix -6.

6.3 Other buildings

6.3.1 The site plan shall show:--

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

6.3.2 Building Plan – The plan of the building, elevations and sections shall be drawn to a scale not less than 1:200

(i) The plan shall include all floor plans of the building together with the covered area;
(ii) The plan shall specify the use of all parts of the building;
(iii) The plan shall show water supply, sewerage, drainage lines and the like;
(iv) The plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross section shall be taken through the staircase;
(v) The plan shall show all street elevations;
(vi) The plan shall include terrace plan indicating the drainage and the slope of the roof;
(vii) The plan shall give dimension of the permissible projections in setbacks;
(viii) The plan shall give direction of the north point in relation to the plan and scale used.

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

(i) Access for fire appliances and vehicles and details of vehicular turning circle and clear motorable access way around the building;
(ii) Size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
(iii) Location and details of lift enclosures;
(iv) Location and size of fire lift;
(v) Smoke stop lobby doors, if provided;
(vi) Refuge area, refuge chutes, refuge chamber, service ducts, etc. if any;
(vii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
(viii) Details of exits including provision of ramps for hospital and special lifts;
(ix) Location of generator, transformer and switch gear room;
(x) Smoke exhauster system, if any;
(xi) Details of fire alarm system;
(xii) Location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;
(xiii) Location and dimension of static water storage tank and pump rooms with fire fighting inlets for mobile pump and water storage tank;
(xiv) Location and details of first aid and fire fighting equipment and installations;
(xv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose –reels, drenchers, CO_2 installation, etc.
(xvi) Location and details of facilities to be provided for physically challenged persons.

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

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

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

6.4 Temporary Building

6.4.1 The site plan shall show:--

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

6.4.2 Building Plan – The plans shall be submitted for building other than labour hutment. The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200

(i) The plan shall include all floor plans of the building together with the covered area;
(ii) The plan shall specify the use of all parts of the building;
(iii) The plan shall show water supply, sewerage, drainage lines and the like;
(iv) The plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet;
(v) The plan shall show all street elevations;
(vi) The plan shall give indication of the north point in relation to the plan and scale used.

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

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

7.0 Site – plan shall be drawn to a scale as follow:

TABLE

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

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

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

9.0 Preparation and signing of Plans – All plans shall be prepared and signed by Technical Person as per Appendix – 12.

10.0 Building permit fee, completion fees, temporary building permit fees and calculation thereof –

(1) Applicant shall deposit building permit fees as follows:

(i) For all type of buildings Rs. 15.00 per square metre covered area on all floors.
(ii) For layout plan – Re. 1/- per square metre plot area upto for first 4.0 ha and Re. 0.50 per square metre for balance area.

(2) In case of re-erection of existing building after demolition, permit fees chargeable shall be the same as erection of new buildings.

(3) The permit fee for revised plan of a building which has already been sanctioned, shall be one fourth of the fee chargeable on the fresh plan, subject to the condition that the covered area of the building shall not increase.. In case of increased covered area fresh permit fee will be charged.

(4) The area covered in the basement, stilt, podium, services area and all other covered area as the case may be, shall be counted towards the covered area for purpose of calculation of permit fees.

(5) The revalidation fee of a building permit for 5 years shall be 10 per cent of the fresh building permit fee, if the application is made within the period of validity of the building permit. The application is made after the validity period, then the revalidation fee shall be original building permit fee.

(6) In case of construction without applying for building permit a compounding charges at the rate of Rs. 1000/- per square metre of covered area shall be levied, provided all the provisions as per Building Regulations are complied with.

(7) In case of construction without revalidation, a fees of Rs 10 per square metre of covered area shall be levied if all provisions as per byelaws are complied with.

(8) In case of revision in layout plan, permit fees shall be charged @ Rs. 0.50 per sqmtrs.for portion of plot area of which the layout is submitted for sanction or completion.

(9) Malba charges of Rs 10.00 per square metre shall be levied over total covered area for all buildings on the plot up to 2000 sqmtr, Rs 5.00 per squire meter on plots of 2001 to 10000 sqmtr, and Rs. 2.00 per sqmtr. on plots above 10000 sqmtr.

(10) The applicant shall deposit completion fees as follows:

(i) For all type of buildings Rs 10/- square metre of covered area on all floors.
(ii) For layout plan – Re. 0.5/- per square metre plot area for first 4.0ha acres and Re. 0.25 per square metre for balance area.
(iii) In case even after two objection letters issued by Authority if rectification of all objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit.

(11) The applicant shall deposit 25 percent of the building permit fees for temporary structures other than labour hutments as per individual use of the structure. For labour hutments fees shall be Re. 0.25 per square metre of covered area. Temprorary structure shall be allowed till completion of the building.

(12) Water, sewer and other service connection charge shall be paid as levied by the Authority

(13) The Authority shall be competent to revise the rate/ amount of fees / charges mentioned in these Regulation.

11.0 Withdrawal of application – The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applications but the fees paid shall in no case be refunded.

12.0 Scrutiny of the building permit-

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

(ii) The Authorized Officer shall examine the information listed in regulation 6.3 for residential buildings on plots (other than Group Housing).

(iii) For layout plan, buildings and other temporary structures the Technical Person shall provide the information in regulation 6.3, 6.4 and 6.5 respectively and provision of fire safety requirements, public convenience, safety provisions and other relevant laws. The Authorised / Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, Indian Standard Institution standards and such other provisions as required by the Authority from time to time.

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

(v) The Authority, however reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.

(vi) In case of any violation, the Technical Person shall be black listed under intimation to concerned registration organisation from practicing in the Industrial Development Area for a period of 5 years.

(vii) In case owner is found responsible for violation, action may be taken as per provision in lease deed.

13.0 Sanction or refusal of building permit –

(1) After filing of the application for building permit duly certified by the Technical Person as per Appendix 4, the applicant can commence the construction in accordance with the requirements of Zoning Regulations of Development Plan/ Master Plan, these Regulations or Planning, Development Directions and terms of lease deed. In case any objections are found during scrutiny of the plans, the same shall be got rectified by the applicant and if any violations are found during or after the construction, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the date such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of occupancy certificate.

(2) If within sixty days of the receipt of the application, refusal or sanction is not granted, the application with its annexures shall be deemed to have been allowed and the permit sanctioned, provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the period of sixty days but nothing herein shall be construed to authorize any person to do anything in

contravention of the Master Plan, lease conditions, these Regulations and Planning and Development Directions issued under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.

(3) In case of refusal:-

a)the Authorised Officer shall give reasons and quote the relevant provision of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objections.

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

(4) Once the plans have been scrutinised and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unremoved for a period of sixty days, the permit shall be refused and the plan shall stand rejected and fee submitted shall be forfeited..

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

(i) First time – Warning to concerned Technical person

(ii) Second time – black listed in Authority for one year.

(iii) Third time – refer to Council of Architecture/ ITPI/ MIC for cancellation of Registration.

14.0 Appeal against refusal or sanction with modification of a building permit –

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

The decision of the Chairman on such appeal shall be final, conclusive and binding. The chairman shall provide opportunity of hearing to all concern parties with regard to the disputed map.

The appeal may be referred after sixty days of communication of such order if within 30 days after the previous period of sixty days he satisfies the chairman that he was prevented by sufficient causes from not filing of appeal and not thereafter

15.0 Duration of validity of a building permit –

(1) A layout plan or building plan permit sanctioned under these regulations shall remain valid for the period of only 5 years. In case part completion has been taken on the plot, then also validity of layout plan or building plan

permit shall remain for 5 years. If there is any alteration/ revision in the plan, fresh revised plan permit shall be required.

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

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

16.0 Additions or alterations during construction –

If any external additions or alterations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer shall be obtained in writing before the proposed additions / alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans mutadis mutandis as given in Regulation 13 (2).

17.0 Cancellation of permit for building activity –

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

18.0 Work to be carried out in full accordance of Zoning Regulations, Building Regulations and Directions –

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

19.0 Documents at site –

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

(i) A copy of building permit.

(ii) Copy of approved drawings.

If the above documents are found missing for two consecutive visits by the Authorized Officer of the Authority a penalty of Rs. 1000/- shall be levied for each such lapse. In case building permit has not been granted and applicant has applied

for building permit then copy of receipt of documents shall be kept (wherever applicable) at site.

20.0 Notice for issue of occupancy certificate –

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

20.1.1 Occupancy certificate necessary for occupation – No building erected, re-erected, shall be occupied in whole or part until the issue of occupancy certificate by the Chief Executive Officer in the Form given in Appendix -11. Provided that if the Chief Executive Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 90 days of the date of receipt of application for occupancy certificate an intimation to this effect shall have to be sent to the Authority by the owner for occupying the building.

In case objections are intimated by the Chief Executive Officer or by an authorized officer showing inability to issue occupancy certificate the owner shall take necessary action to remove the objections. If the objections remain un-removed for a period of 6 months the application for issue of occupancy certificate shall stand automatically rejected. Thereafter the Chief Executive Officer shall take suitable action for removal of unauthorised construction with fee. Thereafter, the applicant has to apply afresh with fee for occupancy certificate and in such case time extension shall not be required

20.1.2 Issue of occupancy certificate regarding Multi Storey Buildings- Without prejudice to the provision of regulation 20.1.1, In case of multi storey building the work shall also be subjected to the inspection of the Chief Fire Officer, Uttar Pradesh Fire Service and the occupancy certificate shall be issued by the Chief Executive Officer only after the clearance from the Chief Fire Officer regarding the completion of work from the fire protection point of view. Other certificates such as fees, structural safety, water harvesting, etc also have to be submitted alongwith the completion drawings

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

20.3 '**Unauthorised development'** In case of unauthorised development, the Chief Executive Officer or an authorized officer by the Chief Executive Officer shall —

(i) Take suitable action which may include demolition of unauthorized works, sealing of premises, prosecution and criminal proceedings against the offenders in pursuance of relevant Acts in force.

(ii) Take suitable action against the technical person concerned.

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

CHAPTER – III

GENERAL REQUIREMENTS
Site Requirements

21.0 Distance from electric lines:

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

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

22.0. Site and land use pattern: Notwithstanding anything contained in these regulations, no building permit on any site shall be sanctioned if;-

(i) the proposed land use does not correspond to the land use in the Development Plan/ Master Plan/Layout Plan

(ii) the construction of any building is for public worship, which in the opinion of the Authority will affect the religious feelings of any class or persons in the vicinity thereof.

(iii) the use of building or place will be a source of annoyance to, or injurious to the health of the inhabitants of the neighbourhood.

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

24.0 Ground coverage, Floor Area Ratio, Height and Setbacks:

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

(1) Ground coverage, Floor Area Ratio, height and setbacks shall be as per Table-I appended to these regulations. However, the set back shall be applicable as per regulations prevailing at the time of initial allotment of sector.

(2) Other provisions:

(i) The directions of side, rear set back and gate shall be as per the Setback/ Layout Plan and directions prepared by the Authority from time to time.

(ii) In case of plots being amalgamated with the approval of the Authority, the set back lines in front and adjoining property are to be followed as per Setback Plan.

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

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

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

(vi) No construction of any kind shall be permitted beyond the building envelope (on set backs) except—

(a) A chajja (projection) of maximum width of 0.75 metres at lintel or rooflevel. No construction of any type shall be permitted over such projections.

(b) Underground water tanks with top flush with the adjoining ground level.

(c) In plots of 200 square metre and above, if required, a temporary guard room of porta cabin 1.5 metre x 1.5 metre shall be permitted after approval by the Authority.

(d) Canopy projections of 4.5 metre X. 2.4 metre in front or side set backs (maximum 2 numbers) in plots where front set back is 4.5 metre or more and only one such canopy in side set back where front set back is less than 4.5 metre. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular column of maximum 30 centimetres diametre or rectangular columns of 30 centimetres x 30 centimetre size.

(e) Open Plinth steps:

(i) Open plinth steps and plinth ramp in front and rear setback.

(ii) Open plinth steps and plinth ramps beyond a depth of 6mtrs in side setback.

(f) In case of corner plots upto 200 square metre category, load bearing columns max size 300 milimetre X 300 milimetre in side setback maximum 2 numbers may be permitted.

(g) Other features as mentioned in Table 3.

(h) Open ramps for movement of vehicles in side setback only.

(i) Balcony upto 1.5 m width (upto 1.0 m width where setback is less than 3.0 m)

(j) No enclousure of any type shall be allowed on the balcony, neither shall be compoundable.

(k) The inner courtyard can be covered by a temprorary coverage, at a height of 1.5mtrs. above roof level. If covered at roof level, it shall not be permissible.

(l) The internal changes within the building envelope are permissible without any revision submission.

(vii) **FAR shall also include**

(i) Mezzanine

(ii) Pergola shall be counted towards Floor Area Ratio calculation if closed from three or more than three sides.

(viii) **Floor Area Ratio shall not include –**

(i) A cantilever projection (in setbacks) of a width of 0.75 metre at any level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Canopy projections of 4.5 metre X 2.4 metre in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 metre or more and only one such canopy in side setback where front setback is less than 4.5 metres.

(iii) Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services and storage.

(iv) Stilt area of non-habitable height proposed to be used for parking, landscaping etc.

(v) Loft upto 1.5 metre height

(vi) Other features as mentioned in Table 3.

(vii) Open ramps for movement of vehicles in side setback only.

(viii) Balconies (upto 1.50mtrs. width, If Balcony of more than 1.50mtrs. width is proposed, then $1/4^{th}$ of its area shall be counted in FAR), Cupboard (0.60m wide), Staircase, Lift, Mumty for staircase, and Bay wndows.

(ix) **Basement:**

(i) Basement area shall not exceed beyond building envelope.

(ii) The height of any basement shall be maximum 1.5 metre from bottom of the slab above the top level of the external drain.The maximum height of the basement from floor to ceiling shall be 4.5 metres.

(iii) Basement shall be allowed upto a distance of 2.0 mtrs. from the adjacent plot on the basis of structure stability certificate.

(x) **Minimum requirement for sanction / completion:** 40 sqm or 50 percent of maximum permissible ground coverage(whichever is more) with provisions of a functional toilet / bath and kitchen Provision of following items in building shall be mandatory for issue of occupancy certificate.

(a) Flooring;

(b) Electrical wiring whereas electrical fittings shall not be mandatory.

(c) Plumbing and fittings in at least one toilet and kitchen

(d) Trees as per Table no. 6 or direction issued from time to time which ever is higher;

(e) Number plate;

(f) Boundary wall shall be mandatory.

(g) Internal and external finishing (Plastering and whitewashing shall not be mandatory);

(h) House shall be lockable i.e. all external doors and windows shall have to be provided with grill provided in the windows then fixing of glasses in the windows panes shall not be mandatory;

(i) No violation of Building Regulations, Zonal Plan Regulations and Master Plan should be there in the building at the time of issue of occupancy certificate.

24.2 GROUP HOUSING (Flatted and cluster type)

(I) Minimum Plot Area- 2000 square metre. However, the Authority may revise this limit by recording the reason .

(II) Maximum permissible –

(i)	Ground coverage	35 percent up to 40000 sq mtrs and 40% above 40000 sq.mtrs.
(ii)	Floor Area Ratio	3.00
(iii)	Height	No limit. For buildings above 30 metres in height, clearance from Airport Authority shall have to be taken.
(iv)	Density(Family size 4.5)	As mentioned in the sector Layout Plan or decided by the Authority for a particular scheme.

24.2.1 Other Provisions:

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

(i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

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

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

(a) Metre room as per norms of Electricity Authority..

(b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.

(c) Other features as mentioned in Table 3

(d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

(e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

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

(2). Floor Area Ratio shall include

(i) Mezzanine

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

(iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.

(iv) Metre room as per Electricity Authority norms.

(3). Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.

(ii) Basement(s) , shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:

a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.

b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.

c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.

(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.

(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

(v) Balconies upto 1.5 metre width free from FAR(in case it is more than 1.5 m, ½ of area beyond 1.5 m shall be included in FAR) may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.

(vi) Other features as mentioned in Table 3.

(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate,

slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

(x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs.

(xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

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

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

(a) Area for shopping and commercial activities equivalent to 1.0 percent permissible FAR of the plot area shall be allowed.

(b) Minimum four kiosks of 4 sq.m of carpet area and two shops of 10sqm carpet area shall be provided mandatorily.

(c) Maximum height of shops and kiosks shall be 4.0 metre from floor to ceiling.

(d) However shops may be allowed as integral part of Group housing building on the ground floor.

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

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metres.
3. Air–conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen / Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtrs lobby infront of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.

9. Cupboards upto a depth of 0.60 mtr.and 1.80 mtrs.in length.
10. Bay window upto a depth of 0.60mtr.and 2.0 mtrs length.
11. Refuge area as per definition for fire evacuation in National Building Code, 2005.
12. Sewage treatment plant, water treatment plant, garbage collection centre, Electric sub-station, service ducts, community hall, religious building, milk and vegetable booth, school & crèche.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.

(6). Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per National Building Code -2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

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

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

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

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

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

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

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

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

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

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

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

Note:

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hactares and above, blockwise temprorary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(17) Provision of following item in building shall be mandatory for issue of completion certificate:

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

(ii) Electrical wiring;

(iii) Plumbing work to be complete.

(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;

(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;

(vi) Internal and external finishing (Plastering may not be mandatory);

(vii) Boundary wall and gates shall be mandatory;

(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;

(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;

(x) Any other special provision as mentioned in the lease deed;

(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

24.3 INDUSTRIAL BUILDINGS:

Ground coverage, Floor Area Ratio and height

S.No.	Plot Area (square metre)	Maximum Ground coverage (%)	Maximum Floor Area Ratio	Maximum Height in mtrs
1.	Upto 1000	60	1.50	18
2.	Above 1000 but not exceeding 12000	60	1.30	24
3.	Above 12000	55	1.00	No Limit
4.	Flatted Factories	35	1.40	24

24.3.1 Other Provisions:

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

No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

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

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

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

(2) Floor Area Ratio shall include

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

(3). Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.
(ii) Basement(s) , shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
(a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
(b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
(c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
(v) Balconies (Upto 1.5 metres width free) from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
(vi) Other features as mentioned in Table 3.
(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose. However it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

(x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs (excluding green areas).

(xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .
3. Air–conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtr lobby infront of each lift.
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 mtr and 1.80 mtrs.in length.
10. Refuge area as per definition for fire evacuation in NATIONAL BUILDING CODE, 2005
11. Sewage treatment plant, water treatment plant, garbage collection centre, Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per NATIONAL BUILDING CODE, 2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16

mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

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

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

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

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

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

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

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

Note:

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hactares and above, blockwise temprorary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12) Provision of following item in building shall be mandatory for issue of completion certificate:

(i) Flooring;/ i.e hard surface and completely finished floors for common areas or/and public use areas.
(ii) Electrical wiring;
(iii) Plumbing work to be complete.
(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;
(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;
(vi) Internal and external finishing (Plastering may not be mandatory);
(vii) Boundary wall and gates shall be mandatory;
(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
(x) Any other special provision as mentioned in the lease deed;
(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

24.4 COMMERCIAL BUILDINGS

Ground coverage, Floor Area Ratio and height

Sl. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	Convenient Shopping Centre	40%	2.00	24.0
2	Sector Shopping	40%	2.00	24.0
3	Sub District Centre, Shopping/commercial uses along MP roads and other Master Plan level Shopping/commercial Centres	30%	4.00	No limit
4.	Hotel	30%	3.00	No limit
5	Banks	30%	1.50	No limit
6	Cinema/Multiplex/Cineplex	30%	As per govt. policy	No limit
7.	Warehousing/Godowns	60%	1.50	No limit

24.4.1 Other Provisions:

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

(i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

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

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

(a) Metre room as per norms of Electricity Authority..

(b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.

(c) Other features as mentioned in Table 3

(d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

(e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

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

(2). Floor Area Ratio shall include

(i) Mezzanine

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

(iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.

(iv) Metre room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.

(ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
   (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
   (b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
   (c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.

(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.

(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

(v) Balconies (upto 1.5 metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.

(vi) Other features as mentioned in Table 3.

(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre highrailing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

(x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs (excluding green areas).

(xii) In multistorey buildings service floor ,may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .

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

(5). **Distance between two adjacent building blocks**

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per NATIONAL BUILDING CODE, 2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

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

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

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

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

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

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

S.NO.	SIZE OF PLOT(SQ. MTRS.)	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000	40%

	Sq. Mtrs.	
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hactares and above, blockwise temprorary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12) Provision of following item in building shall be mandatory for issue of completion certificate:

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

(ii) Electrical wiring;

(iii) Plumbing work to be complete.

(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;

(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;

(vi) Internal and external finishing (Plastering may not be mandatory);

(vii) Boundary wall and gates shall be mandatory;

(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;

(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;

(x) Any other special provision as mentioned in the lease deed;

(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

24.5 INSTITUTIONAL

Sl. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	All Higher Educational Institutions, e.g. Engineering, Management, Degree college, Research and Training Centre, Film/ Audio/ Vedio Studio, University, vocational institute ,etc.	35%	1.50	No limit
2	Higher Secondary School	40%	1.50	24.0
3	Nursery School/Creche/Primary School	40%	1.50	15.0
4.	Religious Building	35%	1.20	No limit
5.	Dispensary /Health care & Social Assistance services, & Clinic, Clinical lab	30%	1.50	20.0
6.	Hospital in any system of medicine, Naturopathy centre, Nursing Home Specialized Health Centre, Trauma Centre.	30%	2.75	No limit
7.	Government, Semi-Government, Corporate Offices & other offices.	30%	2.00	No limit
8.	Museum, Art Gallery and Exhibition Centre, Art Centre.	30%	1.50	No limit
9.	Information Technology and Information Technology Enabled Services, Biotech Park	30%	2.00	No limit
10.	Community Centre, Club Building and Barat Ghar/Gym, Spa/Health Club, Fire Station, Police Station, Post Office, Library & other such facilities.	30%	1.50	24.0
11.	Dharamshala/Lodge/Guest House/Hostel	30%	2.50	No Limit
12.	Dharam Kanta , Petrol Pump & Gas godown	30%	0.50	15.0
13.	Old age home, orphanage, reformatory	30%	1.50	15.0
14.	Convention/ Conference/ Socio Cultural/ Social Welfare Centre	30%	1.50	No Limit
15.	Other Utilities	30%	1.00	15.0

24.5.1 Other Provisions:

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

(i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

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

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

(a) Metre room as per norms of Electricity Authority..

(b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.

(c) Other features as mentioned in Table 3

(d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

(e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

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

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

(i) Mezzanine

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

(iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.

(iv) Metre room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.

(ii) Basement(s) , shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
   (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
   (b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
   (c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.

(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.

(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

(v) Balconies (upto 1.5metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.

(vi) Other features as mentioned in Table 3.

(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

(x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking/ podium parking in plots bigger than 10000 sq mtrs (excluding green areas).

(xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .

3. Air–conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtr lobby infront of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60mtrs.and 1.80mtrs.in length.
10. Bay window upto a depth of 0.60mtrs.and 2.0mlength.
11. Refuge area as per definition for fire evacuation and National Building Code, 2005.
12. Sewage treatment plant, water treatment plant, garbage collection centre, Electric sub-station, service ducts.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by Chief Executive Officer depending on its requirement.

(5). **Distance between two adjacent building blocks**

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per NATIONAL BUILDING CODE, 2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

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

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

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

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

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

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

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

Note:

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hactares and above, blockwise temprorary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12) Provision of following item in building shall be mandatory for issue of completion certificate:

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

(ii) Electrical wiring;

(iii) Plumbing work to be complete.

(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;

(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;

(vi) Internal and external finishing (Plastering may not be mandatory);

(vii) Boundary wall and gates shall be mandatory;

(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;

(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;

(x) Any other special provision as mentioned in the lease deed;

(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

24.6 GREEN AREAS

Sl. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	Sports and Amusement Complex, Stadia, Swimming Pool, Shooting Range, Recreational Green/Park complex with sports facilities	20%	0.40 + 0.20 purchasable	24.0
2	Low Density Sports & Amusement Complex, Recreational Club, Social Cultural Centre	10%	0.20 + 0.10 purchasable	24.0
3	Institutional Green	35%	0.80+0.20 Purchasable	only for Institutional activity
4	Nursery	50sqmtrs	50sqmts.	6.0

24.6.1 Other Provisions:

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

(i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

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

5	Above 50 acres for an additional 50 acres	An additional 10 square metre and part thereof	24 square metres	5 square metres

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

(a) Metre room as per norms of Electricity Authority..

(b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.

(c) Other features as mentioned in Table 3

(d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

(e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

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

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

(i) Mezzanine

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

(iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.

iv) Metre room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.

(ii) Basement area equivalent to maximum permissible ground coverage for services, storage and parking.

(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.

(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

(v) Balconies (upto 1.5metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.

(vi) Other features as mentioned in Table 3.

(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any

commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .
3. Air–conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtr lobby infront of each lift(excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 mtr and 1.80 mtrs. in length.
10. Bay window upto a depth of 0.60 mtr and 2.0 m length.
11. Refuge area as per definition for fire evacuation in National Building Code, 2005.
12. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by Chief Executive Officer depending upon its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per NATIONAL BUILDING CODE, 2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

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

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

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

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

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

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

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

Note:

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hectares and above, blockwise temprorary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12). Provision of following item in building shall be mandatory for issue of completion certificate:

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

(ii) Electrical wiring;

(iii) Plumbing work to be complete.

(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;

(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;

(vi) Internal and external finishing (Plastering may not be mandatory);

(vii) Boundary wall and gates shall be mandatory;

(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;

(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;

(x) Any other special provision as mentioned in the lease deed;

(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable

24.7 TRANSPORTATION

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

24.7.1 Other Provisions:

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

(i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres
3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres

4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres
5	Above 50 acres for an additional 50 acres	An additional 10 square metres and part thereof	24 square metres	5 square metres

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

(a) Metre room as per norms of Electricity Authority..

(b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.

(c) Other features as mentioned in Table 3

(d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

(e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

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

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

(i) Mezzanine

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

(iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.

iv) Metre room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.

(ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:

(a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.

(b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.

(c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.

(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.

(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

(v) Balconies (upto 1.5metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.

(vi) Other features as mentioned in Table 3.

(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

(x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs (excluding green areas).

(xii) In multistorey buildings service floor ,may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy.Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .
3. Air–conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtr lobby infront of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 mtr and 1.80 mtrs. in length.
10. Refuge area as per definition for fire evacuation in National Building Code, 2005.
11. Sewage treatment plant, water treatment plant, garbage collection centre, Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by Chief Executive Officer depending upon its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per NATIONAL BUILDING CODE, 2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

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

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

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

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

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

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

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

Note:

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hactares and above, blockwise temprorary Occupancy may be allowed subject to a minimum of 1,00,000 sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12) Provision of following item in building shall be mandatory for issue of completion certificate:

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

(ii) Electrical wiring;

(iii) Plumbing work to be complete.

(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;

(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;

(vi) Internal and external finishing (Plastering may not be mandatory);

(vii) Boundary wall and gates shall be mandatory;

(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;

(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;

(x) Any other special provision as mentioned in the lease deed;

(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

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

(1) (i) Category of buildings mentioned in the above **regulations** is indicative only. If there is any variation in he zoning regulations of Development Plan/ Master Plan, the provisions of Master Plan shall prevail.

(ii) In case of mixed land use Ground coverage and F.A.R shall be determined on the basis of prime use/ activity as decided in the scheme.

(2) Total height shall be counted from top of external drain to top of the building except for

- Illuminated boards
- Water Tanks, mumty and machine room
- Other such structures with non usable height.

(3) Minimum permissible setbacks shall be as per Table no. 1 and 2. If there is no mention in the lease deed then as per Building Regulations prevailing at the time of allotment.

(4) Maximum permissible density shall be as per lease deed. Maximum density variation of -50 percent and +5 percent shall be allowed in Group Housing.

(5) The above regulations are for general applications.

(6) The Authority shall however prepare and provide Architectural control drawing/Architectural control for each commercial project.

(7) Notwithstanding anything contained in these regulations, the Authority may where it considers expedient to do so, having regard to the special features of a particular zone/ sector and the width of road abutting and the Development Plan, permit such ground coverage FAR, height and setback in relation to a building or a group of buildings by recording the reasons.

(8). Provisions of Ground coverage, FAR, building height, parking etc., for Information Technology (IT) and Information Technology and Enabled Services in Industrial plots shall be applicable as per the provisions for Information Technology and Information Technology and Enabled Services in Institutional plots. This provision is applicable for those plots which were originally allotted for IT/ITES.

(9). In case of any activity other than listed above mentioned regulations (24.1 to 24.7), the ground coverage and FAR shall be decided by the Authority keeping in view the similar kind of activities mentioned in these regulations.

(10) For buildings of height above, 30 metres necessary clearance from Airport Authority of India shall be taken. Total height of the building shall be counted from the top of the external drain to top of the building without exemption.

(11) The above regulations are for general applications.

(12) Purchasable FAR shall be available only for those allottees whose allotment was based on specific FAR.

(13) For Horticulture Nursery, the following provisions shall be applicable:

(i) Green house up to maximum 10 percent of plot area.

(ii) Watchman shelters as per clause (v) of sub regulation (I) of regulation 24.6.1 and also permitted in setbacks.

(iii) Metre room as per norms of Electricity Authority and shall also be permitted in setbacks.

(iv) Shops and support facilities shall be permitted maximum upto 15 sq mtrs included in permitted Ground Coverage.

(v) Setback shall be as per Table 2.

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

(i) The Building is completed and rated by Leadership in Energy and Environmental Design Leadership in energy and Environmetal Design as 'Gold or Platinum'.

(ii) The building is recommended by the Bureau of Energy Efficiency Government of India for the provision of energy efficiency.

(iii) The Building has been completed fulfilling the parking and landscaping norms of the prevailing regulations.

(iv) The applicant has made sufficient provisions for using the additional FAR.

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

(15) The Authority is authorized to permit additional height at focal points wherever it is considered appropriate by recording the reasons.

(16) Enclosure of balcony in any type of building shall not be permitted or / and compounded. Enclosure shall be considered as illegal construction.

24.9 INFORMAL SECTOR

(1)	**Plotted Development**			
	I.	Plot Size	:	20-25 square metre
	II.	Ground Coverage	:	80 percent
	III.	FAR	:	2.00
	IV.	Height	:	10 metre maximum
	V.	Setback	:	1.5 metre in front
	VI.	Roads	:	Main vehicular roads shall not be less than 9.0 metres and access to plots shall be provided through roads/passages not less than 6.0 metres.
	VII.	Open space	:	May be provided in a group or Cluster
(2)	**Flatted Development**			
	I.	Ground coverage	:	40 percent
	II.	FAR	:	2.00
	III.	Setback	:	9.0 front 3.0 metre rear and 3.0 metre side setback
	IV.	Height	:	No Limit
	V.	Balcony	:	0.9 metre wide.
	VI.	Roads	:	Main vehicular roads 12 metre
	VII.	Other spaces	:	60 percent (Open + Roads + Parks)
	VIII.	Individual toilets or group may be provided		
(3)	**Dormitory**			
	I.	Ground coverage/FAR	:	40 percent/1.60
	II.	Setback	:	9.0 in front 3.0 metre and 3.0 in side setback
	III.	Height	:	15 metre (Maximum)
	IV.	Balcony	:	0.9 metre wide.

Common facilities for development

(i) Toilet blocks.

(ii). Proposed plantation on road side has to be ever green trees planted 10 metre centre to centre.

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

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

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

24.10 LAYOUT AND SUB-DIVISION OF LAND:

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

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

S.No.	Use premises	Service population per unit	Minimum area per unit (in ha)
a)	**Education**		
1.	Nursery school / crèche	10000	0.10
2.	Senior Secondary school	20000-30000	0.80
3.	College	80000-100000	1.0
b)	**Health**		
1.	Nursing home / Dispensary	15000-20000	0.10
2.	Hospital	100000	2.0
c)	**Socio – Cultural**		
1.	Community Hall and library	25000	0.40
2.	Recreational club	100000	1.00
d)	**Shopping**		
1.	Convenient shopping/	1%of permissible group housing FAR	
	Local / sector shopping		
e)	**Other community facilities**		
1.	Milk booths	10000-15000	0.020
2.	Religious building	25000-35000	0.100
f)	**Recreation / Green Parks**		
. 1	Park and Play Ground	15% of plot area	
g)	**Utilities**		
1.	Overhead tank	As per requirement	
2.	Electric sub station	As per requirement	
3.	Auto cum taxi stand	25000	0.050
4.	Police Chowki	25000	0.050
5.	Petrol pump/ Gas station	50000-100000	0.200

Note : (i) Provision of these facilities is mandatory in Group Housing/Residential schemes. However, the Authority may allow more numbers for social/community facilities (Non-commercial) and more areas as per requirement of any project within the limits of permissible FAR.

(ii) For facilities like Nursery School/ Creche, Nursing Home, Dispensary, convenient shops, etc. instead of earmarking plots, the permissible FAR may be planned on Ground Floor of Group housing Blocks or as separate building blocks within the permissible ground coverage. The allottee shall be free to plan the facilities either in the form of plots or building blocks.

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

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

24.13 Note :-

In special circumstances the Authority may, relax any of the provisions mentioned herewith in the regulation no. 24.12 by recording the reasons. .

24.14 Note :-

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

24.15 Provisions for special Development Zone (Including mini and micro Special Development Zone); Applicable only for Yamuna Expressway Industrail Development Authority

a) Conceptual plan shall be prepared for Special Development zone.
b) Minimum area required for the approval of detailed layout plan for Special Development zone shall be 40% of the permissible area earmarked for the core activity.
c) The completion period for 40% of permissible area for core activity shall be as per the provisions of allotment / lease deed.
d) Maximum 1.75 FAR shall be permitted on the entire land of Special Development zone.
e) Maximum 30% ground coverage and 1.75 FAR shall be permitted for the core activities of Special Development Zone. There shall not be any restriction on height of building, however, no objection certificate from the Airport Authority of India shall be obtained in case of building height is 30 mtrs and above.
f) Activities in special Development Zones shall be allowed as per the appendix -13.

CHAPTER – IV

25.0 Structural Safety – Fire Safety and Service

25.1 Fire Safety Requirements

(a) Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India as amended from time to time.

(b) In case of multi-storeyed buildings above 15 metre in height, building which are more than three storeys and building with more than 400 square metres ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, provisions of Uttar Pradesh Agni Nivaran aur Agni Suraksha Adhinium (Act no. 6 of 2005) shall apply.

25.2 Structural Design

The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part VI (Structural Design, Section-1, Boards, Section-2, Section-5,Contrete, Section-6 Steel, as the case may be) of National Building Code of India NATIONAL BUILDING CODE, 2005 prepared by Indian Standard Institution and as prevalent at the time of execution of the works.

25.3 Quality of Material and Workmanship

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

25.4 Building Services

The planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part VIII (Building Services, Section 2, Electrical Installations, Section 3, Air-conditioning and heating, Section-5, Installation of lifts and escalators, as the easy may be) of National Building Code of India 2005 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.

25.5 Plumbing

The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in accordance with the Part IX (Plumbing Services Section I, Water Supply Section 1, Drainage and Sanitation, Section-1, Gas Supply, section 2) of National Building Code of India prepared by Indian Standard Institution as amended from time to time.

25.6 Water supply requirements

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

25.7 Sanitary Fitting

(1) Subject to the provision of any law for the time being in force, the sanitary fittings and installations in building shall be in accordance with the provisions of National Building Code as amended from time to time.

(2) Every factory building within the area shall be provided with such latrines and urinals as may be prescribed by or under the provisions of the Factories Act 1948 as amended from time to time.

25.8 Structural Safety for Natural Hazard Protection-

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

25.9 Provision for Physically Handicapped

Provisions for physically handicapped persons shall be made in all buildings and facilities used by public in accordance with the provision of Part III, Annex D of National Building Code -2005.

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

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

CHAPTER –V

26.0 Construction of Farm House Building in Agricultural Use Zone—

26.1 Minimum size of plot-

Minimum size of a plot for farm house shall not be less than 1.0 hectare.

26.2 Maximum coverage and FAR

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

26.3 Other provisions

(a) The maximum permissible floor area includes the area of mezzanine floor also.

(b) The maximum height of boundary wall shall be 3.0 mtrs from external drain top.

(c) Running creeper or flowering creeper will be planted all along the wall.

(d) Minimum 50 percent of the total area of the farm house shall be under plantation/cultivation. At least 100 trees per hectares have to be planted out of which at least 50 percent shall be evergreen trees.

(e) Basement within the outerwalls of the buildings equivalent to the area of ground coverage shall be allowed. In the event of open areas falling within the outer walls of the buildings, maximum area of the basement may be allowed equivalent to double the area of the ground coverage.

(f) Minimum requirement for sanction and completion shall be 25% of permissible FAR.

26.4 Water supply, sewerage and drainage:

(a) In case of a plot for a farm house having dwelling unit the owner thereof shall be responsible to make lawful arrangements for potable water in the farm house.

(b) The owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm, open or closed sanitary drains to clean sheds, as may be required by the Authority.

(c) The owner shall be responsible to provide septic tank with necessary dispersion trenches for disposal of human and animal wastes in the farm house within his own premises.

26.5 Electrification

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

26.6 Other Provisions:

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

(i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

(ii) Underground water tanks with top flush with the adjoining ground level.

(iii) Watchman Shelters and Watch Towers with following provisions:

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

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

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

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

(a) Metre room as per norms of Electricity Authority.

(b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.

(c) Other features as mentioned in Table 3

(d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

(e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

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

(2) Floor Area Ratio shall include

(i) Mezzanine

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

(iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.

(iv) Metre room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

(i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.

(ii) Basement shall be for storage, services and parking only. It shall not be more than permissible ground coverage.

(iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.

(iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

(v) Balconies (upto 1.5metre width) free from FAR may be projected in open setbacks provided 6 mtr clear space is available for fire tender movement.

(vi) Other features as mentioned in Table 3.

(vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

(viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

(ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .
3. Air–conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtr lobby infront of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 mtr and 1.80 mtrs. in length.

10. Bay window upto a depth of 0.60 mtr and 2.0 m length.
11. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.

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

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

(7) **Provision of following item in building shall be mandatory for issue of completion certificate:**

(i) Flooring;/ i.e hard surface and completely finished floors for common areas.
(ii) Electrical wiring;
(iii) Plumbing work to be complete.
(iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;
(v) Number plate and illumination board as per direction amended or direction issued from time-to-time;
(vi) Internal and external finishing (Plastering may not be mandatory);
(vii) Boundary wall and gates shall be mandatory;
(viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
(ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
(x) Any other special provision as mentioned in the lease deed;
(xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

CHAPTER-VI

27.0 Construction of Building in Village abadi :- Not withstanding anything contained in these regulations herein after mentioned, The ownership and area of village abadi shall be determined by the land department of the Authority, The construction of buildings in village abadi shall be regulated as follows.

27.1 SETBACK

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

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

27.2 COVERED AREA

(a) Ground floor

Plot Size	Maximum permissible ground coverage
Upto 200 square metre	80%
201-500 square metre	75%
501-1000 square metre	70%
1001-2000 square metre	65%
2001-4000 square metre	60%
Above 4000 square metre	55%

(b) First floor- equivalent to maximum permissible ground coverage.

(c) Barsati floor- 50 percent of the ground floor including mumty.

(d) Maximum Height 11.0mtrs.

27.3 **NOTE:-** Basement shall be permitted within the building line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.0 metre and shall be used for parking and storage only.

All formalities as per regulation No. 6.1 will have to be completed for construction of basement.

27.4. Use of the Plot

On plots in village abadi which have not been notified for acquisition under the Land Acquisition Act or have been recommended for de-notification under land acquisition act by the competent authority. Non – Residential activities shall be allowed maximum up to 50 percent of the total permissible ground coverage on payment of prescribed charges in clause 27.9

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

27.6 Items permissible in the setback and calculation of FAR shall be carried out as per regulation 24.0.

27.7 Provisions of parking, loading and unloading spaces—

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

(b) Parking space for vehicles shall be provided as per table-5 annexed to these regulations.

27.8 **Explanation** :- Boundary wall height provision shall be as per prevailing directions issued by Authority from time to time.

27.9 **Fees for Conversion of use**

Development charge shall be charged only on commercial conversions upto a maximum conversion of 50% of plot area, which shall be levied as follows:

ii) On roads of Right of way upto 12.00 metre -prevailing residential rate revised from time to time.

iii) On roads of Right of way above 12.0metre and up to 18.0metres. 1.25 times of the prevailing residential rate revised from time to time.

iv) On roads of Right of way above 18.0metre and up to 24.0metres. 1.50 times of the prevailing residential rate revised from time to time.

v) On roads of Right of way above 24.0metre and up to 45.0metres. 100% of the prevailing reserved commercial rate as per plot size, revised from time to time minus the land cost.

vi) For corner plot 5% additional of above mentioned charges shall be levied.

vii) For safety requirements shall be as per National Building Code and Uttar Pradesh Fire Act.

viii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per clause(A) of regulations 24.1.

ix) Provisions of parking, loading and unloading spaces:

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

b) parking space for other vehicles shall be provided as per table-5.

27.10 Fees for Sanction and completion of building plans:-

fees shall be calculated as per regulation 10

CHAPTER-VII

28.0 Construction on Plots allotted to the farmers against land acquisition (5% or 6% or 7% as the case may be) in planned village abadi Expansion scheme or in sectors

28.1 SETBACKS

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

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

28.2 COVERED AREA

(a) Ground floor

Plot Size	Maximum permissible ground coverage
Upto 200 square metre	80%
201-500 square metre	75%
501-1000 square metre	70%
1001-2000 square metre	65%
2001-4000 square metre	60%
Above 4000 square metre	55%

(b) First floor- equivalent to maximum permissible ground coverage.

(c) Barsati floor- 50 percent of the ground floor including mumty.

(d) Maximum Height 11.0mtrs.

28.3 **Note**:- Basement shall be permitted within the building line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.0 metre and shall be used for parking and storage only.

All formalities as per clause No.6.1 will have to be completed for construction of basement.

28.4 **Use of the Plot**

On plots allotted in planned village expansion scheme or in sectors (5% or 6%or 7%):

Non – Residential activities shall be allowed maximum upto 50 percent of the total permissible ground coverage on payment of prescribed charges and it should be a part of the following activities--

1. Dharmshala/Night shelter/baratghar
2. Dispensary/clinic/laboratory
3. Hostel
4. Guest House/lodging house
5. Motor garage and workshop
6. Office for professionals – out of which minimum 50% of the space shall be used for self use.
7. Restaurant
8. Vending booth/kiosks
9. Bank
10. Post Office
11. Telegraph Office

12. Creche and Day-care centre
13. Retail shop
14. Telecommunication tower (only ground based)

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

28.5 Fees for Conversion of use

i) On roads of Right of way up to 12.00 metre -prevailing residential rate revised from time to time.

ii) On roads of Right of way above 12.0metre and up to 18.0metres. 1.25 times of the prevailing residential rate revised from time to time.

iii) On roads of Right of way above 18.0metre and up to 24.0metres. 1.50 times of the prevailing residential rate revised from time to time.

iv) On roads of Right of way above 24.0metre and up to 45.0metres. 2.00times of the prevailing reserved residential rate as per plot siz.

v) For corner plot 5% additional of above mentioned charges shall be levied.

28.6 OTHER PROVISIONS

i) Fire safety requirements shall be as per National Building Code and Uttar Pradesh Agni Nivaran Adhinium(Act No. 6 of 2005)

ii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per regulation 24.

iii) Provisions of parking, loading and unloading spaces:

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

b) parking space for other vehicles shall be provided as per table-5.

iv) Boundary wall height provision shall be as per prevailing direction issued by the Authority from time to time.

28.7 Fees for Sanction and completion of building plans:-

fees shall be calculated as per regulation 10.

28.8 : Provisions regarding Commercial activities

1. On plots situated along the 30.0m and above wide roads, commercial activities shall be allowed in addition to the activities as mentioned in *regulation* 28.4.

2. The activities as mentioned in sub *regulation* (1) above and in *regulation* 28.4 shall also be allowed the allotted plots of those farmers whose land was acquired and due any special circumstances a part of land has been returned to as per lease back policy *of* the Authority.

CHAPTER-VIII

29.0 PURCHASABLE FAR

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

(i) The Plots exist on 24 mtrs. and above wide road.

(ii) The construction has not started.

OR

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

OR

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

OR

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

OR

Purchaseable F.A.R may be allowed on minimum 18.0 mtrs. and above road width for instituational and industrial use.

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

29.2 **Purchasable FAR shall be allowed with the following provisions/ conditions:-**

(i) No construction shall be allowed beyond the limit of maximum permissible ground Coverage.

(ii) Parking facilities shall be provided within the plot as per the provisions of thebuilding bylaws.

(iii) No objection certificate from the Airport Authority of India/ Competent Authority shall be obtained for the height of the building.

(iv) Structural design duly checked and verified by the I.I.T/ N.I.T./ Government Engineering College shall be submitted along with the proposal in case where additional floors are being proposed.

(v) No objection certificate from Fire Safety and Environmental Clearance shall be obtained from the Competent Authorities.

(vi) Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure.

(vii) Use of purchaseable FAR shall be governed by the terms and conditions of lease deed.

(viii) In case where purchasable FAR is allowed, the Authority shall permit increase in the height of building as per requirement.

(ix) Additional Propotionate residential units shall be allowed on the purchaseable FAR for Group Housing.

Note:-

(i) Purchasable FAR is an enabling provision. It shall not be allowed to any Allottee as a matter of right.

(ii) With the consideration of Traffic density, conditions of approach road, availability of physical infrastructure, distance from the protected area and heritage sites or in the light of planning the Authority may identify the zones/ areas where purchasable FAR shall not be allowed.

(iii) In case of mixed land use permitted in any pocket/plot:

(a) Permissible FAR for various uses shall be as applicable for respective use including the purchasable FAR.

(b) The total FAR in the pocket/plot shall be subject to the overall permissible FAR for the pocket/plot.

(c) Purchasable FAR shall be calculated on the basis of the FAR of the individual uses within that pocket/plot.

29.3 Calculation Method for the rate of charges of Purchasable FAR:-

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

C=Le xRcx P

C=Charge

Le=Proportionate Land required against purchasable FAR

i.e. Fp x 100/FAR

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

FAR= Permissible Floor Area Ratio as per BuildingRegulations.

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

P=Value of purchasable Factor is as follows:-

Group Housing	=0.40
Commercial	=0.60
Institutional /Institutional green*	=0.30
Industrial	=0.30
Green/sport/recreational Areas	=0.20

29.4 Note:- * (i) The purchasable FAR in institutional green plot shall only be permissible for the institutional use in the plot.

(ii) The purchaseable FAR shall be allowed to a maximum permissible FAR allowed for the particular use above the constructed building. If the allottee has done the construction before sanctioning, the compounding charge of un-sanctioned area shall be payable at the rate of Rs. 200/-per sqmtr. This penalty shall be over and above the fee charged for purchaseable FAR. In case the construction is beyond the limit of purchasable F.A.R the allottee will have to first remove the extra construction beyond permitted F.A.R., then allottee may be allowed the extra purchasable F.A.R.

(iii)The Authority may also fallow additional ground coverage with purchaseable F.A.R upto the maximum limit of 40% in commercial plots of more than 5000 sq. mtr. area on the basis of additional charges.

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

C= L x 0.30 x R

C= Cost of additional purchasable ground coverage

L= Land required under ground cover for additional ground coverage

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

(iv) Increase in FAR of industrial plots prior to the commencement of these regulations shall continue to be allowed free of cost. But the increase of FAR of

industrial plots notified in these Regulations shall be allowed on purchasable basis. Purchasable FAR may be allowed up to 2.0 FAR in the Industrial plots.

CHAPTER - IX

30.0 Provisions of parking, loading and unloading spaces –

Parking may be provided in open, under stilt, or underground in basements or separate block plots for multi level parking through mechanized methods or conventional ramps. Other option in selected areas is through podium parking. Creation of underground parking below parks and open spaces without disturbing the green areas on the surface may be considered only in exceptional cases as per policy approved by the Authority. Surface parking shall be allowed in setback after leaving clear space of 7.5mtrs., and fulfilling the requirement of tree plantation and Fire Tender movement.

30.1 Other Provisions

(1) Multi-level Parking plots -

(i) Multi-level parking facility should preferably be developed in the designated parking spaces/plots.

(ii) In order to compensate the cost of multi level parking in designated areas and also to fulfill the growing need of parking spaces within urban areas, a maximum 25% of ground floor covered area may be utilized as commercial space. The balance covered area may be utilized on top floors for office use on a plot designated or planned for parking facility.

(iii) In addition to the required parking spaces for maximum permissible FAR, 3 times additional space for parking component shall be provided.

(iv) Maximum ground coverage shall be 70%.

(v) For development of multilevel parking, models should be worked out to encourage the private sector initiative without commercial component.

(vi) Multi level parking facility shall be allowed in all type of plots.

(2) Basement Parking

(i) In plots larger than 10000 sq.mtrs., the basement shall be allowed upto minimum setback of 6.0mtrs. There will be no restriction on the number of levels of basement subject to mechanical ventilation as per provisions in National Building code - 2005, water proofing and structural safety. Evergreen trees shall have to be planted in setback as per landscaping norms of these byelaws.

(ii) Height of first basement above ground level will be maximum 1.5 mtrs below the roof slab. Where stilt or podium parking is permitted, the first basement roof will be levelled with the ground and the roof slab of the extended basement up to envelop line shall be designed for the fire tender load.

(iii) The height of basements from floor to ceiling shall be maximum up to 4.5 mtrs.

(iv) The ramp within setbacks shall be permissible subject to free and convenient movement of fire tender.

(v) Adequate fire safety, light and ventilation and air change through mechanical means shall be provided as per provisions in National Building Code, 2005.

(vi) The basements may be used only for parking, services like fire rooms and storage of non-hazardous materials.

(3) Podium Parking

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

(i) Minimum plot area = 10000 sqmtrs.

(ii) Minimum width of the road = 18 mtrs.

(iii) Minimum set back at the ground level will be 7.5 mtrs. all around where stilt and one storey podium will be permitted, however, other floors of podium parking may be permitted with larger set back.

(iv) The height of one level of podium will be maximum 2.4mtrs.from floor to the bottom of beam.

(v) Podium levels will not be enclosed by any material on the outer periphery except with one metre high metal Jali/mesh for safety.

(vi) Adequate sprinklers, exits, ramps and fire fighting provisions as per provisions in National Building Code - 2005 will be provided.

(vii) Structural safety measures as per BIS codes and for fire tender movement will be ensured.

(viii) Ramp for podium shall not be allowed in the setback.

(ix) Services and storage shall be allowed upto the extent of permissible ground coverage.

(4) Mechanised Parking

(i) Mechanized multi level parking will be permitted subject to the following;

(ii) Minimum plot size = 1000 sq.mtrs.

(iii) Minimum width of road = 18mtrs.

(iv) ECS = 18 sq. mtrs. or as per the design and Technology.

(v) Clear Height of one level = 2.1mtrs.

(vi) Adequate safety measures for mechanical equipments.

(vii) Backup of electricity through automatic generators.

(viii) The company shall ensure proper maintenance, structural safety equipment and machinery.

(5) Underground Parking

Parking facilities can be created under the open spaces/parks (except heritage park), playground without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned Authority

are mandatory after following due process of public hearing before taking up such works. The guidelines for approval are as follows;

(i) Minimum area of open spaces/park/playground = 5000 sq.mtrs.
(ii) Minimum width of abutting road = 18mtrs.
(iii) Up to 50% of the area to be utilized for underground parking with minimum two basements.
(iv) Ramps to be provided with not more than 1:10 slope.
(v) Maximum height from the road level shall be 0.5 mtrs with provision for mechanized light and ventilation.
(vi) Minimum set back from the boundary of the park will be 1.5 mtrs for the purpose of staircase and ramps.
(vii) Fire & structural safety measures shall be as per National Building Code, - 2005.
(viii) Minimum depth of the earth shall be 0.5mtrs.for planting shrubs and grass.
(ix) Adequate drainage for irrigation facilities and for water proofing shall be mandatory.
(x) The Authority may consider to relax the minimum area limit depending upon the requirement in a particular area.

(a) When parking space is to be provided for motor vehicles, it shall not be less than 20 square metre in open area and 30 square metre in basement and in stilts and for scooters and cycles the parking spaces provided shall not be less than 3 square metres and 1.40 square metres respectively.
(b) For buildings of different types, parking space for vehicles shall be provided as specified in table No.5-

6. **Extended Basment:** The basement shall be allowed within the setback only for parking purpose all around the plot boundary after leaving a minimum setback of 6.0mtrs. for fire tender movement. The top of the slab shall be flushed with the ground level and the roof shall be designed to take the load of the fire tender with mechanized ventilation.

Enclosure:- 1. Tables (1to 6)
2. Appendix (1 to12)

Sd

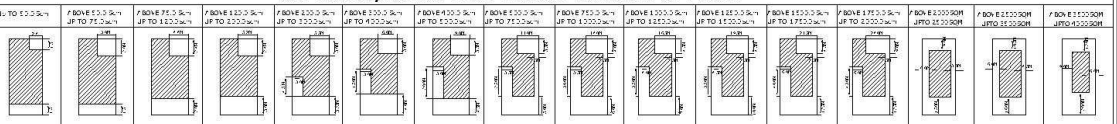
(V.N . Garg)
Principal secretary.

TABLE No. 1 (See regulation 24.1)

TABLE-1
SET BACK FOR BUILDING ON RESIDENTIAL PLOTS OTHERS THAN GROUP HOUSING FLATTED.
NOTE:- 1) SPECIFIC SETBACK SHALL BE AS PER ZONAL PLAN PREPARED BY THE AUTHORITY/DEVELOPER.

2) ALL DIMENSIONS GIVEN ABOVE ARE IN METER.
3) TOTAL HIGHT SHALL BE COUNTED FROM TOP OF DRAIN TO TOP OF BUILDING WITHOUT EXEMPTION.
4) INCASE THE PERMISSIBLE COVERAGE IS NOT ACHIEVED WITH IN SETBACKS,THE SETBACKS OF THE PRECEDING CATEGORY MAY BE FOLLOWED.

SET BACKS/ZONAL PLAN FOR ALL CATEGORY OF PLOTS

PLOT CATEGORY	UP TO 150 Sq.m	ABOVE 150.0 Sq.m UP TO 75.2Sq.m	ABOVE 75.0 Sq.m UP TO 182.2Sq.m	ABOVE 182.0 Sq.m UP TO 300.2Sq.m	ABOVE 300.0 Sq.m UP TO 500.2Sq.m	ABOVE 500.0 Sq.m UP TO 800.2Sq.m	ABOVE 800.0 Sq.m UP TO 1200.2Sq.m	ABOVE 1200.0 Sq.m UP TO 1500.2Sq.m	ABOVE 1500.0 Sq.m UP TO 1800.2Sq.m	ABOVE 1800.0 Sq.m UP TO 2200.2Sq.m	ABOVE 2200.0 Sq.m UP TO 2500.2Sq.m	ABOVE 2500.0 Sq.m UP TO 3000.2Sq.m	ABOVE 3000.0 Sq.m UP TO 3750.2Sq.m	ABOVE 3750.0 Sq.m UP TO 5000.2Sq.m	ABOVE 5000SQM UPTO 8100SQM	ABOVE 8100SQM UPTO 12150SQM	ABOVE 12150SQM UPTO 16200SQM
BUILDING ENVELOPE																	
MAXIMUM COVERAGE ON GROUND FIRST AND SECOND FLOOR	75	75	75	75	75	65	65	60	55	55	50	50	45	45	45	45	40
MAXIMUM F.A.R.	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.00	1.00	1.00
MAXIMUM HEIGHT	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
FRONT SET BACK (AS PER ENVELOPE PLAN)	1.50	1.50	2.0	3.0	3.25	4.00	4.50	5.00	6.00	7.00	10.00	12.50	12.50	15 WIDE	15 WIDE	20 WIDE	
SIDE SET BACK IN FRONT OF RAMP (AS PER ENVELOPE PLAN)					3.0 X 4.5	3.0 X 15.0	3.0 X 20.0	3.5 X 25.0	3.5 X 30.0	4.0 X 35.0	4.5 X 35.0	6.0 X 40.0	6.0 X 43.0	6 WIDE	6 WIDE	9 WIDE	
SIDE SET BACK (AS PER ENVELOPE PLAN)								2.50	2.50	2.50	2.50	2.50	2.50	3 WIDE	4.5 WIDE	6 WIDE	
MINIMUM REAR SET BACK (AS PER ENVELOPE PLAN)	2.4 X 1.5	3.0 X 2.0	4.4 X 2.4	5.2 X 2.4	5.5 X 3.0	6.0 X 3.0	9.0 X 3.5	11.0 X 3.5	14.0 X 4.0	16.5 X 4.5	19.5 X 4.5	21.5 X 4.5	24.0 X 9.0	9 WIDE	10.5 WIDE	12 WIDE	

B6 B6

TABLE No. - 2

(See regulation 24.2, 24.3, 24.4, 24.5, 24.6, 24.7)

Setbacks for all category and uses of plots other than individual residential Plots

S.No.	Plot Size (in square metre)	Front (in metre)	Rear (in metre)	Side (1) (in metre)	Side (2) (in metre)
1.	Up to 150	3.0	1.5	0	0
2.	Above 151 upto 300	3.0	3.0	0	0
3.	Above 301 upto 500	4.5	3.0	3.0	0
4.	Above 501 upto 2000	6.0	3.0	3.0	3.0
5.	Above 2001 upto 6000	7.5	6.0	4.5	4.5
6.	Above 6001 upto12000	9.0	6.0	6.0	6.0
7.	Above 12001 upto 20,000	12.0	7.5	7.5	7.5
8.	Above 20,001 upto 40,000	15.0	9.0	9.0	9.0
9.	Above 40,001	16.0	12.0	12.0	12.0

Notes:

(1) Specific setbacks shall be as per scheme/layout/zonal plan prepared by the Authority whenever such a plan is prepared by the Authority.

(2) In case the permissible coverage is not achieved within setbacks, the setbacks of the preceding category may be followed.

TABLE No. – 3

(See regulation 24.2, 24.3, 24.4, 24.5, 24.6, 24.7)

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

S.No.	Features	Description
1.	Decorative Column	Columns purely decorative and not load bearing shall be permitted in setback. Such columns of any material and number shall be permitted but maximum size of each column shall not exceed 0.30mtrs x 0.30mtrs
2.	Buttresses	Buttresses, any number, shall be permitted in setback up to maximum width of 0.750 mtrs in setback.
3.	Moulding, Cornices and Murals	Murals, moulding and cornices if provided along under any projection shall be permitted upto a maximum width of 150 millimetre over and above the maximum permissible dimensions of a projection or a canopy.
4.	Planters and Sun Control Devices	Projection in form of planter, cantilevered fins, egg crates and other sun control devices shall be permitted in setback upto maximum width of 0.750 metre. Maximum depth of such planters shall not exceed 0.600 metre.
5.	Jali	Jali of any material shall be permitted over projections which are primarily meant to cover window Air-conditioning units and dessert cooler. Maximum width of such jalies shall not be more than 0.75 mtrs.
6.	Casing Enclosure to cover Rain Water pipe	Casing/enclosures of any material to cover rain water pipe shall be permitted in setback upto depth of maximum 0.50mtrs and maximum width of 0.75mtrs

Table No. – 4

(See regulation 24.2, 24.3, 24.4, 24.5, 24.6, 24.7)

Area under canopy in buildings other than residential buildings

S.No.	Plot size (in square metre)	Maximum area under canopy (in sqmtrs.)
1.	Upto 150	Nil
2.	Above 150 upto 300	12 (only in side setback)
3.	Above 300 upto 500	25
4.	Above 500 upto 2000	40
5.	Above 2000 upto 4000	55
6.	Above 4000 upto 10,000	70
7.	Above 10,000 upto 20,000	85
8.	Above 20,000 upto 40,000	100
9.	Above 40,000	115

Note: Minimum width of canopy shall be 1.8 mtrs.

TABLE No. - 5
Provision of Parking Requirement

SI. No.	Building/plot	Parking space
1.	(a) Group Housing	One ECS/parking space per 80 square metres of permissible FAR area.
	(b) Hostel, Lodges, Guest house Hotel.	One parking space for every 2 guest rooms.
2.	Educational Building	One parking space for every 100 square metres of permissible FAR area .
	(a) IT/ ITES, Offices, and Institution	One parking space for 50 square metre of permissble FAR area.
	(b) Auditorium	One Parking space per 15 seats
	(c) Bus parking	One bus parking per 750 square metre of permissible FAR area.
	(d) Off street parking	Higher Secondary School 4.5 mtrs. off-street parking depth in the entire frontage with boundary wall shifted back and front set back will be considered from property line and in other institutions upto 4.5 mtrs. in half the width of the front of the plot would be required for providing off-street parking on roads of 18.0 mtrs or more width.
	e) Residential area	One parking space per 150 sq mtrs. of permissible FAR area, in plot size of 112 sq mtrs. and above.
3.	Medical	One parking space for every 65 sq mtrs. of permissible FAR area. One ambulance for every 375 sq mtrs of permissible FAR area.
4.	Commercial	One parking space for 30 sq mtrs of permissible FAR area.
5.	Industrial	One parking space per 100 sq mtrs of permissible FAR area.
6.	Storage	One parking space for 100 sq mtrs of permissible FAR area.
7.	Loading/Unloading	One parking space for every 100 sq mtrs. for industries and storage building
8.	Multiplex / Cinema	One parking space per 15 seats.

9.	Religious	One parking space per 100 sq mtrs of permissible FAR area.
10.	Utilities (Fire Station, Police Stations, Post Office, Taxi Stand etc.)	One parking space per 100 sq mtrs of permissible FAR area.
11.	Recreational	One parking space per 50 sq mtrs of permissible FAR area.
12.	One ECS	=13.75 sqmtrs,
13.	Area Requirement	30 sq mtrs. per ECS in basement/stilt/ podium/ covered parking and 20 sq mtrs for surface parking

Note:

(I) Notwithstanding anything contained in these directions/regulations the Chief Executive Officer may where having regard to the features of a particular sector and the width of a road abutting any building / plot and the master plan consider it expedient to do so order for the preparation of architectural control detailed drawing for any of all the major projects specifically, especially of non residential character which may or may not deviate partly or wholly from the provisions of these regulations. For such purpose, Chief Executive Officer may constitute a committee, which shall submit its report to him for final decision.

(II) Helipad may be permitted on the roof top of buildings above 60 mtrs. height subject to the clearance from Airport Authority and structural safety from I.I.T/ N.I.T.

(III) Development of parking facilities may be permitted proportionately on the basis of proposed phasewise development. However, provision of parking facilities has to be made on the basis of maximum permissible F.A.R.

(IV) Parking norms are revised from time to time. Parking facilities have to be provided on the basis of revised norms for new proposed construction. Parking facility developed on the basis of old norms for old construction may be allowed to continue. If no parking facility has been developed, provisions have to be made on the basis of new norms for the entire old and proposed construction.

TABLE No. - 6
Provisions for Landscaping

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

Plot size (in square metre)	Number of trees required	Minimum open space to be kept for landscaping
Upto 2000	One tree per 100 square metre of open space out of which minimum 50 percent to be in the category of evergreen trees.*	25 percent of open area. In case of industrial plots no soft landscaping is required
Above 2000 to 12000	One tree per 100 square metre of open space out of which minimum 50 percent trees to be in the category of evergreen trees.	25 percent of open area
More than 12000-	One tree per 100 square metre of open space out of which minimum 50 percent to be in the category of evergreen trees.	50 percent of open area

(b) In case of plotted development in group housing plantation provision shall be as per Landscape Master Plan and following norms shall be followed.

(i) On 18.0 metre and 24.0 metre wide road, alternate variety of evergreen and ornamental trees shall be planted @ 7.5 metre centre to centre.

(ii) On road upto 12 metre ornamental trees will be planted @ 5 metre centre to centre of single variety in each pocket.

(c) Recreational, Institutional Green: In addition to the requirement as mentioned in clause (a) detailed landscape plan will have to be got approved by the Authority as per specification in Landscape Master Plan and landscape manual approved by the Authority.

2. Residential plots other than group housing (flatted) :-

(i) One tree in every plot for plot size upto 120 square metre.

(ii) Two trees in every plot for plot size above 120 and upto 300 square metre.

(iii) One tree additional in every100sqm for plot above 300 square metre.

3. The minimum height of plantation of sapling should be 3.6 mtrs at the time of occupancy.

* **Evergreen Tree:** Tree that remains green for most part of the year and sheds leave slowly throughout the year, having height more than 2.0 mtrs, with a well distinguished trunk,

APPENDIX-I

{See regulation 5}

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

To,
The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Yamuna Expressway, Uttar Pradesh.
Sir,
I hereby make application that I intend to erect/re-erect/demolish or to make material alteration in the building on Plot No ……. in Sector---------- ----- , Yamuna Expressway in accordance with the Yamuna Expressway Industrial Development Area Building Regulations and Planning and Development Directions and I enclose herewith the documents as per checklist 1-A/ 1-B/1-C/1-D annexed to this application.
l request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters).
Address of the applicant :
Dated :-

(i) NOTE—Strike out which is not applicable.

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

(i) Ownership documents; copies of allotment letter (transfer letter/memo or mutation letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
(ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix 1)
(iii) Certificate prescribed in Appendix- 2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
(iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
(v) Certificate for sanction of Building Plan as per Appendix-4.
(vi) Where basement is proposed to be constructed, Indemnity bond on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted.

(vii) Specification of proposed building as per Appendix -6.
(viii) Application for drainage of premises as per Appendix-7.
(ix) Photocopy of the registration of the Technical Person as per Appendix 12 duly authenticated with plot number for which it is submitted.
(x) In case of demolition photo of existing building.
(xi) Soft copy of drawings in CD.
(xii) In case of revalidation and revision original sanctioned plan to be submitted.
(xiii) Photocopy of receipt of fees deposited, and such other charges, if any, as required by the Authority from time to time.
(xiv) Three copies of drawings (one cloth mounted) duly signed by the Technical Person and Owner.
(xv) Any other document as may be required by the Authority from time to time.

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

(i) Ownership documents; copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.
(ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix 1).
(iii) Certificate prescribed in Appendix- 2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
(iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
(v) Certificate for sanction of Building Plan as per Appendix-4.
(vi) Where basement is proposed to be constructed, Indemnity bond on Rs. 100/- stamp paper duly attested by a Notary, shall have to be submitted.
(vii) Specification of proposed building as per Appendix -6.
(viii) Application for drainage of premises as per Appendix-7.
(ix) Photocopy of the registration of the Technical Person as per Appendix 12 duly authenticated with Plot No. for which it is submitted.
(x) Photocopy of receipt of fees deposited, and such other charges, if any, as required by the Authority from time to time.
(xi) Three copies of drawings (one cloth mounted) duly signed by the Technical Person and owner.
(xii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix 8(A)/8(B)/8(C), where-ever applicable.
(xiii) Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
(xiv) Approval from the competent authority in case of hazardous buildings.

(xv) Soft copies of the drawings in compact disc.
(xvi) Valid time extension ,where- ever applicable.
(xvii) No Objection Certificate from Airport Authority if building is more than 30.0 mtrs high.
(xviii) No Objection Certificate from Ministry of environment if covered area is more than 20,000 sq mtrs.
(xix) Any other document as may be required by the Authority from time to time.
(xx) In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

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

(i) Ownership documents; copies of allotment letter (transfer/mutation letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
(ii) Form for first application to develop, redevelop or to make material alteration. (Appendix 1).
(iii) Certificate prescribed in Appendix- 2 for undertaking the supervision by the Technical Person. Any change of the technical personnel during development work shall be intimated to the Chief Executive Officer in writing.
(iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
(v) Certificate for sanction of Layout Plan as per Appendix-4.
(vi) Specification of proposed layout development as per Appendix -6.
(vii) Application for drainage of premises as per Appendix-7.
(viii) Photocopy of the registration of the Technical Person as per Appendix 12 duly authenticated with Plot number for which it is submitted.
(ix) Application form for water and sewer connection (where-ever applicable).
(x) Photocopy of receipt of fees deposited, and such other charges, if any, as required by the Authority from time to time.
(xi) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and owner.
(xii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix 8(A)/8(B)/8(C), where-ever applicable.
(xiii) Three copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
(xiv) Soft copies of the drawings.
(xv) Valid time extension letter, where-ever applicable.
(xvi) Any other document as may be required by the Authority from time to time.

(xvii) In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

CHECKLIST – 1D (For Temporary Structures)

(i) Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.

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

(iii) Certificate prescribed in Appendix- 2 for undertaking the supervision by the technical person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.

(iv) Certificate for sanction of Building Plan as per Appendix-4.

(v) Specification of proposed building as per Appendix -6.

(vi) Photocopy of the registration of the Technical Person as per Appendix 12 duly authenticated with Plot number for which it is submitted.

(vii) Application form for water and sewer connection (where-ever applicable).

(viii) Photocopy of receipt of fees deposited, and such other charges, if any, as required by the Authority from time to time.

(ix) Three copies of drawings (one cloth mounted) duly signed by the Technical Person and owner.

(x) Valid time extension letter , if applicable.

(xi) Any other document as may be required by the Authority from time to time.

(xii) In case of revision and revalidation original sanction plan to be surrendered/ submitted as the case may be.

APPENDIX-2

(See Appendix-1 Checklist 1A, 1B, 1C and 1D)

Form for supervision of Building Work

To,

The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Uttar Pradesh.

Sir,

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

Signature of Technical Person.....

Name of Technical Person.....

License number of Technical Person.....

Address of the Technical Person.....

Date:

NOTE—Strike out which is not applicable.

APPENDIX—3
(See Appendix-1 Checklist 1A, 1B and 1C)
For Structural Stability Certificate

To.

The Chief Executive Officer,

Yamuna Expressway Industrial Development Authority,

Uttar Pradesh.

Sir,

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

Signature of Technical Person .....

Name of the Technical Person.....

License numberof the Technical Person.....

Address of Technical Person.....

Dated:

Appendix - 4
(See regulation 25.10& 25.11)
Certificate of Sanction of Layout Plan/ Building Plan
(To be given by Technical Person as per Appendix 12)

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

Signature of Technical Person ……

Name of the Technical Person …….

Registration number ……

Address of Technical Person ……

Enclosure

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

Dated :

Place :

APPENDIX—5

(See Appendix Number 1 Checklist 1A, 1B and 1C)

Indemnity Bond

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

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS

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

In witness whereof the promisor executed this Bond of Indemnity at Yamuna Expressway Industrial Development Area, District Gautam budhnagar……. on …….. day of…….

(Promisor),

Witness:

1. ----------

   ----
2. ----------

APPENDIX—6
(See regulation 6.1, 6.2, ,6.3, 6.4
GENERAL SPECIFICATIONS SHEET
YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY
Specification of proposed building

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

Signature of the Applicant.....
Full Name (In Block Letters).....
Address .....

APPENDIX—7
(See Appendix 1 Checklist 1A, 1B and 1C)
YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY
(To be submitted in duplicate)
APPLICATION FOR DRAINAGE OF PREMISES

To

The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Yamuna Expressway, Uttar Pradesh**.**

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on Plot number…….in Sector---------- , Yamuna Expressway the sanitary arrangement and drains for the premises are shown in the accompanying plans and sections in duplicate and described in the Appendix - 6 (submitted in duplicate) and the premises are open to inspection by the Officers of Yamuna Expressway Industrial Development Authority. I/we undertake to carry out the work in accordance with the provisions of Yamuna Expressway Industrial Development Authority Building Regulations 2010 and to pay the Authority the cost of connection to the sewer at the rate given in the scheme of fees.
Signature of the Applicant.....
Full Name (In Block Letters*)*.....
Address .....
Name of the Technical Person carrying out work
.....
License number.....

Address of the Technical Person.....
Dated:

Appendix – 8(A)

(See regulation Number 25.2)

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

STRUCTURAL SAFETY AND NATURAL HAZARD PROTECTION OF BUILDINGS

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

(a) For General Structural Safety

1. IS : 1905 – 1987 "Code of practice for structural safety of buildings; masonry walls" Indian Standards Institution, March 1981.
2. IS : 1904 – 1978 "Code of practice for structural safety of buildings; foundation" Indian Standards Institution.
3. IS : 456 - 2000 "Code of practice for plain and Reinforced Concrete" Indian Standards Institution, September 2000.
4. IS : 800 - 1984 "Code of practice for general construction in steel" Indian Standards Institution, February 1985.
5. IS : 883 - 1966 "Code of practice for design of structural timbers in buildings; " Indian Standards Institution, March 1967 Besides any other relevant Indian Standards will need to be referred to

(b) For Earthquake protection.

1. IS : 1893 – 1984 "Criteria for Earthquake resistant Design of Structures (Fourth Revision)" June 1986
2. IS : 13920 – 1993 "Ductile detailing of reinforced concrete structures subjected to Seismic forces – Code of Practice" November 1993
3. IS : 4326 – 1993 "Earthquake Resistant Design and Construction of Buildings – Code of Practice (Second Revision)" October 1993
4. IS : 13828 – 1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines" August 1993.
5. IS : 13827 – 1993 "Improving Earthquake Resistance of Earthen Building Guidelines" October 1993
6. IS : 13935 – 1993 "Repair and Seismic Strengthening of Buildings – Guidelines" November 1993.
7. "Improving Earthquake Resistance of Building – Guidelines" by expert group, Government of India, Ministry of Urban Affairs and Employment, published by Building Materials and Technology Promotion Council 1998.
8. The National Building Code of India 1983

For location of the building in hazard prone area of earthquakes, cyclone or wind storms and floods, reference may be made to the following:

9. "Vulnerability Atlas of India"by expert group, Government of India, Ministry of Urban Affairs and Employment, published by Building Materials and Technology Promotion Council 1997.

NOTE :

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

The above information is factually correct.

Signature of owner with date

Name (Block) …….

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

Name (Block)

……..…

Address: …….

Legible Seal: (with address)

Signature of the Technical Person who will supervise the construction

Name (Block) …….

Registration number. ……

Legible Seal with address : ……..

Appendix –8 (B)
(See regulation number 25.2)
4.1 BUILDING INFORMATION SCHEDULE

1. Building Address	Plot number		Sector	Town: Y.E.	
2. Building function & Locations					
2.1 Use *		Institutional	Commercial	Industrial	
2.2 Importance *		Ordinary	Important	Hazardous	
2.3 Seismic Zone (Design Intensity Used	V(IX)	IV(VIII)	III(VII)	II(VI)	IS:1893
3. Design *EQ Factor	α0=……	I=……	β=	αh=……	IS:1893
4. Foundation					
4.1 Soil type at site (Note 2)	Rock/stiff	Medium # Soft	Liquefiable Expensive(Bearing Capacity.)	IS:1904	
4.2 Type of Foundation	Strip	Indiv.Col.	Fottings/Raft	Bearing Piles	Friction Piles IS:1893
5. Load Bearing Wall Buildings					
5.1 Building Category	**A(αh<.05) B(αh=.05 to .06) C(αh.06 to<.08) D(αh.08 to α <9.12) E(αh>0.12) IS:4326**				
5.2 Bearing Walls	Brick	Stone	Solid Block	Hollow Block	Adobe
5.3 Mortar (Note 4) *	C : S=1:…..	C:L:S=1 …..	L:S=1: …	Clay Mud	
5.4 Floors *	Reinforce concrete slabs	Stone slabs on joists	Prefab flooring elements		
5.5 Roof structure	Flat like floors/pitched R.C. Slab		Trussed/Raftered/A Frame/Slopping		
5.6 Roof covering *	CGI Sheeting	*AC Sheeting	Clay tiles/Slate	Woodshingle	
5.7 Opening in walls	**Control used on sizes? IS:4326 Yes/No/NA**		**Control used on location? Yes/No/NA**	**Strengthening around? Yes/No/NA**	
5.8 Bands Provided	**Plinth Band IS:13828 Yes/No/NA**	**Lintel Band Yes/No/NA**	**Roof/Eave Band Yes/No/NA**	**Gable Band Ridge Band Yes/No/NA**	
5.9 Vertical Bars	**At corners of rooms Yes/No/NA**		**At jambs of openings Yes/No/NA**		

5.10 Stiffening of Prefab **R.C. screed & Band Peripheral band and Diagonal planks and Floors/Roofs connectors alround band**

IS:4326

6. Steel/R.C. frame buildings

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

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

6.3 Dectile Detailing of IS:13920 R.C. Frames	Beams?	Columns?	Beam/column Joint?	Sheer Walls?
	Yes/No	Yes/No	Yes/No	Yes/No

6.4 Ductile Detailing of SP6(6)	Beams?	Columns?	Beam/column Joint?
Steel Frames	**Yes/No**	**Yes/No**	**Yes/No**

Notes

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

C = Cement, S=Sand, L= Lime

The above information is factually correct.

Signature of owner with date

Name (Block) …….
Address:

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

Name (Block) ……
Address: ……
Legible Seal: (with address)

Signature of the Technical Person who will supervised the construction

* R.C. stands for Reinforce Concrete
* CGI stands for Corrugated Galvanised Iron
* B.C. stands for Bearing Capacity
* EQ stands for Earth Quake
*AC stands for Asbestos Corrogated

Name (Block) …….
Registration Number. ……..
Legible Seal : ……..
With address

Appendix - 8(C)

(See regulation number 25.2)

CERTIFICATE

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

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

Signature of owner with date

Name (Block) …….

Address …….

…….

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

Name (Block) ……

Address:

Legible Seal:

(with address)

Signature of the Technical Person who will supervised the construction

Name (Block) ……

Registration number …….

Legible Seal : ……

(with address)……

Appendix - 8D

(See regulation no. 25.2)

CERTIFICATE

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

1. Certified that the building for which completion plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Appendix 8-A in respect of Structural Safety in general and natural hazards including earthquake in particular.
2. It is also certified that the building has been constructed as per approved foundation and structural designs provided by the Structural Engineer and is certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.
3. Location /Address of Building

Plot number _____

Sector _____

Town : Yamuna Expressway

4. Particulars of Building
    1. Ground Coverage (square metre)
    2. Total covered area (square metre)
    3. Total Numbers of Floors above ground.

Signature of owner with date

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

Name (Block) …….

……Address:

Address …….

…….

Signature of the Technical Person who had supervised the construction

Name (Block) …….

Registration number ……..

Legible Seal : …….

(with address)

Name (Block)

Legible Seal:

(with address)

APPENDIX -9

(See regulation no. 20)

Form for Occupancy Certificate for Building Work

To
The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Uttar Pradesh.
Sir,

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

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

Dated:

NOTE – Strike out the words which are not applicable.

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

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

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

(i) 3 copies of drawings (one set cloth bounded) duly signed by Technical Person and owner.
(ii) Completion fees.
(iii) Valid time extension certificate, if applicable.

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

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

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

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

APPENDIX -10

{See regulation no. 20.1}

Form for Sanction or refusal of Building Permit

From

The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Yamuna Expressway, Uttar Pradesh,

To:

……..
……..

Sir,

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

1.
2.
3.
4.

Office Stamp

Signature
Office communication number
Name of the Officer
Designation of the Officer
Dated
NOTE – Strike out which is not applicable.

APPENDIX -11

{See regulation number 20.1}

Form for Occupancy Certificate

From
The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Yamuna Expressway, Uttar Pradesh,

To:
……..
……..

Sir,

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

Signature……
Name……
Designation……
Dated……

APPENDIX – 11A

(See regulation no.20.4)

FORM FOR TEMPORARY OCCUPANCY CERTIFICATE

From,
The Chief Executive Officer,
Yamuna Expressway Industrial Development Authority,
Yamuna Expressway, Uttar Pradesh.
To
……
……
……

Sir.

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

1.
2.
3.
4.
5.

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

Office stamp ……. Signature ……..…….

Office (communication)…… Name of the office…….

No. …… Designation ……

Dated :

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

APPENDIX -12

Qualification of Technical Personnel for Preparation of Schemes for Building Permit and Supervision

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

(ii) ARCHITECTS

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

2.2 An Architect shall be competent to carry out work related to building permit and shall be entitled to submit the following:

(i) All plans and related information connected with building permit.
(ii) Structural details and calculations for building on plots upto 500 square metre and upto four storeys height, and
(iii) Certificate of supervision for all buildings.
(iv) Layout Plan upto 2 hectares

(iii) ENGINEERS

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

(i) Building plans for plots upto 1000 sqm.
(ii) Structural details and service detail and calculations for all buildings.
(iii) Certificate of supervision for all buildings.

(v) Structural Calculation and details for building mentioned shall be as follows:

Sr No.	Type of Building	Number of years of experience for Structural Engineer for structural design and supervision		Other Details
		Graduate Civil Engineer	Post Graduate Structural Engineer	

1	Multistoreyed / important facility buildings which are upto 4 storeys or 12 metre high or 2500 square metre covered area	5 years	3 years	
2	Multistoreyed important facility buildings which are upto 8 storeys or 24 metre high or 5000 square metre covered area	9 years	7 years	
3	Multistoreyed / important facility buildings which are above 8 stories or above 24 metre high or above 5000 square metre covered area	10 years	8 years	Copy of structural design to be signed by Professor of Structural Design of Indian Institute of Technology/N.I.T, or any other recognized technical institutes.

(v) TOWN PLANNER (for layout plans)

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

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

(vi) GROUP OR AGENCY

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

APPENDIX – 13

(See regulation 24.15)

1. PERMITTED USE/ACTIVITIES IN SPECIAL DEVELOPMENT ZONE/ MINI SPECIAL DEVELOPMENT ZONE / MICRO SPECIAL Development Zone.

Table: PERMITTED USE / ACTIVITIES		VARIOUS CORE ACTIVITIES							Residential Zone	Commercial Zone	Transportation Zone	Agriculture
S. No.	Use/Activities	Indus-trial	IT	Bio-Tech	Institutional	Sports	Recreational	Service Industry-				
1	Auditorium/Open Air Theater					P	P	P		P		P
2	Bank	P	P	P	P	P	P	P	P	P	P	
3	Bio-Tech parks				P							P
4	Bird Sanctuary				P							P
5	Botanical Garden				P			P				P
6	Bus Depot And Workshop	P					P	P		P	P	
7	Bus Terminal	P	P		P	P	P	P		P	P	
8	Cargo & Booking Office	P	P		P	P	P	P		P	P	
9	Children Traffic Park					P						
10	Cinema/Multiplex					P	P		P	P		
11	Clinic	P	P		P	P	P	P	P	P		
12	Clinic Laboratory	P	P	P	P	P	P	P	P	P		
13	Cold Storage & Ice Factory	P						P			P	
14	College/Institutes		P		P	P			P	P		
15	Commercial & Secretarial Training Centre	P	P		P	P	P	P		P		
16	Commercial Office	P	P	P	P	P	P		P	P	P	

S. No.	Use/Activities	Indus-trial	IT	Bio-Tech	Institution al	Sports	Recreational	Service Industry	Residential Zone	Comm-ercial Zone	Transporation Zone	Agriculture
17	Community Hall	P						P	P	P		
18	Conference Hall	P	P	P	P	P	P	P		P		
19	Convenient Shopping Centre	P	P	P	P	P	P	P	P		P	
20	Creche And Day Care Centre	P	P	P	P	P	P	P	P	P	P	
21	Cultural And Information Centre				P	P	P				P	
22	Data Centre	P	P	P	P	P	P	P			P	
23	Dharamshala	P				P	P	P	P	P	P	
24	Dairy Farm						P				P	P
25	Dispensary	P	P	P	P	P	P	P	P	P	P	P
26	District Park	P	P	P	P	P	P	P				P
27	Drive In Cinema					P	P			P		
28	Exhibition Centre & Art Gallery/Pavilions	P	P	P	P	P	P	P				
29	Fair Ground/Public Meeting Ground	P						P			P	P
30	Farm House						P					P
31	Fire Post	P	P	P	P	P	P	P	P	P	P	
32	Fire Station	P	P	P	P	P	P	P	P	P	P	
33	Flatted Group Industry	P						P				
34	Flying Club					P	P					
35	Forensic Science Laboratory			P								
36	Forest			P			P					P
37	Gas Godown	P	P	P	P	P	P	P		P		
38	Guest House	P	P	P	P	P	P	P	P	P	P	
39	Gym/spa				P	P	P		P			
40	Health Care & Social Assistance Services	P*	P	P	P	P	P	P	P	P	p	P
41	Health centre for players and staff,					P	P					
42	Health Club	P			P	P	P	P	P	P		P
43	Holiday Resorts					P	P					P
44	Hospital	P	P	P	P	P	P	P	P		P	
45	Hostel		P	P	P	P	P	P	P	P	P	

S. No.	Use/Activities	Indus-trial	IT	Bio-Tech	Institutional	Sports	Recreationl	Service Industry	Residential Zone	Comm-ercial Zone	Transporation Zone	Agriculture
46	Hotel	P	P	P	P	P	P	P	P	P	**P**	
47	Indoor Games Hall					P	P					
48	Indoor Games Stadium					P	P					
49	Industrial Plot-Industry Specific Type	P						P				
50	Informal Sector Unit	P						P				
51	Information Services	P	P	P	P	P	P	P		P	P	
52	Integrated Residential School				P				P			
53	International Conference Centre		P	P	P	P						
54	Internet Centre	P	P	P	P	P	P	P	P	P	P	
55	IT & ITES Building		P	P						P		
56	Junk Yard	P						P				
57	Library		P	P	P	P			P		P	
58	Light Industry	P						P			P	
59	Loading & unloading space	P						P			P	
60	Meditation Centre				P	P	P		P	P		P
61	Milk Chilling Centre	P					P	P				P
62	Motor Driving Centre	P*				P		P			P	
63	Motor Garage & Workshop	P*				P		P		P	P	
64	Museum / Art Galleries						P		P	P		
65	Music, Dance And Drama Training Centre				P	P	P		P			
66	Night shelter	P						P	P	P		P
67	Nursery And Kinder garden	P			P			P	P			
68	Nursing Home/Health Centre	P	P	P	P	P	P	P	P	P		
69	Observatory And Weather Office			P		P	P					P
70	Open Air Theatre				P	P	P		P	P		
71	Orchard					P	P		P			P
72	Outdoor Games Stadium					P	P					
73	Park	P	P	P	P	P	P	P	P	P	P	P
74	Parking	P	P	P	P	P	P	P	P	P	P	
75	Playground				P	P	P		P	P		
76	Pet Care Services			P			P	P	P	P		P
77	Petrol Pump with garage & service stations	P	P	P	P	P	P	P	P	P	P	

S. No.	Use/Activities	Indus-trial	IT	Bio-Tech	Institutional	Sports	Recreational	Service Industry	Residential Zone	Commercial- Zone	Transportation Zone	Agriculture
78	Picnic Hut/Camping Site					P	P					**P**
79	Planetarium					P	P					P
80	Plant Nursery			P			P					P
81	Police Post	P	P	P	P	P	P	P	P	P	P	
82	Police Station	P	P	P	P	P	P	P	P	P	P	
83	Post Office	P	P	P	P	P	P	P	P	P	P	
84	Primary School	P			P*			P	P			
85	Professional, Scientific & Tech Services	P	P	P	P	P		P			P	
86	Public Utility Premises	P	P	P	P	P	P	P	P	P	P	P
87	Railway Booking Office	P	P	P	P	P	P	P			P	
88	Railway Freight Godowns	P						P			P	
89	Recreational Club		P	P	P	P	P	P	P	P		P
90	Regional Park					P	P					P
91	Religious Premises	P	P	P	P	P	P	P	P		P	P
92	Rental and Leasing Services	P						P			P	
93	Repair Shop	P	P	P	P	P		P			P	
94	Research & Development Centre	P	P	P	P	P		P			P	P
95	Research Laboratories	P	P	P	P			P				
96	Residential Building for Essential Staff		P	P	P	P	P	P	P	P	P	
97	Residential Flat / Service Apartment		P	P	P	P	P	P	P		P	P
98	Resort					P	P					
99	Restaurant	P	P	P	P	P	P	P	P	P	P	
100	Retail Shop	P	P	P	P	P	P	P		P	P	
101	Road Transport Booking Office	P						P			P	
102	Satellite And Tele Communication Centre	P	P	P	P	P	P	P			P	P
103	Secondary School				P				P			
104	Senior Secondary School				P				P			
105	Service Centre And Service Industry	P						P			P	
106	Shooting Range					P						P
107	Shopping Mall		P	P	P	P	P	P	P	P		
108	Showrooms	P				P	P	P	P	P		
109	Social Welfare Centre	P	P	P				P			P	P
110	Special Recreation Area					P	P	P				P
111	Specialised Park					P	P					P
112	Sports Persons Apartments / Villas					P						
113	Sports Workshop					P						
114	Stadium with visitor gallery					P	P					
115	Storage Godown And Warehousing	P						P		P	P	P

S. No.	Use/Activities	Indus-trial	IT	Bio-Tech	Institutional	Sports	Recreational	Service Industry	Residential Zone	Comm-ercial Zone	Transportation Zone	Agriculture
116	Swimming Pool		P	P	P	P	P		P			
117	Taxi Stand	P	P	P	P	P	P	P	P	P	P	
118	Telephone Exchange	P	P	P	P	P	P	P	P	P	P	
119	Traffic And Police Control Room	P	P	P	P	P	P	P	P	P	P	
120	Training Institute	P	P	P	P	P		P			P	
121	Transportation and Warehousing Services							P		P	P	
122	University and Specialised Institutes				P							
123	Vending Booth	P	P	P	P	P	P	P	P	P	P	P
124	Vocational Institute		P	P	P		P					
125	Voluntary Health Services	P						P			P	
126	Warehousing	P						P			P	P
127	Weekly Market	P						P	P	P		P
128	Wholesale Business establishments	P						P		P		
129	Yoga And Meditation Centre	P	P	P	P	P	P	P	P	P		P
130	Zoological Garden & Aquarium					P	P					P
131	Buildings specifically required for Core Activity	P	P	P	P	P	P	P				

Note:- 1. Any use/activity not mentioned could be allowed after permission of the Yamuna Expressway Industrial Development Authority.

2. Sub Division Regulations:

The objective of regulations detailed herein is to guide the preparation of layout plans for residential, commercial and institutional use zone. These regulations include norms for provisions of circulation system, open space and facilities. The service plans corresponding of these layout plans for provision of physical infrastructure like water supply, sewerage, drainage etc. shall conform to the infrastructure plans prepared by the Authority.

Residential Use Zone

(a) Planning of a residential area regarding circulation system shall be governed by the following norms:

(i) The minimum Right of way of a vehicular road shall be 12 mtrs. However in situations where the road adjoining a park or any open space with building only one side, it may have a minimum width of 9 mtrs. The maximum length of 12mtrs/9mtrs road shall be 300mtrs

measured from one wider street to another. A road, which is longer than 300mtrs, shall have a minimum Right of way of 18m. Such can have a maximum length of 600mtrs.

(ii) A collector/distributor road which serves area of more than 5 hectares either directly abutting or accessed through it, shall be either 18mtrs wide if the density of the area served is less than 350 persons per hectares or 24mtrs wide if proposed to be developed at more than 350 person per hectares.

(iii) The main arterial road of the sector shall be minimum 60.0 mtrs wide. Provision for all the services shall be kept underground as per norms given in the infrastructure Master Plan.

(iv) The carriageway of vehicular roads should not be less than 5.5 mtrs

(v) Foot path shall not be less than 1.2mtrs wide.

(vi) The minimum turning radius for the junction shall be:
- 6mtrs. for roads for cars only (normally up to 18m Right of way)
- 10mtrs. for road for bus and heavy vehicles (normally above 18mtrs. Right of way)

(vii) Minimum junction spacing of roads up to 18mtrs Right of way shall be 50mtrs and wider roads 100mtrs. The cross roads shall be avoided by staggering the road junction.

(viii) Maximum length of Cull-de-sac shall be 150mtrs and loop roads 450mtrs. minimum turning radius at turning heads shall be 9mtrs and shoulder curve radius at least 6mtrs. Cul – de – sac less than 25mtrs long shall not need a turning radius.

(ix) At road junctions, 16mtrs distance should have absolute horizontal visibility. In this area no obstruction above 0.6 meter of the ground level shall be permitted.

(x) At all junction, plot boundaries shall be rounded off drawing a quadrant of the circle of 2.7mtrs radius at the edges of plot boundaries. It can also be provided by cut off and cuts in place of rounded corners.

(xi) When a sub division abuts a major existing or proposed road, the layout of roads in the residential area should be so designed as to discourage the through traffic on major road to enter the area for short – cutting. The principle of segregation of through and local traffic should be followed.

Commercial Use Zone

Circulation system in commercial area shall be governed by the following norms:-

(i) The maximum length for different classification of roads in commercial area shall be indicated as below. No roads in this area shall be less than 12mtrs wide.

Width of road	Max length permissible Measured from one wider street to another
18 mtrs.	600 mtrs
24 mtrs.	600 mtrs
30 mtrs.	Above 1000 mtrs
60 mtrs.	Peripheral / Arterial road

(ii) No side roads shall be provided in commercial area except where the authority may relax the requirement or when assured provision is made for service area such as off street parking consistent with the requirement. The width of such roads when provided, shall not less than 9mtrs and no dead end road shall be permitted unless provided with adequate turn around facilities.

Industrial Use Zone

Circulation system in industrial area shall be governed by the following norms:

(i) No road in an industrial area shall be less than 24 mtrs. Right of way.
(ii) No side roads or dead end road shall be permitted.
(iii) The layout shall be provided at the junction of roads in such a way that all roads meet at right angles.