

Ayodhya-Faizabad Development Authority Building
Construction and Development Bye-laws 2018
(draft)



Housing and Urban Planning Department,
Government of Uttar Pradesh

2018



Ayodhya-Faizabad Development Authority Building
Construction and Development Bye-laws

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attachment







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indicator

K.No.	Description	government order number
1.	Italics Font Modifications	4384/8-3-11-181 Miscellaneous/2008, dt. 27.09.2011
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7.	blue  color correction	813/8-3-18-34 Miscellaneous /2008, dt. 08.06.2018

Chapter-1

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|-----|-----------------------|-------|---|
| 1.1 | Short name and spread | 1.1.1 | These bye-laws shall be called the (Name of the Authority) Development Authority Building Construction and Development Bye-laws, 2018. |
| | | 1.1.2 | These bye-laws will be applicable to the entire (name of development area) development area. |
| 1.2 | Definitions | 1.2.1 | "Act" means the Uttar Pradesh Town Planning and Development Act, 1973. |
| | | 1.2.2 | "Development" means construction, engineering, mining or other works in, on, over or under the land or making any significant change in any building or land including its grammatical variations and also includes redevelopment. Is included. |
| | | 1.2.3 | 'Alteration or Addition' means the alteration of a building originally constructed for human habitation by structural alteration, the alteration of a building originally constructed, as a building or for the purpose of human habitation from a building originally constructed for human habitation and human habitation. It is the change of two or more places for residence into more such places. This includes any alteration of a building which affects its drainage or sanitation system, or which materially affects its safety, any addition to any room, building, house or other structure of any building and any wall adjacent to a road. Or in land not belonging to the owner of the wall, in such road or land, opening a door etc. is prohibited. |
| | | 1.2.4 | 'Licensed technical person' means such a 'professional' who is engaged in the building construction and development process under section 57 clause (d) of the Uttar Pradesh City Planning and Development Act, 1973 (name of the development authority). The profession must be registered or registered under any Russian Act or body governing the profession under which the said profession is governed. The requirements for registration of 'Professional' will be as per Annexure-1: Such civil engineers, who are registered with the Institution of Engineers, will have the right to do private practice subject to the capacity and capability prescribed in the National Building Code-2005 and will be exempted from registration. |
| | | 1.2.5 | "Basement" means a building below ground level or partly below ground level. |
| | | 1.2.6 | "Stilt Floor" means a structure built on a plinth on pillars which is open on at least two sides, the maximum height from floor to beam is 2.10 meters and is intended for the purpose of parking. |
| | | 1.2.7 | "Covered area" means the covered floor area above the plinth level over which a building is constructed. The following structures will not be included under the covered area:-

(a) Garden, rakari, well and any structure related to a well, plant nursery, water pool, uncovered swimming pool, platform around a tree, tank, fountain, bench, open platform.

(b) Drainage culvert, catch-pit, gullypit, chamber, gutter, etc.

(c) Boundary wall, entrance gate, floorless porch and portico, canopy, slide, swing, uncovered staircase, uncovered ramp, etc.

(d) Watchman booth, pump-house, garbage shaft, electrical cabin/sub-station and such other 'utilities structures' related to various services. |
| | | 1.2.8 | "Floor area" means the area covered on any floor of a building. |

- 1.2.9 'Floor Area Ratio' (FAR) means the quotient obtained by dividing the total floor area of a building by the total area of a plot.
- 1.2.10 "Purchasable FAR" means the additional FAR permissible up to the limit specified over the permissible FAR in the master plan/regional plan/building construction and development bye-laws. FAR, which can be purchased by the applicant on payment of prescribed fee.
- 1.2.11 'Compensatory FAR' means the land to be transferred free of cost from a private plot by the land owner to the authority for right-of-way/road expansion or public facilities. The compensation is from the additional FAR permissible on the land plot up to the specified limit.
- 1.2.12 "Habitable room" means a room intended or designed for occupancy, whether for study, living, sleeping or eating, but includes kitchen, bathroom, toilet, place for cleaning and storing utensils and store room, Corridors, basements, attics and other places which are not often used for living will not be included.
- 1.2.13 "Loft" means an intermediate floor between two floors or the remaining space of a pitched roof which is generally above the ground level and which is constructed for the purpose of storage.
- 1.2.14 "Mezzanine floor" means the intermediate floor of any two floors above the ground floor which can be accessed from the lower floor.
- 1.2.15 "Use Group" means, for the purpose of classification of a building according to occupancy, the principal use for which a building or any part of a building is used or intended to be used. Ancillary occupation is also included in it. The classification of occupation is as follows:-
- (1) "Residential building" will include those buildings which preferably have provision for residential purpose along with sleeping facilities along with cooking and toilet facilities. This includes 'one' or 'more than one' residential unit.
 - (II) "Educational buildings" will include those buildings in which schools, colleges or establishments where people gather for education or training.
 - (III) "Institutional building" shall include all those buildings or parts of buildings which are used for such purposes as hospital, nursing home, health center or other treatment or care of physically, physically and mentally suffering persons or It should also include the care of weak infants, residence of persons seeking health, residence of elderly persons or persons detained punitively or for correction. Institutional buildings will also include hospitals, sanatoriums, custodial institutions and punitive institutions like jails, prisons, mental hospitals, reform homes, research institutions and other high level institutions.

- (IV) "Assembly building" will include those buildings or that part of the building which is used by the public for amusement, entertainment, social, religious, patriotic, civil, travel, and related purposes, for example, theater, cinema hall, community hall, auditorium, exhibition hall, place of worship, museum, skating, gymnasium, dance hall, club, passenger station, terminals of air, land or other public transport services, amusement park, insectarium, etc.
- (V) "Commercial/Commercial Building" includes those buildings or parts of the building which are used for shops, storage, markets, display of commercial goods sold wholesale or retail, business related activities, hotels, petrol pumps, convenience stores and Facilities which are incidental to the sale of commercial goods and are located in the same building will be included.
- (VI) "Office building" will include that building or any part of the building which is used for the execution of administrative work and maintenance of accounts and records of any agency, institution and establishment.
- (VII) "Industrial building" will include that building or that part of the building or structure in which any kind of products or materials are made, assembled or processed.
- (VIII) "Storage building" will include such building or those parts of the building which are mainly used for collection or storage of goods, for example; Warehouses, cold storages, feet depots, transit sheds, store houses, hangars, grain elevators, barns and stables, etc.
- (IX) "Hazardous building" shall include a building or those parts of a building in which the storage, distribution, production or processing of highly inflammable or explosive material or product is carried out or which is highly inflammable or which gives rise to inflammable vapors or Produces explosives or contains highly corrosive, poisonous or dangerous alkalis, acids or other liquid substances, chemicals producing flame, vapour, explosive poisonous irritants or corrosive gases or containing substances capable of producing explosive mixtures of dust Or which are used for collection, distribution or processing as a result of which the solid substance gets divided into small particles and in which the combustion process starts immediately.
- (X) "Group housing" includes group or multi-storey buildings having one or more independent residential units on each floor and sharing of land and services, open space and means of transport and
"(XI) 'Multi-storey building' means
a building with more than four storeys including the ground floor or a building more than 15 meters in height.
- (XII) "Multiplex" means a building complex having a minimum of two cinema halls as well as commercial, cultural and entertainment facilities. Be intended for the purpose of the activities.

1.2.16 "Open space" means a space which is an integral part of the plot and is open to the sky.

- 1.2.17 "Owner" means a person who has legal rights over any land or building or receives rent or is entitled to receive rent in case the premises are on rent and will also include the following:-
- (I) Any agent or person who receives rent on behalf of the owner.
 - (II) Any agent or person who receives rent or to whom any The management of land or building has been handed over which is for religious or charitable purpose.
 - (III) Any receiver or manager appointed by a court of competent authority who has been given the charge/authority to exercise the rights of the owner in the premises.
- 1.2.18 'Plinth' means that part of a structure which is immediately above the level of the surrounding ground and reaches the ground floor.
- 1.2.19 "Area of plinth" means the constructed area measured on the basement, ground floor or floor level of any floor.
- 1.2.20 "Service Lane" means a lane at the rear or side of the plot for service purposes.
- 1.2.21 "Set-back line" means a line parallel to the boundaries of the plot which is specified in the building construction and development bye-laws and beyond which no construction is allowed towards the boundaries of the plot.
- 1.2.22 'Building envelope' means the residual area after leaving the set-back prescribed for a plot, within which construction is permissible as per rules.
- 1.2.23 "Plot" means that portion of land surrounded by definite boundaries.
Be surrounded.
- 1.2.24 "Corner plot" means a plot which is situated on two or more intersecting/meeting roads.
- 1.2.25 "Floor" means that part of a building lying between the surface of a floor and the next floor above it and, if there is no floor above it, the space between the floor and the ceiling above it; yes .
- 1.2.26 "Street" means street, lane, path, alley, passage, carrier-way, foot-way, square, open bridge, whether public Whether there are roads or not, or on which the general public has the right to walk, pass or commute without any hindrance after the completion of the development work, whether it exists in any plan or is proposed. It will include all types of bunds, storm water drains, rain water drains, culverts, side walls, traffic islands, retaining walls, barriers and railings which are within the 'right-of-way'.
- 1.2.27 "Road level or slope" means the officially established height or slope on the center line of the road on which the frontage of any plot of land is and if there is no officially established slope, then the middle of the road. The slope existing at the point will be considered.

- 1.2.28 “Road Line” means the line towards which the lateral limits of a road are determined.
- 1.2.29 “Road width” means the overall width of the road or right-of-way.
- 1.2.30 “Verandah” means a covered area in which at least one side is open to the outside and there is provision for a parapet of maximum one meter height on the open side in the upper floors.
- 1.2.31 'Built up area' means such a densely populated area located within the development area, most of which has been developed as commercial, industrial, residential or other area and which has all the necessary facilities like roads, water supply, sewerage. Arrangements for electricity supply etc. have been made and it has been demarcated as a built-up area by the development authority under the master plan.
- 1.2.32 'Developed area' means an area with internal and external development within the development area, where all the infrastructure facilities like roads, water supply etc. are provided by the development authority, housing and development council, private developer, cooperative housing society or any other agency. , Drainage, sewerage, electricity supply, parks and open spaces etc. have been developed.
- 1.2.33 'New/undeveloped area' means such an area located under the development area, under which the infrastructure facilities, roads and buildings etc. related to urban areas have not yet been developed/constructed.
- 1.2.34 Special Economic Zone 'Special Economic Zone' (SEZ) means every such special economic zone which is registered under sub-section (4) of section 3 of the 'Special Economic Zone' Act, 2005 and section- 4 (which also includes free-trade and warehousing zones), and the existing Special Economic Zone is also included under it.
- 1.2.35 “Market Street” means a linear mixed construction along the road which has been identified as such in the Master Plan/Zonal Plan.
- 1.2.36 “Sector/Neighbourhood” means a planning unit whose area is approximately 200 acres and where residential, commercial, parks and open areas and other community facilities are available for the population of that area.
- 1.2.37 “Suburban Centre/Zonal Shopping Centre” means the commercial center identified in the master plan at the zone level.
- 1.2.38 “City Centre” means the commercial center identified in the master plan at the city level.
- 1.2.39 'Height of building' means the height from the average surface of the surrounding land to the terrace of the last floor of the building and the architectural features of the building, which are only for decorative purposes, will not be included in the calculation of height. .
- 1.2.40 'Convenient' stores means such premises where essential items of daily use for the community are available under one roof.

1.2.41 "Service floor" means a floor up to a maximum height of 2.10 meters from floor to beam between any two floors which is used only for pipes, service ducts etc. related to the building.

1.2.42 'Atrium' means the inner court/entrance hall of a building, which is 'sky lighted' or covered with a transparent permanent structure on the terrace floor.

1.2.43 'Service Apartment' means a fully furnished and "self-contained apartment" having cooking facilities (cooking/ kitchen) and used for short-term stay.

1.2.44 "Podium Parking" means a maximum distance of 2.10 m from the floor to the lower surface of the beam above the ground level for parking purposes under the building envelope line. It is from a higher floor/floors, with provision for ramps for entry and exit of vehicles and in case of mechanized parking, there should be entry and exit arrangements as per the actual design.

1.2.45 "Tot-lot" means a park or playground situated in a residential area and planned for the use of small children (below 12 years of age)."

1.2.46 "Park and open space" means a space which is open and unbuilt or which has been laid out and developed as a public park or garden."

1.2.47 "Lay-out plan/sub-division plan/sub-division plan map" means any land or part thereof sub-divided into more than one plot for sale or otherwise, which includes the layout of roads, Measurements of the plots along with set-back lines and method of development (e.g. row-housing, semi-detached, detached, group housing) should be shown and details of size, use, area of all the plots should be given.

1.2.48 'Green building' means a building which has less water usage, proper energy efficiency, conservation of natural resources, minimum generation of waste and provides healthy environment to the occupants as compared to conventional building.

Note: Words or expressions used but not defined in these bye-laws shall have the same meaning as assigned to them in the House Plan/Zoning Regulations/Bye-laws/Act/National Building Code.

- | | | |
|-----|---------------------------|---|
| 1.3 | Applicability of bye-laws | <p>(I) These bye-laws apply to the development, redevelopment, sub-division of a plot of land or construction, reconstruction or alteration of a building, to the entire building or the self-contained portion, as the case may be, to the residual portion after demolition and in the event of change in land use. Will be applicable to the entire part of the building.</p> <p>(II) National Building Code and I.S./BIS regarding such requirements/provisions related to development and construction which are not in these bye-laws. The provisions of will be complied with.</p> |
|-----|---------------------------|---|

Chapter 2

2.1 Requirements for development permission

- 2.1.1 Application for permission
- (1) Two copies of the application form on the prescribed form (Appendix-1) for development permission, four sets of maps/computerized drawings (in .dwg or equivalent format) CD. Will be deposited along with receipt of payment of prescribed fee.
 - (II) The maps to be submitted will include 'Key Plan', 'Situation Map in the Master Plan', 'Clean Plan', 'Talpat Map' and 'Service Plan'.
 - (III) Once permission is granted on the map, one set will be kept in the authority for records.
 - (IV) All maps shall be prepared by a licensed person and shall be signed by him indicating the name, address, qualification and license number of the authority. Apart from this, there will also be signature of the land/building owner.
- 2.1.2 Information and Documents
- 2.1.2.1 In the Authority Scheme
- The application form shall be submitted with the following information and documents, as the case may be:-
- (1) Copy of site plan issued along with possession letter and lease/license deed.
 - (II) Copy of the document supporting the ownership of the land plot.
- 2.1.2.2 Other fields/Application forms submitted along with the following information and documents as the case may be Will be done in the schemes:-
- (1) Copy of the applicant's ownership supporting document or registered deed.
 - (II) Site plan (which will mention the plot number and area/number of buildings, name of village, locality, etc.).
 - (III) In case the land belongs to Nazul or Improvement Trust, fee-hold deed or no-objection certificate from the concerned department.
- 2.1.2.3 'Key Plan' Along with the application form for permission for sub-division of plots or development or re-development of colony, 'Key Plan' including north direction indicator and scale (which should not be less than 1:10,000) and The condition of the land proposed for sub-division should be shown.
- 2.1.2.4 Site Plan
- (I) Details of bordering land including Sajra number or other local provisions of the land owned by the applicant shall be given.
 - (II) If the border land is owned by Bhavya and if the sub-division is approved earlier, then the facilities available in it and the access points for the proposed Rathal will also be mentioned.
 - (a) In the proposed sub-division, the present distance from the site to the point of access to the main road or route, including the name and width of the road, will be shown.
 - (b) The location of all existing structures and 'features' such as high tension lines, telephone/electric poles, underground pipe lines, trees, buildings, railway lines, etc. which are within 30 meters of the site boundary shall be shown.

(c) All the main physical features of the plot including the location and approximate size of any water body, flood prone area and slope of the site (including contour lines at an interval of 0.3 meters if it is more than 1:20) will be shown.

(d) Position of the site in the Master Plan/Zonal Plan.

(e) Scale and north compass used.

2.1.2.5 Sub-
division
trial
map

The sub-division relief map will be on the scale of 1:500 for plots up to 10 hectares, 1:1000 for plots between 10 hectares to 50 hectares and 1:2000 for plots more than 50 hectares and the following details will be shown in it:-

(1)

Width of all proposed and existing roads within the site.

(III)

Measurement of plots including set-back lines and method of plot development such as 'row-housing', 'semi-detached' or detached.

(IV) Services plan including drains, water-supply network, sewer, electric Lines, community facilities and services, etc. and their outdoor education / entertainment arrangements along with the proposed facilities should be shown.

(V)

Table in which details of size, area and use of all the plots under the sub-division plan map are given.

(VI)

Table containing details of the total area of the site, roads, open spaces, plots for various uses such as residential, commercial, community facilities and other public uses (which are proposed in sub-division) and the percentage of the total area.

(VII)

In case of proposed sub-division for the plots situated in the built up area, in addition to the details mentioned from (1) to (VI) above, the access road facility from the existing road will also be shown.

(VIII)

Landscape plan (including tree planting).

(IX)

The following provisions will be ensured by the competent authority for conservation and recharging of ground water:-

(a) Before making the above plan, geological / hydrological / hydrogeological survey of the area should be conducted and appropriate method should be adopted for recharging of ground water as per local requirement.

- (b) In the layout plans of schemes having an area of more than 10 acres, reservoirs/reservoirs will be constructed at suitable places under the land proposed for parks and open areas, the area of which will be minimum 01 percent of the total scheme area. Before construction of the reservoir, under the respective plan, identifying the natural catchment area of rain water, the volume of rain water, hydrogeological, topography, lithology, soil properties of the area and the possible retention and "stagnation" of rain water in the proposed reservoir. The study and its feasibility should be assessed and the size and depth of the reservoir should be determined accordingly, but the maximum depth of the reservoir should be kept at 02 meters. Apart from this, arrangements should be made to dispose only the "surface-run-off" of that scheme in the reservoir. Polluted water and effluent should not be mixed in it. Recharge pit/recharge shaft should be made in one corner of the park and open area as per the prescribed standards. Such reclamation pit/reclamation shaft and reservoir should be constructed in accordance with the regional hydrogeology and in the direction of the slope of the ground water as per the advice of the Ground Water Department.
- (c) Concrete construction in parks should not be more than 5 percent including concrete pavement and footpaths and tracks should be made using 'permeable' or 'semi-permeable perforated blocks' as far as possible. Maximum underground seepage of rain water should be encouraged in parks and open areas.
- (d) Such trees and plants will be planted in roads, parks and open spaces which require minimum water and which can absorb less water and remain green even in summer.
- (s.) The layout plans of the new schemes proposed by the Government of India/Ministry of Education/Co-operative Societies will not include provision of infrastructure facilities like water supply, drainage and sewerage network as well as roof top rain water harvesting, except for the weaker and low income groups. Provision should be made for other separate networks for collective recharging of ground water through recharging pits for individual plots/buildings and provision of recharging structures at suitable places.
- (v) In the schemes developed by government agencies/private developers/cooperative societies, it will be mandatory to establish rain water harvesting system in all types of plots having area of 100 square meters or more. But in respect of buildings constructed on plots of area less than 300 square metres, there will be only the compulsion that the rain water from the roof of the buildings should flow into the network of Collective Recharge Scheme only, whereas in case of plots of area 300 square meters or more, If there is no collective recharge network, it will be mandatory for the building owner to install this system himself.

2.1.2.6 Specifications	The following specifications and details will be submitted for permission for sub-division of the plot:-
	<p>(1) All proposed development works such as general specifications of solar panels, their slopes and paving, drains (side drains), provision of drinking water supply, sewage and garbage disposal arrangements, street lighting, playgrounds, parks and community uses. Development details.</p> <p>(II) External infrastructure facilities available near the site, such as sewage disposal site, drainage system (drain etc.), main road, power supply system, sources for water supply, etc.</p> <p>(II) Type and quantity of emissions in case of industrial units.</p> <p>(IV) It will be mandatory to make underground telecom duct for telecom infrastructure in the colonies to be developed by the development authorities, Housing and Development Council and private developers.</p>
2.1.3 Basis and calculation of development license fee	The fee to be deposited for development permission by the authority (details related to calculation of development fee and other fixed fees) will be compulsorily made available to the applicant in which the basis for charging the fee (i.e. reference to the related government order/authority order) will be clearly given. Has gone.
2.1.4 Agreement for development permission	Before issuing the development permit, a development agreement will be executed with the applicant as per the conditions prescribed by the authority.
2.1.5 Validity of development permit	<p>(1) The permission once granted shall be valid for a maximum of five years. During the said period, the certificate related to completion by the applicant from the prescribed authority. Will be received as per procedure.</p> <p>(II) After the said period, on the application of the applicant, extension of time can be given for a maximum of three years by charging the renewal/map fee prescribed by the authority.</p>
2.1.6 Intimation of commencement of	development: On starting the development under the permission, its intimation will be given by the applicant in the prescribed form (Appendix-2).
2.1.7 Deviations during development	If there is any deviation in the approved plan or it is intended to be deviated during development, permission will be obtained from the authority before executing the proposed deviation.
2.1.8 Completion Certificate:	After completion of the development work, the licensed technical person will give information in the prescribed format (Appendix-3) along with a copy of the map/computerized drawing (in .dwg or equivalent format) and CD. Will be deposited in, on the basis of which completion certificate will be issued by the authority. The entire process of completion certificate will be as per Annexure-2.

2.2 Open Spaces

- 2.2.1 (a) Zonal Development Plan
- For the purpose of environmental and ecological balance, under the Zonal Development Plan, a minimum of 5 percent land of the total area of the zone will be reserved as park and open space/green area.
- (b) layout plan
- (1) Residential land use
- Under the residential layout plan, which is a part of the zonal development plan, a minimum of 10 percent land of the total area of the layout will be reserved for open spaces, which will be developed as 'Tat-Lat' park and playground. . In case the zonal development plan is not effective, a minimum of 15 percent land of the total area of the layout plan will be reserved for parks and open spaces. If land has been reserved for park and open space as per the standards in the layout plan of any scheme, then it will not be necessary to make separate provision for park and open space in relation to the 'group housing' plot in that scheme.
- (II) Non-residential land use
- Under the layout plan of the non-residential area, which is a part of the zonal development plan, the area of parks and green belts and open space to maintain ecological balance will be 5 percent of the total area of the layout, which will be called parks, greenery / Will be developed in the form of green belt, etc. In case the zonal development plan is not effective, a minimum of 10 percent land of the total area of the layout will be reserved for open spaces.

Note: The open spaces required under (1) and (II) of the above paragraph 2.2.1 will be in addition to the open spaces proposed in the master plan, that is, even in the case of submission of the plan map including the proposed open spaces in the master plan, the above paragraph- As per requirement of (1) and (II) of 2.2.1, it will be mandatory to make separate provision of open space. The calculation of land required for rain water harvesting can be included in this percentage. But in case sub-division of plots less than 3000 square meter area is proposed, provision of open space will not be mandatory.

2.2.2 Open Space

Standards

- (1) The minimum average width of the open space will, be 7.5 meters and the minimum area of the open space will be 200 square meters. Keeping in view the physical shape of the site, open spaces of different sizes may be permitted by the authority with the restriction that they ensure fulfillment of the needs of the community.
- (II) The limit of open space will be valid up to the boundary of the plot/building line, as the case may be. Provided that the space up to 3.0 meters from the boundary of the plot will be kept as a pathway subject to the restriction that the area of such pathway will not be more than 5 percent of the total area of the open space in question. Such path wedges will necessarily be made of perforated blocks/material.

2.2.3 Landscape Plan

Before the approval of the map by the competent authority, the following provisions of the landscape plan/tree plantation will be ensured and before issuing the completion letter, the tree plantation at the site will also be confirmed:

- (1) Trees will be planted at a maximum distance of 10-10 meters on one side of roads 9 meters wide and more but less than 12 meters wide and on both sides of roads 12 meters wide. Roads of greater width have dividers, footpaths and bio-tops; tree plantation operations will be carried out on the entire land that is left untouched.
- (II) Approval of landscaping plan along with industrial development map will also be necessary in which trees will be planted at the rate of 125 trees per hectare in the total open space portion.

- (III) Large polluting industries will be separated from residential areas by dense plantation which will be 15 percent of the industrial area.
- (IV) There will be 'greenery' on minimum 20 percent of the total open space in the commercial scheme where trees will be planted at the rate of minimum 50 trees per hectare.
- (V) There will be 'greenery' on minimum 20 percent of the institutional, community facilities, worm grounds/open areas and parks where trees will be planted at the rate of minimum 125 trees per hectare.
- (VI) Under the Economically Weaker Section, Slum Improvement Scheme, trees will be planted in groups on a site with a minimum area of 100 square meters per 50 families.

2.3 Roads, pathways and cycle tracks

2.3.1 Residential land use

In the development of residential land use (including group housing), planning of roads and drains will be done as follows:-

- (I) The minimum width of the approach road up to 200 meters long will be 9 meters, and the minimum width of the access road up to 201-400 meters will be 12 meters, 401-600 meters will be 18 meters and 601-1000 meters will be 24 meters and the minimum width of the road longer than 1000 meters will be Will be 30 meters.
- (II) The minimum width of 'Loop-Street' will be 9 meters and maximum length will be 400 meters.
- (III) The width of the service road adjacent to the park/open space and such road on which plots are proposed only on one side can be kept at 7.5 meters, the maximum length of which will be 200 meters.
- (IV) In a 9 meter wide road which is straight and closed at one end (dead-end street), adequate area with minimum semi-diameter of 7.5 meters shall be provided for turning and the maximum length of such road shall be 100 meters. But 'cul de sac' will not be required in 'dead end streets' up to 25 meters long.
- (V) If the area of land allotted as bulk sale is up to 50 acres, the minimum width of the access road will be 24 meters. And if the area is more than 50 acres, the minimum width of the access road will be 30 meters. And the minimum width of internal roads under the scheme will be 12 meters. Will happen.

Comment: (1) If the area of the plot proposed for sub-division is less than 3000 square meters, the minimum width of the access road will be 9 meters.

- (II) In the special housing schemes for persons belonging to weak/low income group, the roads used by vehicles on the sites where development permission is granted by the construction authority will be minimum 6 meters wide. The minimum width of the walkway will be 3 meters if there is land on one side and open space on the other side and 4.5 meters if there is land on both sides. The maximum length of a 3 meter wide road will be 50 meters and the maximum length of a 4.5 meter wide road will be 80 meters. No residential unit shall be more than 150 meters from a 9 meter wide thoroughfare.
- (III) The width of other roads will be as per the width prescribed in the Master Plan/Zonal Plan.

2.3.2 Non-residential land use

- (I) The width of any road in non-residential areas such as commercial, office and industrial land use will not be less than 12 meters, with a maximum length of 200 meters. The width of the road between 201 to 400 meter long will be 18 meter and the width of the road between 401 to 1000 meter long will be 24 meter and 1000 meter long road will be 24 meter wide. The width of a road more than a meter long will be 30
- (II) metres. The width of other routes will be as per the width prescribed in the master plan/zonal plan.

2.3.3 Confluence of roads

- (I) As far as possible, the roads will be joined at right angles and the 'alignment' of the center lines of all the roads at the junction will be in a straight line.
- (II) Proposed roads at an angle of less than 30 degrees will be permitted only when proper arrangement for traffic movement is ensured and the required 'webbing length' is available.
- (III) Road junctions shall be as per Indian Road Congress standards.
- (IV) There will be a roundness of semi-circle of minimum 4.5 meters at the meeting point of roads (metal portion) up to 18 meters wide and a minimum of 6 meters on wider roads.
- (V) The minimum distance between two 'T-junctions' in roads less than 18 meters wide shall be two and a half times the width of the wider road meeting at the junction.
- (VI) The minimum mutual distance between junctions on roads 18 meters wide and above will be as follows:-
 - (a) 18 meters to 24 meters 150 meters,
 - (b) 300 meters up to a road more than 24 meters wide.

2.3.4 Calculation of road length

The length of the road will be calculated from the meeting point of the road which is wider than that road.

2.3.5 Block Length

In plot development, the maximum length of the block will be 200 meters.

2.3.6 Drainage system

For drainage system, drains will be an integral part of the road and they will have sufficient slope so that water can drain automatically.

2.3.7 Others **Expectations: Road sides will be kept as unpaved as possible or provision of pathways will be made. Such pathways will be made of perforated material or provision of "brick-on-edge" / "loose stone pavement" will be made, so that maximum recharging of ground water can be possible.**

2.3.8 18.0 m
in the layout
Provisions
of

of cycle track construction plans. Provision for cycle tracks will be made on wider roads. The specifications/provisions of cycle track construction will be as follows:-

<u>Specifications/provisions of cycle track construction</u>	
<p style="text-align: center;">Draft Revision of IRC: 11-1962 will have the following specifications/provisions for construction of cycle track as per the standards. If the provision of any item in the revised draft of IRC: 11-1962 comes out then I.R.C. If the code is different, I.R.C. Action will be taken as per the code.</p>	
<u>Design</u>	
(A) Width	
Desirable Lane Width	
• Arterial Roads & Sub Arterial Roads	2.5 m
• Distribution Roads	1.5 to 2.5 m
<ul style="list-style-type: none"> • Minimum width for a two lane cycle track should be 2.2 m. and 3 m to 4 m for a common cycle track and footpath. In case of distributory roads minimum width should be 1.2 m. 	
<u>Obstacles</u>	
<p>Where trees, electric poles and other encroachments create hindrance in the natural path of cycle, change the course of the cyclist with proper turning radius and bring back to the natural path. At such places minimum width in a stretch of 40 m can be:-</p>	
Cycle Track	= 0.75 m
Pedestrian	= 0.6 m
(B) Pavement Thickness	
(i) Sub-base (GSB)	10 cm thick
(ii) Base (WMM)	7.5 cm
(iii) BM	5 cm thick
(iv) BC	2.5 cm
B.C. And S.D.B.C. Micro surfacing can also be done instead.	

(C) Edge Treatment

(1) Inner side

To separate the main carriageway and the cycle track, action will be taken towards the edge of the main carriageway as follows: -

- (i) Planter manufacturing as per available.
- (ii) Kerb stones of size 30X10 cm, 15 cm high from the road surface.
- (iii) Railing.

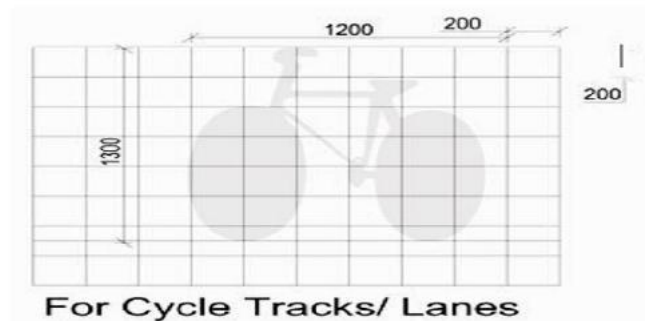
For drainage, it would be appropriate that the level of the cycle track be kept as low as possible by 2 to 2.5 cm from the main carriageway.

(2) Outer side

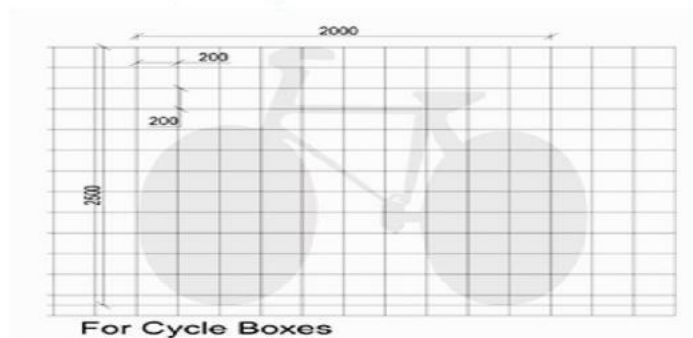
Raised/level footpath should be made on the outer edge of the cycle track and KC drain will be constructed to drain the water.







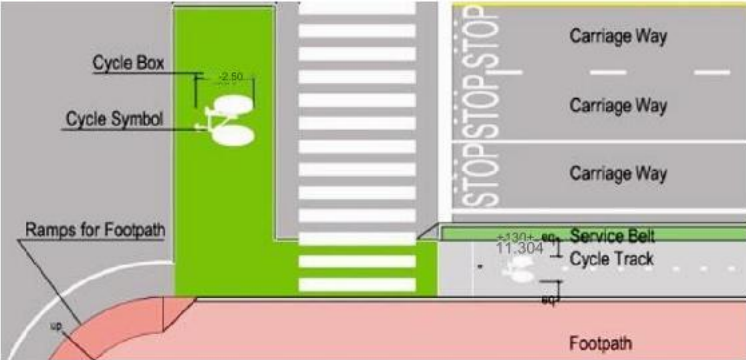
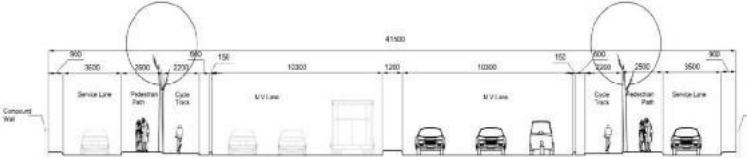
(D) Signage Marking

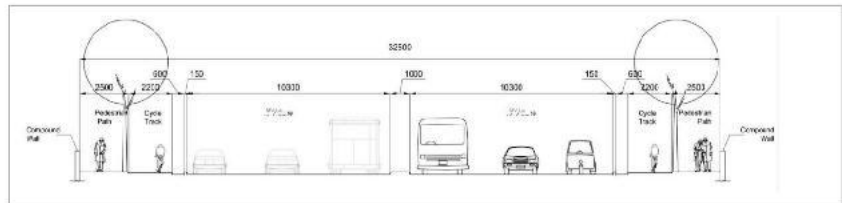
- (i) A cycle symbol will be made in white color at a distance of 50 to 60 meters above the carriageway: -



- (ii) At the place where the cycle track will cross the main road, the symbol of the cycle track will be made by surfacing colored in green 4 meters wide: -

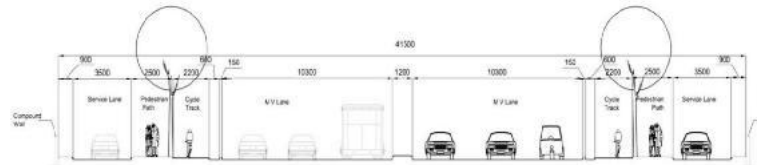


<p>(iii) For road marking, the signage provided in IRC 11-1962 will be as follows:-</p>		
		
<p>Cycle Prohibited</p> <p>Note - to prohibit cyclists from using elevated roads like flyovers and they should remain at grade for overment.</p>	<p>Compulsory cycle track/ cycles only</p>	<p>Compulsory Route For Cyclists & Pedestrians</p>
  		
<p>Segregated Cycle & Pedestrian Route</p>	<p>Cycle Crossing</p>	<p>Cycle Route Ahead</p>
<p>(E) Junction</p>		
		
<p>Exit to Junction</p>		
<p>(F) Typical Cross section</p>		
		
<p>Typical Cross section for 41.5m ROW</p>		

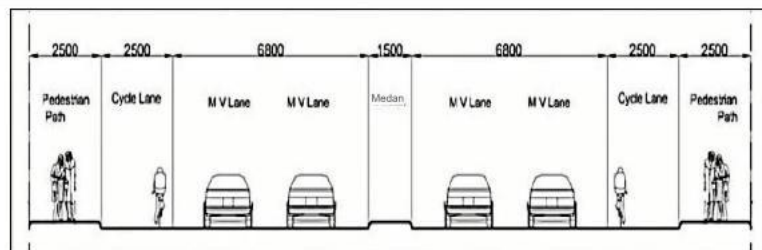


Typical Cross section for a 32.5m ROW

(G) Cross section



Cross section – Distributory street with Parking.



Cross section – Distributory street

2.4 Standards for community facilities and other uses/functions

2.4.1 Provisions for community facilities will be made as per the following standards:- Standards				
K.No.	Main Category	sub-category	Standard	minimum area
1.	educational facilities	• Nursery School	1 per 2500 population	500 square meters
		• Primary school	1 per 5000 population	1000 square meters
		• Junior High School / High School	1 per 7500 population	2000 square meters
		• Inter College	-1 per 10000 population	4000 square meters
		• Degree College / Post Graduate College	Per 80,000 to 1,00,000 population-1	Urban area-5000 square meter Rural area-10000 square meter Note:- 50 percent of the above for Women Degree College.
		• Engineering College	1 per 10,00,000 population	2.0 hectares..4.0 hectares in metro cities.. - in other cities
		• Medical College	1 per 10,00,000 population	10.0 hectares
		• Dental College	1 per 10,00,000 population	2.0 hectares
		• Anganwadi	1 per 5000 population	250 square meters
<p>Comment: The provision of primary and nursery school can be included under high school/inter college, in view of which it will not be necessary to reserve a separate plot for each level of school as per the population standards.</p>				
2.	Medical facilities	• health center	1 per 15000 population	800 square meters
		• Child Welfare and Maternity Home	On 45000 population - 1	2000 square meters
		• General Hospital (minimum 100 beds)	1 per 100000 population	2 hectares
3.	Telecommunication facilities and other services	• Sub-Post Office	1 per 10,000 population	<p>Sub Post Office 100 Sqm or by the competent authority prescribed area, whichever is less yes. provision of sub post office professional/convenient shops/office buildings / To do in institutional buildings Minimum floor in case of The area will be 100 square meters.</p>

		• Telephone exchange	1 per 1,00,000 population	4000 square meters or the area determined by the competent authority for recognition, whichever is less.
		• Pulira Ratana (including staff accommodation)	1 per 50,000 population	4000 square meter of which 800 square meter will be built up area.
		• Police post (including staff quarters)	1 per 15000 population	1500 square meters which will have built up area as per requirement.
		• Fire station (including staff accommodation)		
		(i) Category-A cities	4 lakh population and 10 sq. km area.	12400 square meters in which 5600 square meters will be built out area.
		(ii) Category-B cities	2.5 lakh population and 10 square km area.	10000 sq.m. of which there will be 4200 sq.m. built up area.
		(iii) Category-C cities	In 2 lakh population and 10 square km area.	8000 square meters of which 3500 square meters of built up area.
		(iv) Tehsil and other towns	For 1 lakh population and 3.00 square km area.	6000 square meter of which there will be 2800 square meter built up area.
		• E-Suvidha Center	1 per 15000 population	50 square meters or the area determined by the District Magistrate, whichever is less. In case of its provision in commercial/office buildings/ institutional buildings, the minimum floor area will be 25 square meters.
		• Electrical sub-station		
		11 KVA	1 per 15000 population	500 square meters
		33 KVA	—	1.0 acre
		66 KVA	Per 5000 population - 1	1.5 acres
		132 KVA	—	5.0 acres
		220 KVA	1 per 500000 population	10.0 acres
		Note: In case the area is proposed to be less than the above standards for updated technology for the electrical sub-station, consent/no objection will have to be obtained from the concerned department and attached.		
4.	Social and cultural facilities	• Barat Ghar/Community Center	Per 25000 population - 1	1500 square meters
		• club	Per 25000 population - 1	1000 square meters

5.	professional	<ul style="list-style-type: none"> • Convenience stores 	1 shop for 400 persons (shop area 10-15 sq.m.)	Maximum 5 percent of total planning area (including office use)
		<ul style="list-style-type: none"> • Sector Shopping 	1 shop per 200 persons (area of plot for shop – 25 sq.m.)	
		<ul style="list-style-type: none"> • Kiosk/booth/platform for informal sector 	-1 per 500 persons (About 50 platforms can be planned in a 7.5 square meter sector.)	
6.	Delivery Service	<ul style="list-style-type: none"> • LPG Godag / Gara Godag 	1 for every 40000-50000 population	1000 square meters
7.	make worms	<ul style="list-style-type: none"> • Municipal Insect Center 	1 for every 1000000 population	20 hectares
		<ul style="list-style-type: none"> • Zonal worm center 	1 for every 100000 population	8 hectares
		<ul style="list-style-type: none"> • Neighborhood Insect Center 	For every 15000 population	1.5 hectares
		<ul style="list-style-type: none"> • Worm centers in residential units. 	Every 5000 population on-1	5000 sq.m.
<p>Comment: Provision for "Neighborhood Insect Center" and "Insect Center in residential units" was made under the area of the proposed park and open space at the layout plan level. Will be able to go.</p>				
8.	garbage collection point		1 per 500 persons	15.0 sq.m

2.4.2 population density and assessment

- (I) In new/undeveloped area for layout plan under plot development. The maximum density will be 750 persons per hectare and in built up and developed areas The density will be as per the master plan.
- (II) Maximum 1000 persons per person in new/undeveloped area for group housing. hectare (200 units per hectare) density will be permissible. built and In case the zonal plan/layout plan is approved in the developed area The density will be permissible as per the approved zonal/lay-out plan otherwise the maximum density permissible will be 150 units per hectare.
- (III) Population will be estimated on the basis of the standard of 5 persons for one residential unit (including group housing). Under plot development, 1 unit on a plot up to 50 square meters, 2 units on a plot more than 50 and up to 150 square meters, 4 units on a plot more than 150 and up to 300 square meters, more than 300 square meters and 2000 square meters. In plots of area up to 100 square meter, population will be estimated on the basis of one unit per 100 square meter but maximum of 20 units.

2.5 Development/Redevelopment/Reconstruction in Built Up Area

2.5.1 There will be following criteria for permission for development/redevelopment/reconstruction on sites located within the built up area:-

- 2.5.1.1 If the width of the existing road is less than 1.0 meter, the front part of the plot will be at a distance of 2.0 meters from the center line of the road and after that, the foot root back will be left as per the table given in paragraph 2.5.1.3.
- 2.5.1.2 Sub-division of a plot of area more than 0.3 hectare will be permitted as per the sub-division regulations of the new areas.
- 2.5.1.3 200 Vm. For permission for reconstruction of building on plots measuring up to Rs. 1000, the provisions for ground cover, FAR, minimum font set-back and basement, depending on the area of the plot, will be as follows:-

A. Construction Requirements		Standards based on plot area	
No.		100 Wm till	101-200 Vm
1.	Land cover	75 percent	70 percent
2.	F.A.R.	2.0	1.75
3. Funt Set-Back		1.2 meters	1.2 meters
4.	Basement	not allowed	not allowed

- 2.5.1.4 Construction of basement will not be allowed in non-commercial buildings up to 200 square meters, whereas in commercial buildings up to 200 square meters, basement will be allowed in a maximum area of 20 percent of the permissible land cover.
- 2.5.1.5 Reconstruction permission will be given on plots for all uses having an area of more than 200 square meters as per the by-laws of the new areas.
- 2.5.1.6 200 square meters. Parking arrangements for plots of all uses having an area of more than 100 square meters will be made as per the standards provided in clause 3.10 of these by-laws, while in plots of area up to 200 square meters, provision for two-wheeler parking on every 100 square meters of built up floor area will be made as follows: -
 - (i) 30 square meters — in open area
 - (ii) Covered parking 35 — square meters
 - (iii) Basement parking — 40 square meters

But in plots up to 200 square meters, where parking arrangement is not practical as per the standards, construction permission can be given by depositing an amount from the land owner equal to the value of the desired area for parking assessed at the current residential circle rate. The said amount will be deposited in a separate account by the Development Authority and after the appropriate amount is deposited, common parking will be developed in the nearest area as possible.

- 2.5.1.7 If any level of commercial area is included under the built-up area identified in the master plan, then permission for development/redevelopment/reconstruction of the plots situated in such area will be given as per the by-laws of the new areas.

- Comment:
- (1) Side set-back will not be mandatory in corner plots up to 100 square meters, minimum side set-back will be one meter for corner plots of 101 to 200 square meters.
 - (II) Construction of basement in commercial plots will not be permitted if the width of the road is less than 12 meters.
 - (III) "The maximum height of buildings of all nature will be equal to one and a half times the existing width of the road and front set-back, but in plot development it will be 10.50 meters without stilts and 12.50 meters with stilts."

3.1 Requirements for building construction

3.1.1 Exemption from permission

(a) If there is no violation of bye-laws regarding general construction requirements, stability of the structure and fire safety requirements as per Part-4, of the National Building Code-2005, building permission will not be required for the following work, but reconstruction of the existing building, In alterations and additions which involve structural changes like construction of columns, beams, construction of new load bearing wall, laying of new slab, etc., it will be mandatory to follow fire safety as per Part-4 of National Building Code-2005:-

- (1) Opening or closing of windows or doors or skylights which do not open onto someone else's property.
- (II) Provision of doors for internal operation.
- (III) Internal division if minimum standards are not violated.
- (IV) Gardening.
- (V) To whiten.
- (VI) Dyeing.
- (VII) Re-installation of tiles or construction of roof on previously approved covering (provided that non-permanent construction of roof will not be permitted).
- (VIII) Re-flooring.
- (IX) Plastering or partial repair of plaster.
- (X) Construction of 0.75 meter wide sunshade on your land.
- (XI) After demarcating your plot, construct a maximum 1.65 meter high boundary wall at the front from the center line of the road, but a maximum 2.40 meter high boundary wall on the front, back and sides, the upper portion of which will be at least 0.90 meter mesh/grilled. Construction of boundary wall will not be allowed on the land falling within the width of the road prescribed in the master plan/zonal plan/lay-out plan.
- (XII) Construction work for the purpose of inspection or renovation and repair of sewers, main streets, pipes, cables or other plant for the execution of any services by any Central/State Government or any local body.
- (XIII) Construction of parapet in terrace/terrace, balcony/verandah.
- (XIV) Construction of portico/porch as per the standards prescribed in building bye-laws.
- (XV) Construction of septic tank/soak pit.
- (XVI) Installation of hand pump.
- (XVII) Construction of temporary water tank for construction work.
- (XVIII) Reconstruction of a building destroyed due to natural calamity to the extent it was constructed before the destruction.
- (XIX) Construction of necessary structures (including underground water tanks) for rainwater harvesting, conservation and harvesting.
- (XX) Construction of necessary structures on the roof to encourage alternative solar energy.

(b) No approval will be required for the construction/reconstruction and renovation of residential buildings on plots up to 100 square meters in the old and built-up area of the city, except the fair area declared under the Uttar Pradesh Fair Act, 1938, but The restriction will be that as per the master plan and building bye-laws etc., route-backs have been left and the construction should not exceed three floors and should not be divided unauthorizably.

3.1.2 For permission for construction, reconstruction or alteration of any building, two copies of the permission application form (Appendix-4) and 4 sets of the following maps as per the following color scheme and computerized drawing (in .dwg or equivalent format) CD. Further information will be submitted along with receipt of payment of prescribed fee:-

3.1.2.1 Color Scheme: The color scheme of the map/drawing seat will be as per the following table:-

K.No.	Item	site plan		building map	
		white plan	Blue Print/Amo. print	white plan	Blue print / Ammo. print
1	2	3	4	5	6
1.	plot boundaries	big whale green	big shade	big advantage	big shadow
2.	current route		green	—	—
3.	Proposed route if any	dotted green	dotted green	—	—
4.	permissible building lines	thick dotted black	thick dotted black	—	—
5.	Open spaces	no color	no color	no color	no color
6.	existing construction	black (outline)	black (outline)	black (outline)	black (outline)
7.	Proposed Mitigation Construction	hatched yellow	hatched yellow	hatched yellow	hatched yellow
8.	Proposed demolition	hatched red	hatched red	hatched red	hatched red
9.	proposed action (Comment: (1))	red (field)	Red	Red	Red
10.	Drain and sewer	dotted red	dotted red	dotted red	dotted red
11.	Water supply line	thin black dotted	thin black dotted	thin black dotted	thin black dotted


Note: (1) This will not be necessary for new construction, it will be applicable for expansion of existing construction.

(2) Appropriate coloring scheme will be used for land development, sub-division, layout for which INDECR will be shown.

3.1.2.2 Site maps up to one hectare will be prepared on a minimum scale of 1:500, maps of more than one hectare will be prepared on a minimum scale of 1:1000 and will show the following details:-

- (I) Boundaries of the proposed construction site.
- (II) Condition of border roads.
- (III) Name of the road nearest to the proposed construction and its present and proposed width.
- (IV) Existing buildings at the site (if any).
- (V) Position of buildings on the land bordering the proposed construction.
- (VI) Access facility for the proposed building/buildings from the main road.
- (VII) For uninterrupted ventilation, lighting and cleaning inside and around the building.

Open area to be left, set-back (front, side and rear of building) and parking space, etc.

- (VIII) Existing physical structures and drains etc.
- (IX) Water supply lines and sewage disposal up to the discharge point, and drainage lines and roof-top rain water harvesting system.
- (X) 
- (XI) Landscape plan showing plantation of trees while keeping the circulation area free from obstructions as follows:-

(a) In residential plots

- (i) One tree on a plot of area less than 200 square metres.
- (ii) 200 से 300 वर्ग मीटर क्षेत्रफल पर दो पेड़।
- (ii) Four trees on a plot of area 301 to 500 square meters.
- (iv) One tree per 100 square meters of area or portion thereof in a plot of area more than 500 square meters.

(v) 50 trees per hectare in group housing scheme.

(b) One tree per 80

square meters of plot area in industrial plots.

(c) One tree per 100 square

meter area in commercial plots.

(d) Institutional/community facilities, insect sites, open areas and parks

There will be greenery on a minimum of 20 percent of the total area where 125 pads will be planted per hectare.

- (XII) A copy of the approved sub-division map (if any) of the planning area.
- (XIII) Any other particulars prescribed by the Authority.

3.1.2.3

Plans and elevations and sections of buildings shall not be on a scale less than 1:100 and the maps shall show the following details:-

- (I) Floor plan of all floors including covered area, size of rooms, living rooms, ramps (including lifts).
- (II) The use or occupancy of every part of the building.
- (III) Actual location of basic services: toilet, sink, bath, water supply, drainage and connection to soak pit/septic tank or sewer line for sewage disposal.
- (IV) Provision of water flowing toilet.
- (V) Telecom wiring arrangement in group housing, hotels and multi-storey commercial / office buildings as per the standards prescribed by the Department of Telecommunications.

(a) Provision of duct for optical fiber as per the standards in all categories of newly constructed building complexes.

(b) Provision of piped natural gas (in case of decision taken by the Authority Board keeping in view the local need/availability).

- (VI) Section drawings should clearly show the size of footings, thickness of basement walls, floor, slab, roof, size of doors, windows, building and rooms and height of parapet, drainage and slope of roof. In which at least one section will be made up of living and machine rooms.
- (VII) Elevations towards all roads.
- (VIII) Measure the permissible projected area in open spaces.
- (IX) Drainage and roof slope in terrace plan.
- (X) North compass and scale used.
- (XI) Underground tank for water storage whose minimum capacity will be 1000 litres.
- (XII) In case of no group recharge network, roof-top rain water harvesting system in all-use plots of 300 square meters and more area (including group housing) (except areas suffering from water logging problem). The construction of rain water harvesting structures will be ensured as per the standard technology and the rain tap will enter the soil as per minimum requirement so that the problem of pollution of ground water sources does not arise. Ground water recharging system should not be adopted in areas with water logging problem, but arrangements can be made to collect rain water received from the roofs of buildings.
- (XIII) Residential buildings with area of 500 square meters and more, hospitals and nursing homes, hotels, guest houses, rest houses, hostels, colleges / universities / technical institutions / training centres, barracks of armed forces / para-military forces and police forces, Necessary provisions as per Annexure-3 for installation of solar water heating plants in community centres, banquet halls, wedding halls and other buildings of similar use.
- (XIV) Ragarat Ganachitra shall be prepared by a licensed technical person and the certificate shall be signed by him indicating the name, address, qualification and license number of the Authority or the registration number of the 'Council of Architecture'. The maps will also have the signature of the building owner.
- (XV) In any scheme, a standard building plan can be approved from the Development Authority for a specific sized plot of land and under that scheme, construction can be done on other plots of the same size as per the standard design without getting the map approved, provided that The prescribed fees should be paid.
- (XVI) "In all the plots having water discharge of minimum 10 thousand liters per day, proper utilization of 'Waste Water Recycling System'/'Recycling Water' will be ensured."
- (XVII) "For waste management in residential buildings (including group housing) and all non-residential buildings with an area of more than 500 square meters, two types of dustbins (biodegradable and non-biodegradable) should be arranged on the ground floor near the entrance of the plot. This will be done so that it becomes easy for the local body to collect garbage from dustbins every day and process it at ward or sector level itself to prepare fuel cake, fertilizer, paper etc.

3.1.2.4

Multi-storey
and special buildings



Buildings more than four storeys or 15 meters and more high and special buildings such as buildings with educational, assembly, institutional, industrial, storage and critical uses and buildings with mixed occupancies of the above uses, whose land cover is more than 500 square meters. Along with the requirements of Part-4 of the National Building Code-2005, it will be necessary to show the following additional details in the building maps of the Ho:-

- (a) Access routes for fire fighting plants and vehicles, turning points for vehicles, circulation areas for vehicular movement around the building and parking arrangements.
- (b) Fire escape, staircase.
- (c) Size (width) of the main staircase along with details of entry from balcony, corridor and lobby.
- (d) Condition of lift room including provision of lift.
- (f) Dumping chamber, chute and service ducts.
- (g) Air conditioning system, fire damper, mechanical ventilation system, electrical services and pipes of all services, etc.
- (h) Description of electrical alarm system.
- (ia) Permanent water tank and its capacity.
- (j) Roof-top rain water harvesting system.

(II) Buildings with more than three storeys or more than 12 meters in height including the ground floor and important infrastructure facilities such as waterworks and over head tanks, telephone exchanges, bridges and culverts, power generation centers and power sub-stations, power towers, photo galleries, The land owner/builder must consult a registered architect on the maps submitted for approval for the construction of auditoriums, assembly buildings, educational institutions, bus terminals whose land cover is more than 500 square meters (even if their height is less than 12 meters), etc. Along with this, the certificate of earthquake resistant design will be written in the format mentioned in Appendix-10 with the full name and sealed signature of the structural engineer who prepared the structural design. Also, the relevant part of the details mentioned in Appendix-8 "Building Information Schedule" (relating to this drawing) will be marked on the map in the form of a table which will be numbered by the structural engineer.

3.1.2.5 Certificate of ownership

(1) Original sale deed (certified copy/record of lease).

(II) Any other document required by the Authority.

3.1.3 Process of permission 3.1.3.1

Residential building

(I) On filing of maps for construction, reconstruction and renovation of all residential buildings under plot development in the plans of the Development Authority and the plans/layout plans approved by the Authority, they will be automatically considered approved and the records related to the approval will be filed within 02 working days. Will be made available in. The building map provided by the authority and available on the authorized website (downloadable) is valid if it conforms to the standard design or is prepared by a licensed technical person and a certificate is printed on it that the proposed construction/reconstruction is as per the master plan and building bye-laws. Will be. For this, it will be necessary to deposit required fees under various items like debris fee, supervision fee, etc. as per rules.

(II) In the newly developed/developing area, under the plans/approved layout plans of the Authority, residential buildings up to 300 square meter plot can be built as per the standard design provided by the Authority and there will be no need for separate building map approval for this. The applicant will be able to make internal changes as per his convenience but

No change in set-back and open space will be permitted. For construction according to any design other than the standard design, there will be no need for approval if a certificate is given by a licensed technical person on the map filed that the map is as per the master plan and building bye-laws.

(III) It will be necessary to obtain approval on the maps of all the residential plots except the maps of zonal development in the plans of the Development Authority and the plans/layout plans approved by the Authority. If the submitted map is not finally settled within the period of 30 days, it will be considered automatically approved, provided that the licensed technical person has certified that the map is as per the master plan/zonal plan and building bye-laws and all the concerned departments as necessary like fire department, pollution control board etc. , A.S.I. No objection certificate has been obtained from Adi.

3.1.3.2 Industrial buildings

(I) Building maps of pollution-free industrial units located within the industrial estates and industrial areas developed/approved by the North Entrance Royal Industrial Development Rules, Development Authorities and other government agencies, on certification by a licensed technical person that the proposed construction is as per the master plan, building construction of the concerned city. And from development bye-laws and safety point of view, National Building Code/ISI. And is in accordance with the regulations, government orders issued thereunder and is in accordance with the requirements of the relevant industrial regulations, such building maps will be considered automatically approved upon submission to the Development Authority / other competent authority. While submitting the application, all necessary documents, certificates and prescribed fees should be deposited along with it.

It will be mandatory to attach the receipt. to submit such building maps Only the receipt will be considered as acceptance.

(II) Building maps of remaining industrial units, except industrial areas/industrial estates and highly polluting industries established outside these areas, which are certified by a licensed technical person, after being submitted to the concerned development authority along with all the necessary documents and prescribed fee. Will be considered automatically approved. Free receipt of such a building map is considered acceptance.

The arrangements mentioned in paragraphs (I) and (II) above will be applicable subject to the following conditions and restrictions: -

- (a) This system will be applicable only for plot development.
- (b) The plot of the proposed unit/building should be located under industrial land use and it should be permitted at the said site as per the master plan/jogging regulations of the concerned city.
- (c) The layout plan of the industrial area/location should be approved by the competent authority.
- (d) The proposed construction should be safe from structural safety, anti-earthquake system, fire safety, pollution control and other hazardous aspects and all the no objection certificates in respect of the same should not be valid along with the manpower.
- (y) In case the plot of the proposed industrial unit is located outside the industrial estate/industrial area, arrangements for water supply, drainage, roads, electricity supply, etc. should be available at the site as per the requirement of the proposed industrial unit.

3.1.3.3 Other buildings

- (1) Maps of commercial, office, group housing and others will be submitted for construction permission, but if it is not finalized within the period of 30 days, if the applicant himself does not agree to extend the time, then the building map will be considered automatically approved. Provided that the map is certified by a licensed technical person that the map is as per the master plan/zonal plan and building bye-laws.
- (II) To facilitate the acceptance of maps of this category, a technical committee of the concerned departments at the development authority level will be constituted under the chairmanship of the Vice Chairman, which will examine these maps and give recommendations for approval. IRA registration will necessarily include those relevant departments from which no objection certificates are required.
- (III) Even if no objection certificate is not received within the prescribed period, it will be approved within 30 days with the condition that after receiving written notice to the builder, development authority and such departments from whose no objection/objection has not been received. Construction can start after 10 days, but he will have to obtain no objection certificate from the residual departments. It will be the responsibility of the builder to obtain the No Objection Certificate and carry out the construction work as per the conditions imposed in it.
- (IV) Completion certificates will be issued to such buildings only if all these dimensions are satisfied as per the specifications received by the construction contractor.
- (V) Pictures regarding internal changes required for installation of lifts in existing hotels (which are officially constructed) on certification by the licensed technical person that the proposed construction is in accordance with the requirements of the master plan/building bye-laws, structural stability and fire protection safety. According to this, there will be no need to obtain formal approval if the prescribed fee is deposited with the Development Authority, the receipt of the map marked with the same will be a certificate of acceptance by the authority. But in case any violation of rules is found in the submitted map, the concerned architect will be held responsible and in case the construction on the spot is found to be different from the submitted map, the builder/building owner will be held responsible and in both the cases, penal action will be taken as per rules. Action will be taken.

For changes other than the internal changes required for installation of lift, the related map along with the prescribed fee can be submitted by the applicant himself or through a registered architect for approval in the Development Authority.

- (VI) Buildings in which fire fighting arrangements are mandatory shall necessarily be approved through a technical committee constituted as per (II) above.

3.1.4 Basis and calculation of construction license fee

Details related to the calculation of whatever fees (such as reinforcement fee, inspection fee, development fee, heap/debris fee and other prescribed fees) will be deposited from the applicant in relation to the maps submitted for construction permission, will be compulsorily made available to the applicant. In which the basis for charging fees (i.e. reference to the related government order/authority order) is clearly given.

3.1.5 Validity of construction permit

- (1) Permission given once for buildings of all occupancies will be valid for a maximum of 5 years.

(II) If the land owner submits an application before the expiry of the initial approval period of five years, the Authority will, subject to such conditions and restrictions as it deems appropriate to impose, fix the prescribed renewal/ map fee for a maximum of 3 years. Can take and give extension of time.

3.1.6 Notice to start

construction

On starting construction under the permit, its information will be given in the prescribed form (Appendix-5).

(a) Inspection and

construction

checking

**work
of**

In order to ensure that the construction work is carried out on the spot as per the approved map at the time of construction of the building, all the categories of buildings except all the residential plots under the plot development in the plans of the Development Authority and the plans/layout plans approved by the Authority, up to the plinth level. After completion of the construction work, the building owner/constructor will monitor the GPS of the site. Digital photographs with coordinates, date and time will be uploaded and submitted to the government agency, along with which an affidavit (Appendix-18), will also have to be submitted to the effect that the construction on the Gauke has been done as per the photographs. If it is found that the map approved by the building owner/ constructor is other than the work covered by the permission mentioned under Article 3.1.1 of the Building Construction and Development Bye-laws and the construction permitted under Section 52 of the Uttar Pradesh City Planning and Development Act, 1973. If the construction has been done, then there is no harm in getting it sealed by the government agency. Will

do. On receiving the photographs, the Engineer-in-Charge will immediately give notice to the building owner/constructor if any deviation/error/wrongness is found in the details submitted by the building owner/constructor after site inspection within 48 office hours (Appendix-19). Along with this, the Engineer-in-Charge will present his report before the Vice Chairman, Development Authority. Any deviation/defect at the relative site will be determined by the Deputy Chairman, Trust Authority and if any deviation is found, the construction work will be sealed. This action will be taken within maximum 07 working days.

3.1.7 Deviation in

construction time

During the construction work, if there is any deviation from the approved plan or it is intended to be done, which is not under Article 3.1.1 of the building bye-laws, then before executing the proposed deviation, the revised map which is certified by a licensed technical person, should be submitted to the authority. Permission will be obtained after submission. In case of changes/deviations made at the time of construction of the building which are covered by Article 3.1.1 of the bye-laws, it will not be necessary to submit the revised building map at the time of construction or to obtain construction permission for such changes. But in cases of group-housing, commercial and other multi-storey buildings, it will be mandatory to submit revised maps.

3.1.8

Completion/occupancy

certificate of

construction work

- (1) After completion of all the construction work except residential buildings constructed on plots up to 100 square meters in the old/built up area, the licensed technical person will give information in the prescribed form (Appendix-6) and a copy of the map/computerized drawing (. dwg or ragtag format) cd. On the basis of which completion certificate will be issued by the authority. The entire process of completion certificate will be as per Annexure-2.
- (II) On completion of construction of buildings having more than three storeys or more than 12 meters in height including the ground floor and buildings related to important infrastructure facilities, the application form submitted by the land owner/builder to the competent authority for obtaining completion certificate. On Appendix-11 of the bye-laws jointly by the concerned architect, site engineer, land owner/builder.

This certificate will be given that the building has been constructed with the structural design approved by the structural engineer based on the approved map, prescribed specifications, quality and Indian Standards Institute code mentioned in Appendix-7, National Building Code and relevant guidelines and with all earthquake-proof provisions. It has been completed and the building is completely safe for use and the work of rain water harvesting and tree plantation has been completed.

3.1.9 Permission for construction near protected monuments/(1)

heritage sites

"Construction permission will not be given inside the prohibited area of protected monuments/ heritage sites declared by the Department of Archeology and after this, any construction permission in the area of regulated area will be granted as per "The Ancient Monuments and Archaeological Sites and Remains Act, 1958 (as amended)." Under the provisions, the amount provided by the Archeology Department will be payable on the basis of no objection."

(II) Apart from the protected monuments, the authority can set appropriate conditions and restrictions for granting permission for development/construction around important sites/buildings from the point of view of conservation of cultural, historical and architectural design heritage.

3.1.10 Construction permission in 200 meter area along the banks of river Ganga.

(1) In the cities situated on the banks of river Ganga, only repair and renovation of existing buildings and conservation work in relation to heritage buildings will be permitted in the area 200 meters from the river bank, in consultation with 'INTACII', the remaining activities will be prohibited.

(II) Construction of monasteries, ashrams and temples within an area of 200 meters from the river bank at major pilgrimage sites located on the banks of river Ganga will be permissible subject to the following conditions:

- (a) Land cover 35 percent and F.A. R. 1.5 would be permissible.
- (b) A plan shall be submitted along with the proposed construction ensuring that Make sure that there will be no pollution in the river. If the plan is accepted by Jal Nigam/Jal Sansthan or Development Authority, the map will be approved as per rules.
- (c) Drainage will not be released directly into the river, but arrangements will be made to take it to other drains, etc.

(d) If there is no sewerage system in the area, then residence/dharamshala, etc. will not be permissible.

Note:- Meaning of river bank in the records of the concerned department (Revenue/Irrigation) Ankit is from the coast.

3.1.11 Architectural control

The architectural facade/elevation of buildings in a particular area or the architectural features of that demarcated area will be in accordance with the conditions and restrictions prescribed for construction permission by the development authority. In architectural control, as per the circumstances, provision of one or more of the following conditions/restrictions can be ensured:-

- (a) The mandatory height of the side of the building facing the front or the street/ road, up to which the building can be constructed,
- (b) Mandatory height of floors,
- (c) Mandatory height and design of cornice sills, upper parts of windows, sun-shades and projections on the first and subsequent floors,
- (d) Mandatory building line along with building construction,
- (f) Mandatory type design of balcony,
- (g) Color scheme.

3.2 Plot sizes and requirements

- 3.2.1 Residential The minimum area of the plot for residential purpose is 40 square meters and The minimum width of the plot will be 3.50 meters. weaker and low income groups and Requirements of standards to provide affordable housing to other sections Will be as per Chapter-24 of these bye-laws.
- 3.2.2 Group Housing: The minimum area of a group housing plot will be 2000 square meters. Other requirements for construction of group housing will be as per clause 3.3 of these bye-laws.
- 3.2.3 Hotel The minimum area of the plot will be 1000 square meters, which will be located on an existing road of minimum 12 meters wide in built/developed areas and minimum 18 meters wide in new/undeveloped areas. The area of the plot may be less than this at the places specified in the master plan/regional plan and sector/lay-out plan and in the local commercial centre. Other requirements for the construction of the hotel will be as per Chapter 5 of these bye-laws.
- 3.2.4 Nursing Home The minimum area of the plot will be 500 square meters, which will be located on an existing road of minimum 12 meters wide. Other requirements for construction of nursing home will be as per Chapter 6 of these bye-laws.
- 3.2.5 Farm House The minimum area of the plot will be 5000 square meters, which will be located on an existing access road of minimum 9 meters wide. Other requirements for construction of farm house will be as per Chapter-7 of these bye-laws.
- 3.2.6 Petrol Pump/ Filling Station The minimum size of the plot for petrol pump/filling station is 16 sq. x 14 m., Minimum size of filling-cum-service station is 25 m. x 25 m. It will be located on a minimum 12 meter wide road in built and developed areas and a minimum 24 meter wide road in new/undeveloped areas. Other requirements for construction of petrol filling station will be as per Chapter 8 of these bye-laws.
- 3.2.7 The minimum area of the LPG gas plot will be 1000 square meters, which will be located on an existing road with a minimum width of 18 meters. L.P.G. Other requirements for construction of gas warehouse will be as per Chapter 9 of these bye-laws.
- 3.2.8 The minimum area of the dairy farm plot will be 2000 square meters, which will be located on an existing road of minimum 9 meters wide. Other requirements for construction of dairy farm will be as per Chapter 10 of these bye-laws.
- 3.2.9 Shopping Mall: The minimum area of the plot for shopping mall will be 4000 square meters and the minimum footage will be 40 meters, which will be located on an existing road of minimum 24 meters wide. Other requirements for manufacturing of shopping goods will be as per Chapter 21 of these bye-laws.
- 3.2.10 Multiplex: The minimum area of the plot for a multiplex will be 4000 square meters, which will be located on an existing road of minimum 24 meters wide. But in the Master Plan/Zonal Plan/Sector Plan/Lay-out Plan which is approved at the competent level, the above restriction will not apply if a multiplex is proposed at a backward location or at a new location for the purpose of breaking the existing cinema halls i.e. the existing area of the plot and the existing access. The route will be valid. Other requirements for construction of multiplex will be as per Chapter 14 of these bye-laws.

3.2.11 Photo Gallery/
Assembly Hall

The minimum width (footage) of the plots for cinema halls and meeting purposes and other such buildings in the built up area will be 30 meters, which will be on the existing road with a minimum width of 18 meters. But in developed, developing and new areas, the minimum width of the plots in the cinema hall, assembly hall and other buildings will be 45 meters and the minimum width on the existing road will be 24 meters. In case of demolishing the existing cinema halls located in the built up/developed area and proposing a cinema hall in its place, the above restrictions will not apply i.e. the existing area of the plot and the existing access road will be valid.

3.2.12 Convenience
Store

The maximum area of the plot will be 300 square meters and minimum footage will be 12 meters, which will be located on an existing road of minimum 18 meters wide. Other requirements for construction of convenience store will be as per Chapter 15 of IRA Bye-laws.

3.2.13 Marriage hall/
festival hall

The minimum area of the marriage hall will be 1500 square meters, which will be located on an existing road of minimum 24 meters wide. Other requirements for the construction of Barat Ghar/Utsav Bhavan will be as per Chapter-16 of IRA Bye-laws.

3.2.14 Cold storage

The minimum area of the plot will be 1000 square meters which will be located on an existing road of minimum 18 meters wide. Other requirements for construction of cold storage will be as per Chapter 17 of these bye-laws.

3.2.15
Special
Economic Zone

According to the provisions contained in Section 5 of the Special Economic Zone Rules, 2006, the minimum area of the plot and other requirements for any one category / different categories of Special Economic Zone will be as per Chapter 18 of these bye-laws.

3.2.16 Guest
House

The minimum area of the plot proposed for the guest house will be 400 square meters, which will be located on an existing road of minimum 24 meters wide. Other requirements for construction of guest house will be as per Chapter 19 of these bye-laws.

3.3 Group Housing

- 3.3.1 **General Expectations** Group housing will be developed as per the provisions of the master plan, regional development plan and layout plan. In group housing schemes of four hectares and more area, it will be mandatory to get the layout approved and the layout plan and building map can be submitted together for approval.
- 3.3.2 **Area of the plot** The minimum area of the plot will be 2000 square meters.
- 3.3.3 **Accessed route** The proposed plot for group housing will be located on an existing road of minimum 12 meters wide. The width and length of motorable routes/roads under the group housing layout plan will be as per clause 2.3.1 (1) of these bye-laws.
- 3.3.4 **Stilt floor**
- (1) Stilt floor will be permissible for parking purposes in group housing buildings.
 - (11) If the stilt floor is used for purposes other than parking, it will be calculated as FAR. Will be done in.
- 3.3.5 **Parks and open areas and landscaping** In the plots of area of 3000 square meters or more which are part of the zonal development plan, provision for parks and open areas will be made at the rate of 10 percent of the total area of the plan. In case the zonal development plan is not effective, provision for parks and open areas will be made at the rate of 15 percent of the total area of the plan. Approval of landscaping proposal along with the building map will also be necessary; According to which, trees will be planted at the rate of 50 trees per hectare in the group housing scheme.
- 3.3.6 **Land Cover, FAR and density**
- (T) "Set-back, ground cover, floor area ratio and density in group housing buildings will be as follows:-
 - (a) Buildings up to 12.5 meters high will have a minimum set-back of 5.0 meters all around.
 - (b) In buildings height more than 12.5 meters, set-back as per the table given at paragraph 3.4.5.
 - (II) (i) Maximum ground cover permissible will be 40 percent. In areas with restricted height in security zones and protected monuments, maximum land cover will be allowed up to 55 percent.
 - (ii) Total permissible FAR in a group housing project. Maximum FAR of 0.5 percent. Will be permissible for convenient shops.
 - (III) Maximum FAR in new/undeveloped areas. 2.5 will be permissible and maximum FAR 1.5 will be permissible in built up area and pre-developed schemes/allotted plots. Apart from the above, permissible F.A.R. Maximum 5.0 percent of the total area for various types of services like air-conditioned plants, lobby up to 10 sq. meters in front of the lift (except the corridor outside the lift), lobby, dressing room for lift, alcoves and

Way-windows (maximum 0.60 meter depth and 1.80 meter length), refuse area (as per NBC), service duct and community center will be permissible.

In case of meeting the provisions of green building, LEED / I.G.B.C. Permissible FAR in buildings categorized as minimum Gold rated by GHA and minimum 4 star rating by Greha. 5.0 percent additional F.A.R. Will be allowed free of cost. For this, the applicant will have to obtain rating certificates from the above institutions and submit them.

- (IV) In planned colonies/areas whose layout plans are approved at the competent level, the proposed group housing or other multi-storey construction by combining more than one plot on the method of plot development will not be allowed.
- (V) Purchasable FAR under the rules. Will be permissible.
- (VI) "The population density for group housing in new/undeveloped areas will be permissible up to 330 units (1650 persons) per hectare subject to the following conditions, whereas in developed and developed areas, in case the zonal plan/layout plan is approved, the density will be allowed accordingly. Will be permissible otherwise density up to maximum 150 units per hectare will be permissible:-
- (i) 200 units per hectare on roads 12 meters and more but less than 18 meters wide.
- (ii) 250 units per hectare on 18 gtr and above but less than 24 gtr row width.
- (iii) 330 units per hectare on roads 24 meters and wider."
- (VII) Provision of community facilities will be made as per the standards prescribed in Article 2.4.1 of these bye-laws. Provision of convenient shops will be made on the basis of 5 shops per 1000 persons, which will be within the permissible covered area only. The maximum floor area per shop will be 15 square meters.
- (VIII) Chowkidar/guard room measuring 1.6 square meters (whose minimum width or diameter will be 1.2 meters) will be allowed at the entrance, but in any case construction within the minimum set back required for fire fighting will not be allowed.
- (IX) FAR on the total area of the scheme/plot for group housing scheme/ plot of area up to four hectares. Will be payable. The provision of desired facilities as per the standards for the population to be employed in such schemes/plots will be made under the said FAR only. For group housing schemes having an area of more than 4.0 hectare, on "net" land (residual land after deducting the area of roads 18 m and more wide, parks and open areas (15) percent and community facilities from the total area of the scheme). F.A.R. Will be payable.
- (X) 2.5 FAR on the entire area of land to be allotted for group housing as 'bulk' cell by the Development Authority / Housing and Development Council. Under this restriction, it will be permissible to obtain FAR for construction of other uses under the scheme such as commercial office, industrial, institutional and community facilities. The FAR prescribed for that use. Will be under ki giga.

- (XI) Projections of balconies within the setback area of group housing projects will be permissible subject to the restriction that for fire safety, the area of minimum 6 m height from the ground level will remain free from obstructions for the movement of fire tenders and no projection of any kind will be allowed in it. Calculation of balcony up to 1.5 meter width F.A.R. Will not be included in the FAR, whereas 25 percent area of the balcony more than 1.5 meters and up to a maximum of 3.0 meters width (subject to ensuring structural safety) will be calculated in FAR. But where the distance between two buildings is less than 9.0 meters, a balcony more than 1.5 meters wide will not be allowed. No objection from the fire department will have to be submitted in this regard.

3.3.7 Parking system

- (I) The standards for parking will be as per clause 3.10 of these bye-laws.

3.4 Set-back

3.1.1 Under residential plot development, the maximum permissible building in residential buildings will be three stores, the maximum height of which will be 12.5 meters with stilts and 10.5 meters without stilts and the route-backs will be free: -

area of plot (Square meter)	Set-back (meters)			
	front part	Page section	side-1	side-2
(a) Row-housing				
up to 50	1.0	—	—	—
over 50 to 100	1.5	1.5	—	—
over 100 to 150	2.0	2.0	—	—
from 150 to more than 300	3.0	3.0	—	—
(b) Semi-detached				
over 300 to over 500	4.5	4.5	3.0	—
(c) detached				
from 500 to more than 1000	6.0	6.0	3.0	1.5
Over 1000 to 1500	9.0	6.0	4.5	3.0
from 1500 to more than 2000	9.0	6.0	6.0	6.0

- (1) Construction will be permitted on 40 percent of the surface set-back under total cover up to a maximum height of 7.0 meters. But in corner plots the said covering will be permissible only after leaving the side set back. Stilt floors will be permitted only in detached buildings, but construction on 40 percent of the rear set-back in such buildings will not be permitted.
- (II) The side setback of a corner plot in the new sub-division shall be equal to the foot setback of the concerned plot. In other areas, if rot-back is not prescribed under the layout plan, then in the construction of Ragarat Prakriti, the minimum set-back of the side in corner plots up to 300 square meters will be 1.5 meters and in deaf areas from 300 square meters. पश्चि सेत-वायल 3पर्युवत्त ताभीव्या which will happen accordingly.
- (III) If the number of plots in a block is odd, then in view of the need to leave a set back on both sides, in plots larger than 500 square metres, the width of the corner plot will be kept larger accordingly. The front and back set-backs for corner plots will be the same as prescribed for other plots in that scheme so that there is uniformity in the 'building block'.
- (IV) In case sub-division of a plot is permissible in a planned developed area/scheme, the set-backs in the sub-divided plots will be as per the original plot.
- (V) In special circumstances, the side set-back of a corner plot may be relaxed by the Authority Board.
- (VI) The set-backs specified in the table at Para-3.4.1 will be applicable in the new sub-division/layout plan. But in developed and developing areas, residential plots in which set-back is not prescribed will also have set-back as per para 3.4.1 above.

3.4.2 (1) Commercial/office buildings (maximum four floors up to 15 meters height)

area of plot	Set-back (meters)			
	façade	Page section	side-1	side-2
up to 200	3.0	3.0	—	—
from 201-500	4.5	3.0	3.0	3.0
more than 500	6.0	3.0	3.0	3.0

Note: (1) In commercial buildings whose land cover is up to 500 square meters, if the arrangement for lighting and ventilation is ensured, set-back in the rear and side portions will not be necessary, whereas in corner plots, the set-back in the front portion will be equal to Lateral set-back will be mandatory. But in the built up/developed area, only the set-backs prescribed in the pre-planned layout plans will be applicable.

(II) The minimum front set-back in commercial and office plots of area up to 100 square meters will be 1.5 meters.

(III) The minimum front set-back in commercial and office plots of area between 101 to 200 square meters will be 3.0 meters.

(IV) Under plot development, sector/neighborhood/local level shopping centers can be planned in the form of lined shops, in which provision of a maximum 3 meter wide covered corridor (arcade) in the front will be permissible.

3.4.2 (II) Institutional/Community Facility (except educational institutions) Building (up to 12.5 meter height)

area of plot	Set-back (meters)			
	façade	Page section	side-1	side-2
up to 200	3.0	3.0	—	—
from 201-500	6.0	3.0	3.0	—
from 501-2000	9.0	3.0	3.0	3.0
from 2001-4000	9.0	4.0	3.0	3.0
4001-30000	9.0	6.0	4.5	4.5
more than 30000	15.0	9.0	9.0	9.0

3.4.3 Educational Institutions (The height of the building without stilts will be 10.5 meters while with stilts the height will be 12.50 meters)

Area of plot (sq. meter)	Set-back (meters)			
	front part	Page section	side-1	side-2
up to 500	6.0	3.0	3.0	—
501 till 2000	9.0	3.0	3.0	3.0
from 2001-4000	9.0	4.0	3.0	3.0
4001-30,000	9.0	6.0	4.5	4.5
more than 30,000	15.0	9.0	9.0	9.0

3.4.4 Industrial buildings (up to 12.5 meters height)

area of plot	Set-back (meters)			
	façade	Page section	side-1	side-2
up to 100	3.0	—	—	—
from 101-200	4.5	1.5	1.5	—
from 201-300	4.5	2.0	2.0	—
from 301-400	4.5	3.5	3.0	—
from 401-500	6.0	3.5	3.5	—
from 501-600	6.0	4.0	3.5	3.5
from 601-1000	7.5	4.5	4.0	4.0
from 1001-5000	9.0	4.5	4.5	4.5
5001-30000	9.0	9.0	4.5	4.5
more than 30000	15.0	9.0	9.0	9.0

Note: From the boundary wall near the entrance of industrial buildings. Construction of adjacent guardroom, generator room will be permissible, whose area will be 5 percent of the total area of the plot but in plots up to 4000 square meters area, the maximum will be 50 square meters whereas in plots having area more than 4000 square meters, the maximum will be 100 square meters.

3.4.5 12.50 m. (1)
Buildings of height more than 15 m (except commercial/office buildings up to 15 m height)

Set-back for buildings height more than 12.5 meters (except commercial/office buildings up to 15 meters height) will be as follows:- Height

of building (meters)	Surrounding Set Back (meters)
More than 12.5 and up to 15	5.0
from 15 to 18	6.0
from 18 to 21	7.0
from 21 to 24	8.0
from 24 to 27	9.0
from 27 to 30	10.0
from 30 to 35	11.0
from 35 to 40	12.0
from 40 to 45	13.0
from 45 to 50	14.0
from 50 to 55	15.0
over 55	16.0

(11) The maximum height of any building shall be subject to the restriction that the maximum height of buildings situated on roads less than 30 meters wide shall not exceed one and a half times the sum of the existing width of the road and the front set bank, but for 30 meters and above This restriction will not apply to buildings located on wider roads. The maximum height of the building will also be governed by distance from the protected monument/ heritage site, airport funnel zone and other structural restrictions. According to the standards of International Civil Aviation Organization, the maximum height of various constructions near airports/airstrips will be as follows in compliance with the Civil Aviation Section's order No.-202/Chhappan/ 2010 dated 04 February, 2010:-

(1) Parallel to runway from the centre line of runway (on both sides):

Distance from center line (meters)	Permissibility
(a) up to 125	no make.
(b) up to 125-150	3 m. to height
(c) 150-175	6 m. to height
(d) 175-200	9 m. to height
(f) 200-225	12 m. to height
(g) 225-250	15 m. to height
(h) 250-275	18 m. to height
(i) Up to 275-300	21 m. to height
(c) 300-325	25 m. to height
(l) Up to 325-350	29 m. to height
(d) 350-375	33 m. to height
(n) Upto-375-400	37 m. to height
(o) 400-425	41m. to height
(t) 425-4100	45 m. to height
(th) more than 4100	no restrictions

(2) Beyond both ends of runway from the edge of runway:

Distance from edge (meters)	Permissibility
(a) up to 500	no make.
(b) 500-750	9 m. to height
(c) 750-1000	15 m. to height
(d) 1000-1250	20 m. to height
(f) 1250-1500	25 m. to height
(g) 1500-1750	30 m. to height
(h) 1750 to 2000	35 m. to height
(i) By 2000-2250	40 m. to height
(t) 2250-4000	45 m. to height
(l) more than 4000	No restrictions.

(III) If the building is situated on two or more roads of different width, then the front side of the building will be considered towards the wider road and as per (II) above, the height of the building will be permissible up to 21 meters depth along the relatively less wide road.

(IV) In option of paragraph (1) above, the following set backs may be allowed:
Can:

(a) The minimum set back all around at the ground floor shall be 6 meters with one set back on subsequent floors up to a height of 24 metres.

(b) 24 m to 37.5 m. The minimum set back all around at the ground floor is 9 m with a set back on subsequent floors up to the height. will be.

(c) In buildings height more than 37.5 metres, the all-round setback on the ground floor shall be a minimum of 12 metres, with two setbacks on subsequent floors.

(d) The deficiency of set back given in the table of paragraph 3.4.5 shall be compensated by the set back given on the upper floors, but there shall be no access from the rooms or flats in the set back on the subsequent floors.

(V) Mutual distance between two blocks: Depending on the height of the highest block, the desired setback for it or 6 m. Whichever is more, it will be. 'Block' means a building structure consisting of different rooms, units/apartments or rooms or halls whose common areas like entrance hall, corridor, lift, staircase, firescape, etc. are integral parts of that particular building. Have parts and are in continuity with each other.

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The following relaxation in set back can be provided for buildings up to 10.5 meter height:-

(1) Terraces/balconies up to a maximum width of 1.5 meters can be constructed in the open space, which shall not be more than half of the width of the open space, calculated as F.A.R. Will not be done in. Construction of the said roof/balcony will be permissible to a maximum extent of 10 percent of the area of the entire open space, but no construction of any kind will be allowed above the said roof/balcony.

(11) Side setback above drive-way near entrance maximum 3.0 meter wide and 6.0 meter long projecting or supported on pillars. Construction of portico will be permissible. No construction will be allowed on the portion covered by the side set-back under Partico.

(III) Pergola of maximum area of 6.0 square meters, in which the open area will be minimum 40 percent and the height will be minimum 2.2 meters.

3.5 Land Cover and FAR

3.5.1 Land Cover and FAR standards of

Land cover and FAR for various land uses. The standards will be as follows:-

1. Plotted Development (Residential Platted)

	Land Cover (percentage)	F.A.R.
(a) Built up/developed area		
● up to 100 square meters	75	2.00
● up to 101-300 sq.m.	65	1.75
● Up to 301-500 sq.m.	55	1.50
● From 501 to 2000 sq.m.	45	1.25
(b) New/undeveloped areas		
● up to 100 square meters	75	2.00
● up to 101-300 sq.m.	65	1.75
● up to 301-500 sq.m.	55	1.50
● From 501 to 2000 sq.m.	45	1.25

2. professional

(a) Built up/developed area		
(1) City Center / Central Business District	45	2.00
(II) Suburban Center / Sub Central Business District / Zonal Business Center	50	1.75
(III) Other professional	60	1.50
(b) New/undeveloped areas		
(1) City Center / Central Business District	40	3.00
(II) Suburban Center / Sub Central Business District / Zonal Business Center	45	2.50
(III) Other professional	50	1.75

Note: 'Other professional' under Sector / Neighborhood / Local
Including high class shopping centres, market streets and convenience stores.
Will be.

3. office

(a) built up area	50	1.50
(b) developed area	45	2.00
(c) New/undeveloped areas	40	2.50

Note: In office buildings with area up to 200 square meters, the above Building envelope instead of land cover prescribed in the table Land cover will be permissible up to the line.

4. educational

(a) Built up/developed area		
● Primary and nursery school	35	1.00
● High School / Intermediate / Higher institutions	30	1.00

	(b) New/undeveloped areas		
	• Nursery School / Primary School	40	1.20
	• High School / Intermediate	35	1.20
	• degree college	35	1.50
	• technical management	35	2.00
5.	Community and institutional facilities		
	(a) Built up/developed area	40	1.50
	(b) New/undeveloped areas		
	• Community centres, wedding processions and religious buildings	40	1.50
	• Other institutional	30	2.00
6.	Storage		
	(a) Built up/developed area	35	0.80
	(b) New/undeveloped areas		
	• warehouse	40	1.20
	• Building Materials Yard	30	0.60
7.	Industrial		
	(a) Area of constructed/developed micro, small and medium industries plot (square metres)		
	• up to 1000	60	1.50
	• from 1001-12000	60	1.30
	• more than 12000	55	1.00
	(b) New/undeveloped areas		
	• Flattened factories	50	1.50
	• Micro, Small and Medium Industries Plot Area (Square Meters)		
	(i) up to 1000	60	1.50
	(ii) 1001-12000	60	1.30
	(iii) more than 12000	55	1.00
	• large scale industry	40	0.80
8.	Hotel		
	(a) Built up/developed area	40	2.00
	(b) New/undeveloped areas	40	2.50
9.	Wholesale Business		
	(a) Built up/developed area		
	• Fruit and vegetable market	40	1.00
	• Other wholesale businesses	60	1.20
	(b) New/undeveloped areas		
	• Grain Market	35	1.00
	• Meaning of Krit Ka Ho	40	1.00
	• Other wholesale businesses	50	1.50

the explanation:-

In case of "new/undeveloped areas" being identified in the category of "developed areas" over time, the land cover and F.A. for the plots situated in such areas. R. The land cover and FAR applicable at the time of approval of the layout/building plan. Will not be less than.

10. Medicine

(a) Built up/developed area

• Clinic/Dispensary	35	1.50
• Nursing home up to 50 beds	35	1.50
• Hospital with more than 50 beds	35	1.50

(Note: Maximum additional 1.00 FAR above 1.50 will be admissible on purchasable basis)

(b) New/undeveloped areas

• Clinic/Dispensary	40	1.50
• Nursing home up to 50 beds	35	1.50
• Hospital up to 50-100 beds	30	2.00
• Hospital more than 100 beds	30	2.50

11. Service Industry

(a) Built up/developed area

• Filling station	10	0.1
• Filling station-cum-service station	20	0.2

(b) New/undeveloped areas

• Petrol Pump / Service Garage, Repair Shop, etc.	10	0.15
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12. Utilities and Services

(a) Built up/developed area	10	0.10
(b) New/undeveloped areas	10	0.10

13. Open spaces (except parks and worm sites)

(a) Built up/developed area	2.5	0.025
(b) New/undeveloped areas	2.5	0.025

14. Agricultural land use	10	0.20
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Note: Agricultural land use includes land cover and FAR. of above
The standards will apply to permissible actions in specific circumstances.

15. Amusement Park **	20	1.0
16. Sports Complex**	20	0.4
17. Bus Terminal/ISBT**	30	1.5

**This land use development plan/sout plan is
Will be allowed only on reserved land, but amusement park and sports
Complex cases will also be permissible under agricultural land use for which
'Impact fee' will be payable as per rules.

- Comment : (1) Land cover and floor area are calculated as a part of the area of the proposed plot. The leveling will be done telescopically starting from the bottom.
- (TI) More than 2.00 F in commercial and office uses. R. 2500

- It will be permissible only on plots of area of square meter or more.
- (III) Maximum land coverage for zonal shopping center in Hi-Tech Township/ Integrated Township Scheme is 50 percent and F.A.R. 2.50 will be permissible.
 - (IV) FAR as above for a plot. The permissibility of buildings will be subject to the restriction that the maximum height of buildings situated on streets less than 30 meters wide shall not exceed one and a half times the sum of the existing width of the road and front set-back, but for buildings situated on streets 30 meters and more wide This restriction will not apply. The maximum height of the building will also be governed by distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.
 - (V) FAR on the entire area of land to be allotted by the Development Authority / Housing and Development Council in the form of 'bulk' cell for group housing, commercial and public and semi-public / community facilities. will be payable, whereas for other schemes, FAR will be payable on 'net' land (residual land after deducting the area of 18 meter and more wide roads, parks and open areas and community facilities from the total area of the scheme). Will be payable.
 - (VI) While planning and designing various schemes, especially city centres, zonal shopping centers and office complexes, separate parking complexes should be arranged on 05 percent of the area of neglected parking areas for individual properties. Will happen.
 - (VII) Extinct
 - (VIII) Permission for group housing or other multi-storey construction within the existing developed colonies/areas will be given under specific circumstances depending on the availability of infrastructure and before giving permission for group housing/other multi-storey construction, the proposed clean purpose infrastructure will be ensured. Facilities like roads, water supply, drainage, sewerage, power supply and parks and open areas, etc. are available as per the standards and are integrated with the trunk infrastructure network of the area. If group housing/ other multi-storey construction is permitted, then at the time of approval of such building maps, 50 percent of the current external and internal development expenditure will be taken as development fee. But development fee will not be charged in areas where strengthening fee is charged as per the existing policy. Apart from this, in case of providing connectivity for various infrastructure facilities, proportionate development fee will be payable.
 - (IX) FAR specified in the above table. In addition to group housing, Purchasable FAR as per rules for commercial, office and public and semi-public/community facilities land uses. Will be permissible.
 - (X) Purchasable FA as per rules in pre-developed schemes/allotted plots. R. Calculation of old F.A.R. Will be done at the limit of Rs.
 - (XI) In case of meeting the provisions of Green Building, LEED/IGBC. The buildings which have been categorized as having minimum gold rating by GRAHA and minimum 1 star rating by GRAHA have the permissible F.A.R. 5.0 percent additional F.A.R. Will be allowed free of cost. For this, the applicant will have to obtain rating certificates from the above institutions and submit them.
 - (XII) Land cover and FAR for the policies announced by the government such as Hi-Tech Township Policy, Integrated Township Policy, New Township Policy, Affordable Housing Policy, Samajwadi Awas Yojana, etc. The standards will be as per the provisions of the relevant policy.

3.5.2 Purchasable F.3.5.2.1
A.R.

F.A.R. Designed to be flexible as per market demand, Purchasable FAR in developed and new/underdeveloped areas. Will be permissible subject to the following conditions and restrictions:-

- (a) Purchasable FA on roads 18 meters wide and above in built, developed and new/undeveloped areas. R. Will be acceptable.
- (b) Feasibility of enhancement/strengthening of infrastructure facilities for group housing, commercial, mixed, office and public and semi-public/community facilities land uses and other requirements of building construction such as set-back, parking, structural and fire safety. Purchasable FAR if the standards are ensured. The permissible limit will be as follows depending on the width of the road:-

nature of the area	Purchasable FAR
• Built up area	Basic FAR 20 percent of
• Developed area	• Basic FAR on roads 18 meters and above but 24 meter wide road kg. 33 percent of
	• Basic FA on roads 24 meters wide and above. R. 50 percent of
• New/undeveloped areas	• 18 m. Basic FAR on roads wider than and above but less than 24 metres. 33 percent of
	• Basic FA on roads 24 meters wide and above. R. 50 percent of

Comment: 'Group housing/multi-storey buildings located in built up/developed areas such as commercial, office, mixed use, institutional/community facilities, land use plots having minimum area of 4.0 hectare and access facility from existing road of minimum 30.0 meter wide. Available, the basic FAR permissible as per building construction and development bye-laws. Purchasable FAR above Rs. Under this restriction, what will be allowed is the maximum FAR including purchasable. Will be 3.0. Purchasable FAR in Group Housing Residential units will be permitted on a proportionate basis, which will be in addition to the prevailing density standards.

3.5.2.2 Purchasable FAR For permission to be granted, it is mandatory to fulfill the following requirements:-

- (a) Provision for set-back according to the height of the building will have to be made as per the standards prescribed in the building construction and development bye-laws.
- (b) Purchasable FAR in Group Housing Scheme. Residential units will be permitted on a proportionate basis, which will be in addition to the prevailing density standards.
- (c) Provisions related to structural safety in the building will have to be made as per the requirements contained in the building construction and development bye-laws.
- (d) For the proposed building, no objection certificate related to fire safety will have to be obtained from the local Chief Fire Officer and presented to the authority.
- (f) For the total floor area proposed in the building (after purchasing FAR), parking arrangements will have to be made as per the standards prescribed in the building bye-laws.

3.5.2.3 Purchasable FAR in built up, developed areas and new/undeveloped areas. of

Permission Vice President, Development Authority/Housing Commissioner, Uttar Pradesh. It will be payable on the basis of the recommendation of the technical committee formed under the chairmanship of Housing and Development Council, which includes representatives of Public Works Department, Water Corporation, District Magistrate, Chief Town and Country Planner, Fire Department and concerned authorities/Housing and Development Council, who have minimum superintendence. Those who are of engineer level will be members. After examination of the maps and site inspection, the said committee will submit its report/recommendation to the Vice President/Housing Commissioner on the basis of the prescribed checklist of standards of set-back, structural safety, fire protection, parking system and infrastructure facilities of the proposed building that the purchase-worthy F. a R. may be permitted or not. Only on the basis of the recommendation of the committee, the eligible F can be purchased by the Vice President/Housing Commissioner. a R. A decision will be taken regarding the permissibility.

3.5.2.4

Purchasable FAR The fee will be calculated according to the following formula:-

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

C.= Charge

L_e = Purchasable FAR Proportional land requirement
(square metres); i.e. $F_p \div \text{FAR}$

F_p = Purchasable FAR Permissible additional floor area as per
(Square meter)

FAR = Permissible floor area ratio as per master plan/building by-laws (Basic FAR)

R_c = current rate of land

Note: The current rate of land means the current residential rate of the authority, where the rate of the authority is not available, it is the circle rate determined by the District Magistrate.

P = Purchasable Factor

Purchasable FAR To calculate the fee, the coefficients according to land use will be as follows:-

K.No.	land use category	Proposed coefficient
1.	commercial	0.50
2.	Mixed	0.45
3.	Office / Institutional	0.45
4.	hotel	0.40
5.	Residential (Group Housing)	0.40
6.	Community and Social facilities and infrastructure	0.20

Note:

- (1) Purchasable FAR for plotted development (residential) and industrial land use. Not allowed. Purchasable FAR in residential land use. Permissible for group housing only.
- (ii) Office/institutional land use will include all types of offices, technical and management institutions.
- (iii) Community and social facilities and infrastructure will include schools, hospitals, post offices, police stations, fire stations, wedding processions/community centers etc.

Explanation:

Purchasable FAR For calculation of fees, the current residential rate of the Development Authority/current circle rate of the District Magistrate means affordable FAR. The rate applicable on the date of approval from the competent level for permission of Rs.

- 3.5.2.5 If the compensatory FAR for a plot is If given, then the purchasable F.A.R. It will be permissible only within the maximum prescribed limit.
- 3.5.2.6 Purchasable FAR It will not be allowed in plot development (residential) and industrial land use.
- 3.5.2.7 Purchasable FAR Application for this will be made at the time of construction permission and FAR will be obtained from the applicant. Fee will be taken before map approval.
- 3.5.2.8 Purchasable FAR The amount received from the fee will be deposited by the authority in a separate account, which will be used only in strengthening / enhancing the infrastructure facilities of the concerned area as per the recommendation of the committee constituted for this purpose.

3.5.3 Compensatory F. (1)
A.R.

Land affected by "right-of-way" in the master plan/zonal plan/layout plan/under road expansion or public facilities like green bridge, green belt, park, electric sub-station, post office, bus stand, Compensatory FA for the plots affected by land reserved for etc. R. This will be permissible, provided that such land is transferred free of cost by the land owner to the authority/concerned department. The compensatory FAR will be equal to 50 percent of the area of the affected land which will be used proportionately for various land uses on the residual land/layout of that plot.

3.5.4 Additional —
FAR
to
biotechnology
units.

- (1) Registered biotechnology units which are located in the declared biotechnology park or industrial area and whose layout plan is as per Uttar Pradesh. State Industrial Development Corporation, Development Authority, Uttar Pradesh. are approved by the Housing and Development Council or the competent authority, as per the Master Plan/Zonal Plan/Building Bye-laws/Bye-laws and F.A.R. Maximum 50 percent additional F.A. R. Will be permissible.
- (ii) Apart from the places mentioned in paragraph (1) above, the units located in other places/industrial areas whose layout plans are approved by the competent authority, the population density, infrastructure facilities like roads, water supply, drainage, electricity supply. The currently permissible FAR will be determined on a "case-to-case" basis after considering the availability of etc. and environmental issues. Maximum 25 percent additional F.A. R. Will be permissible.
- (III) Registered biotechnology units will be required to provide additional FAR as above. The facility will be allowed after obtaining building construction permission from the competent authority as per rules.

3.5.5 Additional
FAR to
information
technology
units.

Information Technology units established in Software Technology Parks and Information Technology Parks are generally given permissible F.A.R. 50 percent more than F.A.R. The limit of which will be permissible is the permissible FAR for residential/office (whichever FAR is higher), as the case may be. Will be till. But the maximum ground cover will be permissible as per the standards prescribed in the master plan/building bye-laws/government orders.

3.5.6 Exemption from land
cover

(1) Under the covered area, garden, uncovered waggig pool, open platform, boundary wall, swing, slide, fountain, uncovered garden and to the permissible extent, pergola, balcony, porch and arcade (on which there is no construction) will not be included.

(11) 5 percent of the area covered in commercial, group housing, institutional, office, community facilities and other multi-section buildings up to 4000 square meters, but a maximum of 50 square meters, while in schemes with an area of more than 4000 square meters, a maximum of 100 square meters will be covered. Area guard rigs (near the entry gate), generator rigs, electric switch rigs, gator rigs and tube wells will be permitted with the condition that fire safety requirements are not violated.

3.5.7 Height
Exception

The maximum height of buildings will be measured from the road or surrounding average ground level and the following supporting structures will not be included in the height of the building:-

(T) Rooftop tanks and their supporting structures not exceeding 2.0 meters in height, rooftop structures required for harvesting alternative solar energy, ventilation, air conditioning equipment, lift rooms not exceeding 4.5 meters in height and such other Service equipment, stairs covered with earth and not more than 3.0 meters high, chimneys, parapet walls and structures for enhancing the aesthetics of the building which are not more than 1.5 meters high provided the total area of such structures including rain shed is not less than the total area of the building. It should not exceed one third of the area of the roof on which the construction is taking place.

(11) The height of buildings located near the aerodrome will be as per the orders issued by the Government of India on this date.

3.6 Internal structures, size and area of the building

- 3.6.1 Habitable rooms
- (T) The minimum area of the habitable room will be 9.5 square meters and its width will be 2.4 meters.
 - (II) The height of ceiling of rooms will be minimum 2.75 meters from the floor surface.
 - (III) The height from the floor surface to the lowest point of the air conditioning duct or (false ceiling) in the air-conditioned room shall be minimum 2.4 meters.
 - (IV) The height below the beam will be minimum 2.45 meters.
 - (V) The minimum area of a room for one person in hostels of educational institutions will be 7.5 square meters.
- 3.6.2 Kitchen
- (I) The minimum area of the kitchen will be 5.0 square meters and the minimum width will be 1.8 meters, but in a plot of area 60 square meters or less, the minimum area of the kitchen will be 3.5 square meters and the minimum width will be 1.5 meters.
 - (II) The height of the kitchen room shall be minimum 2.75 meters from floor surface to ceiling.
 - (III) If there is a separate store, the area of the kitchen can be up to 4.5 square meters.
 - (VI) If the kitchen is used as a dining room, its minimum area will be 9.5 square meters and minimum courtyard will be 2.4 meters.
- 3.6.3 Bathroom and sink
- (I) The minimum area of the bathroom will be 1.5 square meters and its width will be 1.0 meters.
 - (II) If there is a combined bathroom and toilet, the area of the floor will be minimum 2.8 square meters and the width will be minimum 1.2 meters.
 - (III) The minimum area of the sandas will be 1.1 square meter, width will be 0.9 meter and height will be 2.2 meter.
 - (IV) It will be necessary to have a wall towards the open space.
- 3.6.4 Mezzanine floor
- (T) मेजनाइन कमरे का न्यूनतम क्षेत्रफल 9.5 वर्गमीटर होगा।
 - (II) The total area of the mezzanine floor will be maximum 33 percent of the plinth area of the building and the height will be minimum 2.2 meters and it will be FAR. Will be included in the calculation.
 - (III) The lighting and ventilation system for the mezzanine floor will be as per the
- 3.6.5 chair
- (I) The plinth shall be at least 0.30 meters high above the surrounding land or road surface with adequate drainage facilities.
 - (II) The internal courtyard and garage will be at a minimum height of 0.15 meters from the road/ normal ground level and there will be provision for water disposal.
 - (111) The height of the access road to the building shall not exceed 0.30 meters from the middle of the road. The length of the ramp built over the KC drain for vehicles etc. will not be more than 1.0 meter from the boundary of the plot.
- 3.6.6 Loft
- (T) The maximum coverage of loft will be 25 percent of the area of the room, calculated as F.A.R. It will not be done.
 - (II) Loft can be built above the corridor in residential buildings.
 - (111) Headroom shall be maximum 1.0 metres.

(IV) The head room below the loft shall be 2.0 metres.

3.6.7 Parking garage

(1) The minimum size of parking garage shall be 2.5 meters X 5.5 metres.

(II) The maximum height of the parking garage shall be 2.4 metres.

3.6.8 Service floor for use of pipes, service ducts, etc. related to the building, group housing, commercial. Service floor will be permissible in office, industrial, hotel, hospital and mixed use multi-storey buildings, which will be calculated as F.A.R. I will not do it. In multi-storey buildings, one service floor will be allowed on every 4 floors, but a maximum of 3 service floors will be allowed in a building with the restriction that two consecutive floors will have two service floors. There will be no provision for service floor.

3.6.9 Other Requirements Other requirements of the building shall be as per the National Building Code of Bureau of Indian Standards (BIS).

3.7 Lighting and ventilation

3.7.1 Lighting and ventilation in the room

- (I) One or more openings for lighting and ventilation in the room, such as There shall be windows, skylights, which shall be open spaces or verandahs, the minimum of which shall be The width will be 3.0 meters and will open towards.
- (II) The visual area in the form of zonal/illuminated future trees shall be a minimum of 10 percent of the floor area.
- (III) Any part of a room will not be considered illuminated if it is at a distance of more than 7.5 meters from the open part, but this restriction will not be mandatory if provision of air conditioning system is made.
- (IV) If the light and ventilation for the room used for residence is from internal open space, then the area of such open space will be minimum 7.5 square meters and minimum width will be 2.5 meters for buildings up to 12.5 meters height. For buildings taller than the above, the minimum width of the internal open space will be 3 meters and the area of the internal open space will be equal to the square of 1/5 of the height of the tallest wall adjacent to it, i.e. the height of the tallest wall is 30 meters. , then the area of the internal open space will be $(30 \times 1/5) \times (30 \times 1/5) = 36$ square meters.

3.7.2 Kitchen

There shall be windows of a minimum area of 1.0 square meter or 10 per cent of the floor area, whichever is higher, which will open directly to the internal or external open space.

3.7.3 Rooms and bathrooms

- (T) If bathrooms and bathrooms, etc., are not opening towards the front, side, back or internal open space for ventilation or a verandah of less than 3.0 meter width, then their ventilation will be through a shaft, whose shape and measurement will be as follows: -

Building height (meters)	ventilation Shaft size(square meter)	minimum shaft width (meter)
till 07	1.2	0.9
up to 12.5	2.8	1.2
till 18	4.0	1.5
till 24	5.4	1.8
up to 30	8.0	2.4
over 30	9.0	3.0

Comment :

- (I) In buildings of height more than 12.5 meters, provision for entry into the shaft will be made for cleaning and maintenance of the ventilation shafts provided.
- (11) In buildings more than 30 meters high, mechanical ventilation system will also be installed along with the arrangement of minimum ventilation shaft.

3.8 Other internal structures

- 3.8.1 live
- (I) The internal lining of all buildings except residential buildings up to three storeys high shall be of non-flammable material.
 - (II) No siding shall be located around a lift unless the lift is surrounded by fireproof material.
 - (III) Hollow and inflammable construction will not be allowed.
 - (IV) The minimum width of internal living will be 1.0 meter in residential buildings, 1.5 meter in group housing (up to three storeys) and guest houses and 1.5 meter in other multi-storey buildings. The minimum width of living space in group housing buildings more than three storeys high will be 1.5 metre. But in single residential buildings up to two storeys, the minimum width of internal living can be kept at 75 centimeters.
 - (V) The width of internal stairs in residential buildings will be minimum 25 centimeters and in other buildings the width of stairs will be 30 centimeters.
 - (VI) Risers will be maximum 19 centimeters high in residential buildings and 15 centimeters high in other buildings.
 - (VII) In residential buildings there will be a maximum of 12 risers in one rise and in other buildings their number can be up to 15.
 - (VIII) The minimum height of the handrail shall be 85 centimeters from the center of the tread.
- 3.8.2 boundary wall
- (I) The maximum height of the front compound wall will be 2.10 meters, of which the upper portion will be minimum 0.90 meters with mesh/grilled.
 - (II) The maximum height of the rear and side compound walls will be 2.40 meters.
 - (III) In corner plots, the height of the compound wall on the road side shall not exceed 1.65 metres.
 - (IV) The above provisions will not apply to jail, sanatorium, factory, office, institutional buildings.
- 3.8.3 Atrium
- (1) Definition Atrium means the internal court / entrance hall of a building, which is 'sky lighted' or covered with a transparent temporary structure on the terrace floor.
 - (II) Applicability The atrium will be used for the purpose of natural lighting, internal circulation and landscaping in the building.
 - (III) Permission for atrium will be given in commercial (shopping mall, multiplex, hotel, etc.), office and public and semi-public establishments with minimum area of 4000 square meters. Under mixed use, permission for atrium will be given if the requirements regarding minimum size of the plot are fulfilled.

(IV) Minimum width

The internal width of the atrium will be half of its total height or 7.5 metres, whichever is greater.

(V) Other requirements

- (a) The atrium can be covered with a transparent fiber sheet on the terrace floor to provide protection from rain, dust, heat, etc. and also to provide natural light during day time to the area covered by the atrium.
- (b) 5 percent of the total area of the atrium plot will be allowed as additional ground cover, which will be calculated based on the ground cover and FAR. Will not be included under.
- (c) Construction of any kind of permanent structure within the atrium will not be permissible, but a maximum of 5 percent of the total area of the atrium can be used as temporary counters for commercial activities with the prior approval of the Development Authority. Temporary counters should be installed at such places so that circulation is not disrupted.

3.8.4 Exit Requirements

For safe evacuation from buildings, it will be necessary to follow the requirements of Section 4.5 of Part 4 of the National Building Code of India-2005.

3.8.5 Corridors and Passages

For the provision of corridors and passages in buildings, it will be necessary to follow the requirements of Para 4.8 of Part 4 of the National Building Code of India 2005.

3.9 Basement

3.9.1 Structure/ Purpose

- (I) The basement will not be used for residential use and construction of toilet or kitchen in the basement will not be allowed.
- (II) Construction of internal open space (courtyard) and basement below the shaft will be permissible.
- (III) Construction of basement will be permitted only after leaving a minimum of 2 meters from all boundaries of the plot while ensuring the structural safety of the adjacent properties.
- (IV) The use of basement area will be as follows, if the use is less than the permitted one, the basement will be calculated in Floor Area (FAR):-
 - (a) storage of household goods, inflammable substances or other goods,
 - (b) Darkroom, treasury room, bank cellar, etc. in buildings other than residential buildings,
 - (c) Air conditioning equipment and other machines which are installed for the essential safety of the building,
 - (d) parking space and parking space,
 - (e) Non-inflammable storage rooms (tracking rooms) of libraries,
 - (f) Office and commercial purposes if air-conditioned, but the same will be calculated as per F.A.R. Will be done in.

3.9.2 Requirements for basement

- (I) Each part of the basement will be minimum 2.1 meters and maximum 4.5 meters high from floor to beam, but in case mechanized parking is proposed in the basement, the height of the basement will be based on the actual design.
- (II) Adequate ventilation shall be ensured in the basement. The lack of ventilation will be compensated by mechanical ventilation and for this, arrangements will be made for blowers, exhaust fans or air conditioning systems.
- (III) The ceiling of the basement will be minimum 0.9 meters and maximum 1.2 meters above the adjacent road level.
- (IV) Arrangements will have to be made to ensure that surface water does not enter the basement.
- (V) Keeping in mind the surrounding soil and moisture, arrangements for moisture proof treatment will also have to be made.
- (VI) Adequate number of doors will have to be provisioned in the basement for office and commercial use so that one does not have to walk more than 15 meters.
- (VII) If provision of basement for parking is made below the stilt floor or if a provision for free-standing parking area is made outside the building, then the roof of the basement will be at the ground floor level and mechanical ventilation will have to be arranged in it and the slab will have to be Structure/design, etc. will be as per the load carrying capacity of the fire tender.

3.9.3 **Basement provisions**

(1) Construction of basement in buildings of different nature will be permissible as per the following table:-

Sl. No.	Area of plot (sq. meter)	nature of land use	Basement provisions
1.	up to 100	1.1 Residential/Other Non-Commercial	not allowed
		1.2 Office and commercial	50 percent of land cover
2.	More than 100 but up to 500	2.1 Residential	equal to land cover
		2.2 Non-residential	equal to land cover
3.	More than 500 but up to 1000	3.1 Residential	One basement up to the building envelope line
		3.2 Non-residential	Two basements up to building envelope line
4.	More than 1000	4.1 Residential/Group Housing, Commercial, Office, Community Facilities and other multi-storey buildings	Upto the building envelope line- (a) Double basement in plots up to 1000-2000 square meters area. (b) 4 basements up to 2000-10,000 square meters area and no restriction in plots with area more than 10,000 square meters.
		4.2 Industrial	Two basements up to the building envelope line

- (II) Construction of basement for parking in plots with area of 2000 square meters and more will be permitted in the remaining area after leaving 6.0 meter area around the boundaries of the plot, but the desired minimum of 15 meters in the form of park and open area in the layout plan. Basement below this percentage of area will not be allowed, rather the said area will be used for tree plantation, landscaping and ground water recharging, etc.
- (III) In group housing or other multi-storey buildings with an area of 2000 square meters and more, the height of the basement between the ground cover and the boundary of the 'building envelope' will be at the ground level so that construction of a road or landscaping can be possible.
- (IV) Construction of ramp under the set-back to reach the basement will be permissible for fire safety by keeping the desired area reserved free from obstruction for easy movement of fire tender.

3.10 Parking places for vehicles

3.10.1 Depending on the nature of parking, each "Same Car Space" will have the following standards including circulation area:-

- (a) Parking in open area: 23 meters
- (b) Covered parking: 28 meters
- (c) Parking in basement: 32 meters
- (d) Mechanized parking: ● square meters or based on actual design.
- (e) Two wheeler: 2.00 meters
(including bicycle)

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

3.10.3 **Parking** The standards for parking arrangements for buildings of different uses/occupancies will be as follows:-

Standards	Use	number of similar car spots
1.	(a) Residential (Plated)*	<ul style="list-style-type: none"> • 101 to 200 Vm. Minimum 1.0 for area plot, • 201 to 300 Vm. Area 2.0, • 301 Vm. 1.0 per permissible unit for plots of area more than
	(b) Group Housing	<ul style="list-style-type: none"> • 50 sq.m. For two wheelers on every flat with floor area less than 02 sq.m. Area • 50 sq.m.-100 sq.m. 1.0 on each flat of floor area up to • 100 sq. More than 150 sq. 1.25 on each flat of floor area up to • 150 sq.m. 1.50 on each flat of floor area more than

Note: 'Visitors Parking' equal to 10 percent of the parking area calculated as above will be additionally reserved, in which proper arrangements for entry and exit will be made.

Will

2. (a) City Center/CBD.

City	go. Metro every 100 km. 2.0 on floor area
Other cities	every 100 km. 1.5 on floor area
area	Metro every 100 km. 1.5 cities on floor
City	every 100 cm. 1.25 on floor area

(b) Suburban Center / Sub-CBD / Zonal Business Center

(c) Other commercial
(sector/neighbourhood/local level shopping centres, market streets and convenient shops)

Metro area	every 100 km. 1.25 nagar on floor
Other cities	every 100 km. 1.0 on floor area

(d) Multiplex, cinema, theatre, auditorium

1.0 per 10 seats and in addition 2.0 parking spaces per 100 square meters of floor area for commercial use.

(f) shopping goods

3.0 for every 100 square meter floor area

(g) Hotel

For all star category hotels, 1.0 parking spaces for every two guest rooms and 2.0 parking spaces for every 100 square meter floor area of commercial, office, service apartments and banqueting rooms. 1.5 parking spaces per 100 square meter of floor area for non-star/budget hotels.

* The minimum area of 'equal car lot' for residential (plotted) development is 13.75 square meters. will be.

3. (a) Wholesale market

Per 100 Wm. 2.5 on floor area

(b) market

25 percent of the total area of the market place

(c) Freight Complex

Per 100 Wm. 2.0 on floor area

(d) Warehouse/Cold Storage

1.0 per 550 cubic meters of storage capacity

4. Office

Metro city	every 100 w.m. 2.0 parking spaces on floor area
other area	Every 100 Wm. 1.5 cities on floor parking lots

Note:- Under the layout plan, a maximum of 5 percent of the land reserved for parks and open areas can be used for underground parking (basement).

5. Industry

Per 100 Wm. 0.5 on floor area

6. (a) Community hall, conference hall, wedding hall, festival hall

Per 100 Wm. 2.0 on floor area

(b) Hospital, Nursing Home

Per 100 Wm. 1.5 on floor area

(c) Social/cultural institutions, clubs

Per 100 Wm. 2.0 on floor area

(d) College, University,
Technical and other educational institutions
(schools and inter colleges, etc.)

Per 100 Wm. 1.0 on floor area

(f) stadium

one for 20 seats

(g) Amusement park/other entertainment places

30 percent of the total area of the scheme

3.10.4 For the parking area provided in the basement, proper arrangement of lighting and ventilation will have to be ensured as per the building construction and development bye-laws.

3.10.5 In plots with area of 2000 square meters and more, construction of basement for parking will be permitted in the residual area after leaving 6.0 meter area around the boundaries of the plot, but minimum 15 percent of the area desired as park and open area in the layout plan. The bare area below will not be allowed, rather the said area will be used for tree plantation, landscaping and ground water recharging, etc.

- 3.10.6 Arrangements will be made to park vehicles separate from the road with provision for proper exit.
- 3.10.7 Locked garage for parking F.A.R. Will be included in the calculation, in land development. If locked garages are proposed/constructed at the rear of the side set-back of the building, His calculation was F.A. R. Will not be included in.
- 3.10.8 (1) Parking will be allowed in the front set-back in non-residential plots up to 100 square meters, which are located in built up / developed / developing areas and in which construction of maximum height of 12.5 meters is proposed.
- (II) 50 percent of the set-back area will be used as parking with the restriction that there will be a minimum height of 6.0 meters on all four sides and it will be kept motorable and completely free from obstructions for the purpose of fire fighting and construction of ramp is permissible. Will not happen.
- (III) It will be mandatory to submit the parking plan separately for approval along with the map, in which the parking area for all types of vehicles along with proper circulation arrangements for their entry and exit will be shown.
- 3.10.9 Construction of stilts for parking in group housing and other multi-storey buildings will be permissible which will be calculated as per FAR. It will not be done in , but will be calculated in the height of the building. Only open parking will be permitted on stilts and if it is made covered parking (covering more than two sides), the stilt floor will be calculated as F.A.R. Will be done in. Construction of podium for parking purpose will be permissible up to the building envelope line subject to the following restrictions:-
- (i) The minimum area of the plot will be 10,000 square meters.
- (ii) The minimum width of the road will be 24 meters.
- (iii) Construction of ramp for the use of podium parking will not be permissible under set-back.
- (iv) The area of parks and open areas/green areas should not be reduced as a result of construction of the podium.
- (v) Requirements related to fire safety should be ensured.
- Note: Driver restroom, store, sanitary block and other similar services will be allowed within the maximum limit of 10 percent of the permissible land cover in the podium parking.
- 3.10.10 In addition to paragraph 3.10.9, the following parking arrangements will also be allowed in group housing, commercial and office complexes and institutional buildings: -
- (I) Parking on subsequent floors with stilt floor shall be permitted subject to the following provisions:- (a) The maximum height from floor to beam of each floor shall be 2.10 m. Will happen.
- (b) Construction of ramp will not be permissible in the set-back area.
- (c) The open side of the parking floors can be closed with a grill (grill) of maximum one meter high but will not be closed with walls.
- (d) Open parking on the terrace will be permitted with the condition that there will be a maximum of one meter on all sides. A high wall and a one meter high net will be installed above it and will not be closed by the walls.
- (II) In schemes of area of one acre and above, multi-level parking block can be built under 5 percent additional land cover, which will be calculated as per F.A.R. Provided that if a multi-storey parking block is constructed separately above the ground, the distance between the original building and the parking block shall be the required setback for the same depending on the height of the highest block or 6.0 metres, whichever is higher.
- (III) The height and area of the mechanized multi-level parking will be based on the actual design, which will have to be attached along with the map submitted for approval.

(IV) Maximum-03 basements will be allowed in multi-level parking and in case the parking block is above the ground, there will be no restriction on the maximum height of the block, but proper distance will have to be maintained from the main building as per rules.

3.10.11 While planning and designing the city centre, zonal shopping center and office complex, in addition to the required parking for individual plots, separate parking complexes will have to be arranged on 05 percent of the total area of the scheme.

3.10.12 Multi-
level parking

on the basis of 'public-private partnership' under the parking spaces determined in the master plan/jogal plan/lay-out plan, or for residential, commercial and office, public and semi-public facilities, traffic and transportation nodes, etc. Multi-level parking will be developed as per the following parameters:-

- (1) The minimum size of the plot for multi-level parking facility will be 1000 square meters.
- (II) The place selected for parking will be located on a minimum 18 meter wide road in the built/developed area and on a minimum 30 meter wide road in the new/undeveloped area.
- (III) Maximum ground coverage for parking plot will be 66.6 percent and floor area full ratio (FAR) will be 3.0 including vegetation.
- (IV) If the height of the parking block is up to 10.50 meters, the minimum set-back will be 3 meters and if it is more than this, the set-back will be as per Building Construction and Development. Will be as per Article 3.4.5 of the bye-laws.
- (V) In multi-level parking, a maximum of three basements will be permitted subject to structural and safety conditions.
- (VI) To meet the cost / ensure feasibility of multi-level parking, a maximum of 25 percent of the total floor area can be used for commercial / office and entertainment purposes.

Comment:- Specific proposals requiring relaxation in the above parameters can be presented to the Authority Board for consideration and a decision can be taken.

3.11 Other requirements and requirements

3.11.1 Fire escape or outdoor living

- (1) Fire cover is calculated based on land cover and FAR. I will not be there.
- (II) The points of entry into the fire escape will be far and apart from the internal organs.
- (III) All fire escapes shall be directly connected to ground.
- (IV) A door leading to a fire escape shall be of fireproof capacity and the path leading to a fire escape shall be free from obstruction at all times.
- (V) The fire escape shall not be made of inflammable material.
- (VI) Fire escape stairs shall have straight flights, the width of which shall not be less than 120 centimetres. The tread will not be less than 28 centimeters and the riser will not be more than 19 centimeters.
- (VII) The number of risers in a flight will be limited to 16.
- (VIII) The minimum height of the handrail shall be 1.0 metres.

3.11.1.1 curved live

- (1) The use of curved gensets shall be limited to low-occupancy loads and in buildings up to 12.5 meters high unless connected to safe exit platforms and balconies and open terraces.
- (II) It shall be attached to the rafters of the barja or open roof.
- (III) Any curved living room shall have a minimum diameter of 150 centimeters and shall have adequate head room.

3.11.1.2 Exit live

In buildings more than four floors or 15 meters and more high and special buildings such as educational, assembly, institutional, industrial, storage and critical use buildings and buildings with mixed occupancies of the above uses, whose land cover is more than 500 square meters. There shall be a minimum of two gina, which will be enclosed, out of which at least one gina will be on the outer wall of the building and it will open to the external or internal open space or other protected open space. National for these genes, It will be necessary to follow the requirements of maximum travel distance indicated in Table 22 of Part-4 of Building Code-2005.

3.11.2 Ramp

- (1) Normally there will be a slope of 1:10, but in no case there will be a slope of more than 1:8.
- (II) All the requirements related to covering capacity, length and width limits which are required for genes will be applicable.
- (III) Slopes will be provided for special use, and in cases where there is a need for a slope greater than 1:10, a slip-free surface will be laid on the ramp before crossing the road.

3.11.3 Fire safety requirements

3.11.3.1 Existing buildings

Such buildings falling under the ambit of fire safety, which were constructed before the date of implementation of Uttar Pradesh Fire Prevention Solar Safety Act, 2005 i.e. 24.01.05, will be considered as existing buildings. From the point of view of fire safety, the existing buildings will be identified and classified as follows: --

- (1) Such buildings approved / extinguished by the competent authority in which no objection certificate from the fire department was taken and which are approved as per the requirements related to fire safety: - Implementation of the conditions imposed in these buildings for fire safety as per the rules prevalent at that time will be ensured. Apart from this, the following fire safety arrangements will also be ensured on 'risk' and 'case-to-case' basis:-
 - (1) Access road
 - (2) Permanent water tank, underground/above ground
 - (3) Automatic sprinkler method
 - (1) First aid hose reels
 - (5) Fire extinguishers bearing the certification mark of the Indian Standards Institute.
 - (6) Compartmentalization
 - (7) Automatic fire detection and warning system / manual electric fire warning system
 - (8) Public address system
 - (9) Illuminated exit route signs
 - (10) Alternative sources of power supply
 - (11) Fire lift equipped with fire man switch.
 - (12) Wet Riser Down Corner System
 - (13) Set-back
 - (14) Exit requirements and fire escapes
 - (15) Fire drill
 - (16) Maintenance of fire fighting system
 - (17) Staff/training for operation of fire fighting system
 - (18) Evacuation plan and drill
 - (19) Periodic fire safety audit
 - (20) Term renewal of fire purification after depositing the prescribed fees.

Comment:- The provisions related to the above point no. (1), (13) and (14) will be complied with as per the arrangement shown in the approved map.

- (11) Such buildings approved by the competent authority which are constructed/regulated as per the prevailing building bye-laws and in which fire safety certificate was not mandatory:-

In such buildings, structural changes will not be mandatory, especially for the requirements of access road, set-back and exit road mentioned in Rule 4 of Uttar Pradesh Fire Prevention and Fire Safety Rules-2005, but other 17 requirements related to fire safety 'Risk' And will be ensured on 'case-to-case' basis.

- (111) Old constructed buildings whose maps are not approved:-

(a) Such buildings which are covered by the Master Plan in force for the time being.

(b) Such buildings, which are constructed in rural and urban areas and are not covered by the Master Plan in force for the time being.

Provision of access road, set-bank and fire escape will not be mandatory in both types of buildings, but other 17 requirements related to fire safety will be ensured on 'case-to-case' basis.

- (IV) Uttar Pradesh After the implementation of Fire Prevention and Fire Safety Act, 2005 i.e. 24.1.2005 and Writ Petition No. 5696 (M/B)/2006 in Hon. Buildings constructed between the orders passed by the High Court dated 8.9.2006:-

In such buildings Uttar Pradesh. According to the Fire Prevention and Fire Safety Act, 2005, since it was not mandatory to obtain no-objection certificate from the local fire officer before the approval of the building map, the same arrangements related to fire fighting should be made in such buildings as approved by the Development Authority / Competent Authority as per the building bye-laws. Will be applicable, which are shown in the approved building plan. Apart from this, U.P. If the conditions number (1), (13) and (14) mentioned in Rule 4 of Fire Prevention and Fire Safety Rules, 2005 are not fulfilled, then they will not be made mandatory, but compliance with all the other 17 requirements must be ensured. Will be done.

- 3.11.3.2 New buildings (I) The newly constructed buildings will be planned, designed and constructed as per the requirements of Part 3 and 4 of the National Building Code of India-2005, ensuring fire safety and these buildings will have Uttar Pradesh Fire Prevention and Sun Protection Rules-2005 and Rule-4. As per expectations, it will be mandatory to make necessary provisions for fire safety.

- (II) Buildings more than four storeys or 15 meters and more high and special buildings such as educational, assembly, institutional, study, storage buildings with previously hazardous uses and buildings with mixed occupancies of the above uses whose land cover is more than 500 square meters.
For permission to take place, it will be mandatory to obtain no objection certificate from the Chief Fire Officer.

- 3.11.4 Minimum distance from electric line for permission for construction/reconstruction of building as per Indian Electricity Rules:--

(1) It will be given on low and medium voltage lines and service lines when it is 2.5 meters vertically and 1.2 meters horizontally.

(11) High voltage lines, such as 33,000 V, will be provided with a vertical length of 3.7 meters and a horizontal length of 2.0 meters.

(III) Vertically from extra high voltage line above 33,000 voltage

0.3 meters for every additional 33,000 volts or part thereof of 3.7 meters and 2.0 meters horizontally for every additional 33,000 volts or part thereof, 0.3 meters will be allowed.

<p>3.11.5 Requirements for rain water harvesting</p>	<p>Except in the areas suffering from the problem of water logging, the rain water received from the roofs and open spaces in the all-purpose plots of 300 square meters and more area and in all the group housing schemes, in other areas, will be used for ground water recharging through suitable recharging structures and local water recharging. Necessary provisions will be made for underground or above ground storage as per the circumstances.</p>
<p>3.11.6 Requirements for solar water heating plant</p>	<p>In any proposed building construction of the following nature, installation of solar water heater plant for heating water will be ensured as per the requirements of Annexure-3:-</p> <ul style="list-style-type: none"> (I) Hospital and nursing home, (II) Hotel, (III) Guest house, (IV) Rest house, (V) Hostel, (VI) Colleges / Universities / Technical Institutions / Training Centres, (VII) Barracks of Armed Forces / Para-Military Forces and Police Forces, (VIII) Community centres, banquet halls, wedding processions and other similar buildings, (IX) Residential buildings of area 500 square meters and more.
<p>3.11.7 Requirements for physically handicapped persons</p>	<p>Provisions will be ensured as per the requirements given in Chapter-11 for creating barrier-free premises for the needs, safety and security of physically challenged persons in all public utility buildings and public facilities.</p>
<p>3.11.8 Requirements for earthquake resistant construction</p>	<p>Buildings up to 3 storeys including basement and up to 12 meters tall and having ground cover of more than 500 square meters and buildings related to important infrastructure facilities will be planned, designed and constructed as per the requirements of Chapter 13 while ensuring earthquake resistant arrangements.</p>
<p>3.11.9 Rooftop Solar Photovoltaic Power Plant</p>	<p>Installation of rooftop solar photovoltaic power plant in government institutions / semi-government institutions / government voluntary institutions / aided institutions / establishments and offices, housing and commercial complexes and other buildings with area of 5000 square meters and more on a minimum of 25 percent rooftop area of the plinth area of the building. "Will be done compulsorily."</p>
<p>3.11.10 Environmental protection</p>	<p>"In view of environmental safety, the environmental conditions mentioned in Appendix-15 to Appendix-17 will be compulsorily complied with in buildings having built-up area of 5000 square meter to 150000 square meter."</p>

Chapter 4

Requirements for Market Street

4.1 The following provisions will be applicable for the market streets (market streets) proposed in the master plan: -

- (1) Permission for various uses/activities under Market Road will be as per the master plan of the concerned city and its zoning regulations.
- (ii) The right-of-way area of market road should be minimum 12 m. Or the width proposed in the master plan, whichever is greater, will be considered.
- (II) Commercial construction on market roads will be permitted to the extent of the land proposed for this use in the master plan. But in case a hotel is proposed on a plot situated on a road 24 meters wide and above, the hotel will not be allowed only up to the depth of 'Market Street' but on the entire area of the plot.
- (IV) Based on the proposed width of the road, the minimum open space (front set-back) in front of the plot will be as follows:-

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

- (v) In Market Street plots, the land cover and FAR prescribed for "other commercial" under paragraph 3.5.1. Will be permissible. The maximum land cover and FAR standards for hotels in 'Market Street' land use will be as per paragraph 8 of paragraph 3.5.1.
- (VI) Provisions for basement will be as per clause 3.9.
- (VII) The maximum height of the building shall not exceed one and a half times the sum of the width of the road and front set-back. Apart from this, the maximum height of the building will also be governed by the distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.
- (VIII) Commercial use will be permitted only on the ground and first floors, while residential use will be allowed on the subsequent floors. On the request of the plot owner, residential use can be permitted on all floors.
- (IX) Parking requirements shall be as per clause 3.10 of these bye-laws.

Chapter 5

Requirements for hotel construction

5.1 Area of the plot

- (I) The minimum area of the plot will be 1000 square meters, which will be located on an existing road of minimum 12 meters wide in built/developed areas and minimum 18 meters wide in new/undeveloped areas. The area of the plot may be less than this at the places specified in the master plan/regional plan and sector/layout plan and in the local commercial centre.
- (II) Hotel permission will be given subject to the conditions prescribed for hotels in all other land uses except parks and open spaces, gardens, green areas, forest areas, endangered industries, flood affected areas, etc. For this, the master plan zoning regulations will be amended as necessary.
- (III) Change fee/impact fee will not be payable for permission of hotel for use other than hotel or commercial use.

5.2 FAR and land cover

Ground cover and FAR for hotels in built up/developed areas and new/undeveloped areas. The standards will be as follows:-

	land cover	F.A.R.
(a) Built up/developed area	40	2.00
(b) New/undeveloped areas	40	2.50

For hotel construction on plots with area of 4000 square meters and more, the purchasable FAR will be based on the width of the road and area of the plot. Including total F.A.R. Will be permissible to the following extent:-

Minimum area of the plot (sq. meter)	Minimum width of road (meters)	Purchasable FA R. Including total permissible F.A.R.
4000	18	3.00
10000	24	3.50
more than 10000	30	4.00

Comment :

1. Purchasable FAR as per the above table. To be allowed, the minimum area of the plot and the minimum width of the road must be fulfilled.
2. 20 percent FAR in hotel building. Can be used in offices and commercial/retail shops and 20 percent F.A.R. Can be used for service apartments.
3. Atrium can be built on 5 percent additional land cover in the hotel building, which can be calculated as F.A.R. It will not be done.
4. Permission for 'minimum five star hotel-cum-commercial project' in commercial land use will be given in developed and new/undeveloped areas subject to the following conditions:-
 - (1) The minimum area of the plot will be 2.0 hectares which will be located on a minimum 30.0 meter wide road.
 - (II) Maximum land cover 10 percent and basic F.A.R. Will be 3.0 above which 1.00 FAR. Will be admissible on purchasable basis.
 - (III) Basic FAR Minimum 25 percent of the hotel space can be used and the remaining F.A. R. Can be used for commercial purposes. The said 25 percent F. A. R. Under this, offices and commercial/retail shops and service apartments will not be allowed.

(IV) Access facility to the project site will have to be ensured through service road.

(V) Other infrastructure facilities at the site such as drainage, sewerage, water supply, electrical power supply, etc. F.A.R. Should be available relative to.

(VI) Parking arrangements will be as follows:-

Sl. No.	Size of city	parking system
1.	metro city	01 parking space for every 02 guest rooms and 03 car parking spaces per 100 square meter floor area of commercial, office, private apartments and banqueting.
2	other cities	01 parking space for every 02 guest rooms and 02 car parking spaces for every 100 square meter floor area of commercial, office, service apartments and banqueting.

(VII) Other requirements related to building construction like set-back, fire safety and structural safety, etc. will be as per the prevailing building construction and development bye-laws.

5.3 Set-back

(1) For buildings height up to 12.50 metres, there will be a set-back of 9 meters at the front, 3 meters at the rear and 3 meters each on both sides.

(11) For buildings more than 12.50 meters high, set-backs will be left as per clause 3.4.5 of the bye-laws.

5.4 Height of building

The maximum height of buildings located on roads less than 30 meters wide will not exceed one and-a half times the sum of the existing width of the road and front set-back, but this restriction will not apply to buildings located on roads 30 meters wide and more. The construction site will also be governed by the Protected Monument/ Heritage Site, Port Channel Zone and other statutory restrictions.

5.5 Parking

For all star category hotels, 1.0 parking spaces for every two guest rooms and 2.0 parking spaces per 100 square meters of floor area for commercial, office, service apartments and banqueting. 1.5 parking spaces per 100 square meter of floor area for non-star/budget hotels. Giving

5.6 Licensing process

a time period of one month for permission for construction of hotels in residential areas, objections/suggestions from the public will be invited through proper channels and after their disposal, acceptance/sanction and action will be taken. The disposal of the application related to the license will be ensured within a maximum of 60 days from the date of receipt.

Comment: Places important from heritage, tourism and religious point of view, which are 'potential' from the point of view of hotel development, but where it is not practical to provide a minimum 18 meter wide access road, will be identified by the authority at the board level and nearby. While ensuring parking arrangements in the nearby area, permission for budget hotels and guest houses/paying guest houses can be granted by relaxing the minimum width of the 'approach road' in view of the local needs.

Chapter 6

Requirements for construction of nursing home

- 6.1 **Permission** The permission of the nursing home will be as per the master plan zoning regulations. To allow nursing home in non-residential land use, the minimum area of the plot will be 500 square meters, minimum frontage will be 15 meters and the existing width of the road will be minimum 18 meters. Other requirements will be as per the standards prescribed for non-residential land use in this building bye-law, whereas the requirements for permission of nursing home in residential land use will be as follows:-
- 6.2 **Area of the plot: The** minimum area of the plot for a nursing home in a residential area will be 300 square meters, which will be located on an existing road of minimum 12 meters wide and whose minimum frontage will be 12 meters.

6.3 Based on the area of the plot, the maximum number of beds allowed will be as per the following table:-

K.S.	Area of plot (sq. meter)	number of beds
1.	300-400	10
2.	401-500	15
3.	more than 500	20

- 6.4 **Ground Cover and FAR** ground cover of the building is 40 percent and FAR. 1.20 would be permissible. Apart from this, purchasable FAR as per bye-laws. Will also be permissible. In new/undeveloped area the land cover is 35 percent and F.A.R. Will be 1.50.
- 6.5 **Maximum Height:** The maximum height of buildings situated on roads less than 30 meters wide shall not exceed one and a half times the sum of the existing width of the road and front set-back, but this restriction will not apply to buildings situated on roads 30 meters wide and more. The maximum height of the building will also be governed by distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.
- 6.6 **The set-back** nursing home will be in the form of a detached building. Depending on the area of the plot and height of the building, the set-back will be as follows:-

building height (meter)	area of plot (Square meter)	set back (meters)			
		forward	Page	side-1	side-2
up to 12.5	up to 300-500	4.5	4.5	3.0	1.8
	from 501-1000	9.0	1.5	3.0	3.0
	more than 1000	9.0	4.5	3.0	3.0
from 12.5 to 15	more than 500	9.0	5.0	5.0	5.0

- 6.7 **Parking** arrangement of the permit will be as per Article 3.10 of the building bye-laws.
- 6.8 **The parking During** One month time period provided for permission for construction of nursing homes in residential areas. the process, objections/suggestions from the public will be invited through proper channels and after their disposal, action for approval/rejection will be taken. The disposal of the application related to permission will be ensured within a maximum of 60 days from the date of receipt.
- 6.9 **Impact Fee** If jogging home is allowed in a residential area, 'Impact Fee' will be charged as per the provisions of the Master Plan Jogging Regulations.
- 6.10 **Other requirements** (I) Disposal of medical waste must be ensured as per the requirement of Bio-medical Waste (Management and Handling) Rules-1998 or other effective rules.
Will go.
(II) Infectious diseases and diseases related to untouchability will not be treated in the nursing home.

Chapter 7

Requirements for construction of farm house

7.1	Permission	The permission of the farm house will be as per the master plan zoning regulations.
7.2	Purpose	Agriculture and horticulture, pig farming, fish farming, poultry and other animal husbandry etc.
7.3	The area of the plot is	minimum 0.5 hectare (5000 square meters).
7.4	Ground Cover	Maximum ground cover is 5 percent but maximum 500 square meters, of which maximum 2 percent of the total area for residential units and servant quarters will be.
7.5	Height Restriction	<p>(1) The farm house shall be single storeyed. The maximum height of permanent/temporary construction will be 5.0 meters from the ground level. The average height of a triangular / gable / double gable roof will be 6.0 meters, the minimum height will be 4.5 meters and the maximum height will be 7.5 meters. Mezzanine floor will not be permitted.</p> <p>(II) The maximum height of the farm shed shall not exceed 4.5 meters and the height at eye level shall be 3.0 meters.</p> <p>(III) If the boundary wall is made of masonry then its height will not exceed 1.0 meter.</p>
7.6	Specifications	Vanaya Naanya on Shed Ammo, Nisfree Vivare will not be affected by 1.2 meter. The remaining height will be covered with netting or similar material.
7.7	set back	<p>(I) The distance of the building from the boundary line of the plot shall be at least 15 meters except the guard room.</p> <p>(II) There will be a distance of at least 8 meters between residential units and other buildings.</p> <p>(III) Permission for construction of farm house will be given only after right of way/ green verge (if any) and access facility for the farm house on "access controlled" routes will be given through service road.</p>
7.8	Roads	<p>(I) The existing width of the access road to the farm house shall be a minimum of 9 metres, of which a minimum of 3.5 meters wide shall be 'paved'.</p> <p>(II) If the access road is for more than one farm, the minimum width of the access road will be 12 meters.</p> <p>(III) The width of the roads inside the farm house will be at least 3.5 meters so that various buildings located inside the farm house can be accessed.</p>
7.9	Tree plantation	Tree plantation will be done on 50 percent of the plot in which at least 100 trees will be planted per hectare.
7.10	Electricity and other services	Arrangements for electricity, water supply and drainage in the farm house are made by the land owner. Will be done yourself.
7.11	Septic tank	The septic tank will be at a distance of 15 meters from the well etc. so that the underground water does not get polluted. This tank will be at a distance of 4.5 meters from the boundary wall.

Chapter-8

Requirements for construction of petrol pump/filling station

- 8.1 **Permission** The permission of petrol pump/filling station will be, as per the master plan zoning regulations.
- 8.2 **applicability** Permissible for Petrol Filling Station/Petrol Filling Station-cum-Service Station. Maximum 10 square meter area under ground cover for the convenience of customers. 'Kiyask' (commercial use) will be permitted.
- 8.3 **Measurements and standards of the plot** The minimum area, dimensions and standards of the plot for filling station/filling station-cum-service station will be as follows:-

Purpose/plot measurements	Land Cover (percentage)	F.A.R.	Font Set-back (m.)	Building height (meters)
(a) Petrol Pump/Filling Station				
16m. x14m.	10	0.1	3.0	6.0
b) Filling station cum service station				
25m. x25m.	20	0.2	6.0	6.0

Comment:

- (1) The maximum height of the building shall be 6.0 metres.
- (IT) Construction of canopy will be permissible as a temporary structure within the set-back line, the minimum height of which will be 6.0 meters from the ground level.
- (III) On construction of mezzanine floor, its calculation will be as per F.A.R. Will be in.
- (IV) A maximum of 15 percent relaxation in the size/measurements of the petrol pump/filling station will be permitted by the Authority Board subject to the condition that from the point of view of explosive safety there will be a minimum of 6.0 m around the filling tower. Obstruction free space should be available.
- 8.4 **Other requirements**
- (1) Petrol Pump/Filling Station and Filling Station-cum-Service Station shall be located on existing road with minimum width of 12 meters in 'built up' and 'developed areas' and on existing road with minimum width of 24 meters in new/undeveloped areas.
- (II) The minimum parking area for each petrol filling station-/ petrol filling station-cum-service station will be 80 square meters.
- (III) Construction of petrol pump/filling station will be permissible at a minimum distance of 30 meters from the casing of master plan roads. But a maximum of 15 percent relaxation in the minimum distance (30 meters) prescribed from the 'junction' of the master plan routes will be allowed by the Authority Board only in the condition that the proposed plot for the petrol pump/filling station is situated in the exit side of the junction. yes.

- (IV) There will be no obstruction of any kind near the plot of petrol filling station/ petrol filling station-cum-service station due to which the movement of vehicles on the regional road will obstruct the vehicles entering and exiting the petrol filling station area. The beauty should not stop being visible.
- (V) The width of the entry and exit routes of every petrol-filling station/ petrol filling station-cum-service station shall be minimum 9 meters.
- (VI) Provision of buffer strip is necessary between the regional road and petrol filling station/petrol filling station-cum-service station, which will be at least 12 meters long and 3 meters wide and will be in addition to the set-back.
- (VII) Fire fighting provisions will have to be ensured as per rules.
- (VIII) Other provisions required by the Indian Petroleum and Explosives Act.

Yes, it will be implemented.

Chapter-9

L.P.G. Requirements for gas warehouse

9.1	Permissibility	L.P.G. The gas warehouse will be permitted as per the master plan zoning regulations.
9.2	Access Road	The existing access road to the site will be minimum 18 meters wide.
9.3	Area	The size of the plot is LPG. The measurement of the plot for the gas warehouse is 25 m. x 30 m. 31 m.X 36 m. Will be till.
9.4	set back	There will be a 6.0 meter set-back around the plot of land for the gas warehouse.
9.5	Land Cover and FAR	Permissible land cover is 25 percent and F.A.R. It will be 0.25, which includes the construction of an office for the use of gas warehouse and a mart room with a maximum area of 1.6 square meters.
9.6	Building height	The minimum height of the gas warehouse will be 6 meters and no construction will be allowed above it.
9.7	ventilation	Minimum 10 percent of the floor area will be in the form of windows and ventilators, etc. for ventilation.
9.8	Other requirements	<p>(1) Gas warehouses shall be constructed of non-flammable materials.</p> <p>(II) For the construction of a gas warehouse, it will be necessary to obtain no objection certificate from the local fire department and the Chief Controller of Explosives.</p>

Chapter-10

Requirements for construction of dairy farm

10.1 Permissibility Dairy farm will be permitted as per master plan zoning regulations.

10.2 Access Roads The access road facility for the dairy farm from the main road (National Highway / Provincial Road / District Road / Master Plan / Zonal Plan Road) will be available through an existing road of minimum 9 meters wide.

10.3 Area of the plot, land cover F.A.R. and set-back The minimum area of the plot for dairy farm will be 2000 square meters. मूवज़द जा क्षेत्रफुल, मू-साञ्चावन, ब.नसार, on the basis of the number of animals. The set-value will be as per the following specifications:-

number of animals	Minimum area of the plot (sq. meter)	Land Cover (percentage)	F.A.R.	Set back around (meters)
25	2000	10	0.15	6
50	4000	10	0.15	9
100	7000	10	0.15	10
200	15000	10	0.15	10

Comment : (I) The minimum footage of the plot will be 25 meters.

(II) If the number of animals exceeds 200, provision of additional plot area of 100 square meters per 10 animals will be necessary.

(IIT) Jaitin shed, cattle shelter and moose storage, milk collection and conservation, milk sales centre, guard post and residential facilities for the essential staff for maintenance of animals and veterinary and breeding facilities, etc. Construction related to ancillary activities will be permissible.

10.4 Building height The maximum height of the building will be two storeys (7.5 metres).

10.5 Tree plantation Tree plantation will be done on 50 percent of the plot in which at least 100 trees will be planted per hectare.

10.6 Drainage and dung and garbage disposal Proper arrangements for drainage will be made from the dairy farm to the disposal site and the dung and effluent will be discharged after treatment through cow dung gas plant, septic tank, compost pit or other suitable technology.

10.7 Other requirements Provision of other requirements for dairy farm like size of cattle shed, fodder collection, arrangement for milk collection/preservation/storage, management office, veterinary and breeding facilities, arrangement for employee accommodation, pond, cow dung gas plant, etc. National Dairy Research Institute Will be done as per the standards.

Chapter-11

Standards for providing facilities to physically challenged persons

- 11.1 Definitions
- (I) Paralytic disabilities – Disabilities that make a person dependent on a wheel chair for all practical purposes for no apparent reason.
 - (II) Semi-paralytic disabilities - Such deformities due to which people feel difficulty or insecurity in walking. People walking with the help of sticks, canes or crutches, arthritis patients, people suffering from mental retardation and heart patients come under the semi-paralyzed disability category.
 - (III) Hearing Impairment: Deafness or hard of hearing, due to which the person suffering from it feels unsafe due to being unable to hear or understand warning signs in public places.
 - (IV) Visual disability – Complete blindness or weak vision due to which the person suffering from it feels insecure or in danger while visiting public places and working.
 - (V) Wheel chair - The chair which is used by people for mobility, the standard size of the wheel chair will be 1050X750 mm.
- 11.2 Coverage
Effect This bye-law will be effective on all public utility buildings and public facilities. This bye-law will not apply to group housing, private and government housing.
- 11.3 Site
Development Road levels, entry roads and parking spaces will be mentioned in different colors in the area map.
- 11.3.1 Entrance
The path/
building premises gate and path from ground level parking to the entrance of the building is level, sub-path will be step-free and minimum 1.8 meters wide. If a slope is made, its gradient will not be more than 5 percent. In flooring construction, such material should inspire or guide the people well. This flooring material shall be colourful, having a color and brightness different from that of the material in the surrounding area and having provision for different types of sound signals for guidance of persons with weak vision, the details of which will be as under “Path-Guiding Floor Material” (Annexure-4).)} The surface will be non-slippery and its design will be such that the wheel chair can move easily, whatever mode will be made will be in accordance with the normal surface.
- 11.3.2 Parking The following arrangements will be made for parking of vehicles for disabled persons-
- (a) Surface parking for vehicles of disabled persons will be provided for two cars near the entrance of the premises, at a maximum walking distance of 30 meters from the entrance of the building.
 - (b) The minimum width of the parking space shall be 3.6 metres.
 - (c) Information about the space being “reserved for wheel chair users” will be written in big/clear letters.

11.4 Building Requirements

- (d) There shall be installed at the parking space any sign or device which gives audio information for the guidance of persons with weak vision or any other arrangement for the same purpose.

The relevant building related facilities for physically handicapped persons will be as follows:-

- (1) Access route to chair base
- (II) Corridor connecting entry/exit for disabled.
- (III) Stairway
- (IV) Lift
- (V) toilet
- (VI) Drinking water

11.4.1 chair floor access

Every building must have an entrance for the disabled and this should be clearly visible with signs. A slope-cum-stepped path will be built to reach this entrance.

- (1) Sloping access road - The sloping floor for entry into the building will be made of rough material. The width of the slope will be minimum 1.8 meters giving a maximum gradient of 1:12. The length of the slope will not exceed 9.0 meters and it will have 0.8 meter high railing on both the sides which will be 0.3 meter protruding from the upper and lower ends of the slope. There will be a distance of up to 5.0 cm between the adjacent wall and the handrail.
- (II) Space for placing footing for stepped access road (footing on stairs shall not be less than 1 centimeter (road) 30 yards 15 cm and the width of footing shall be 80 yards on both sides of the stepped entry way). Centimeter high railing will be installed.
- (111) Entry/Exit Door – The minimum gap (opening) of the entry door will be 90 cm and there will be no foot-step in it for easy movement of wheel chair. The threshold shall not be raised more than 1.2 cm.
- (IV) Getting off the vehicle - The place for getting on and off the vehicle will be kept near the slope, the minimum area of which will be 1.8 X 2.0 meters. The landing/climbing area adjacent to the slope shall be of such flooring material that can motivate/guide persons with low vision (this flooring material shall be colored, the color and brightness of which will be different from the flooring material of the surrounding area which may have low vision). There should be provision for different types of sound signals for guidance of persons with disabilities (this is referred to as "guidance material" in Annexure-4).

11.4.2 Corridor connecting entry/exit doors for disabled people

The corridor connecting the entry/exit doors for the handicapped and leading directly outside to the place where persons with poor vision can be guided through the use of the concerned building either by a person or by rickshaws, is of IRA type. Will happen:-

(a) In order to guide people with weak vision, a "pathdarshi" sound system should be made at the bottom itself or some device should be installed, through which the sound will be transmitted to all the abbreviated words. |

(b) The minimum width of the corridor shall be 1.5 metres.

(c) In case of a raised floor, slopes with a gradient of 1:12 will be made.

(d) Railings will be installed on slopes/slope routes.

11.4.3 Staircase

There will be the following provisions in the staircase route near the entry/exit gate for the disabled: -

(a) The minimum width will be 1.35 metres.

(b) The height and width of the ladder shall not exceed 15 centimeters and 30 centimeters respectively and the edges of the steps shall not be smooth and pointed.

(c) An elevator shall not have more than 12 steps.

(d) Railings will be installed on both sides of the stairs and they will be protruding 30 centimeters from top to bottom on the entire staircase.

11.4.4 Lift

Wherever lifts are required, at least one lift shall be for a

wheel chair user. The structure recommended by the Bureau of Indian Standards for a lift with a capacity of 13 persons will be as follows:-

- Internal depth 1.1 meter
- Internal width 2.0 meters
- Entrance width 0.9 meter

(a) A 0.6 meter long railing will be installed near the control panel, 1.0 meter above the floor level.

(b) The internal measurement of the lift well will not be less than 1.8 X 1.8 meters.

(c) The minimum time for automatic closing of lift doors shall be 5 seconds and the speed of opening shall not exceed 0.25 meters per second.

(d) Sound signals shall be provided inside the lift which will indicate the floor to be reached and the opening or closing of the lift door for ingress and egress from the lift.

11.4.5 Toilet

The toilet set shall have a commode toilet for the disabled, with a wash basin near the toilet door as per the convenience of the disabled.

(a) The minimum size of toilet shall be 1.5 x 1.75 metres.

(b) The door shall be outward opening and shall have a minimum width of Will be 90 centimetres.

(c) Toilets shall have well placed/parallel handrails at a distance of 5.0 centimeters from the wall.

(d) The seat of the commode shall be 50 centimeters higher than the floor.

11.4.6 Drinking water

Arrangements for drinking water for the disabled will be made near the toilets they use.

11.4.7 In buildings solely for the use of children (children's buildings), it will be necessary to vary the height of railings and decorative facilities keeping in mind the height of the children in their designs.

Chapter-12

Requirements for construction of tower for the purpose of cellular/mobile/basic telephone service

- 12.1 Permissibility
- (i) Permission for construction of tower for the purpose of cellular / mobile / basic telephone service will generally be granted only under parks and open spaces, green verge, agricultural land use and land uses of similar nature, whereas for other uses such as residential, In business, office etc., authorization will be given with special permission from the board.
 - (ii) Permission for construction of towers will not be given in educational and medical institutions.
 - (iii) Construction of tower on unauthorized building will not be allowed.
 - (iv) In order to minimize the possible loss in case of natural disaster, construction of towers will not be allowed in narrow streets.

12.2 Construction permission: In the absence of any violation of general construction requirements, structure stability and fire safety requirements, permission will be granted for the construction of a tower for the purpose of bridge/overpass/reservoir telephone service area, subject to the following conditions:-

- (i) Construction permission will be available only to cellular mobile / basic telephone service operators licensed by the Department of Telecommunications, Government of India, for the construction of antenna tower, radio, equipment room and generator room required for this service. Generators will only be of 'silent' nature and can be installed on any floor, but for installing the generator, no objection certificate from Uttar Pradesh Pollution Control Board and Electrical Safety Directorate will have to be presented.
- (ii) Before the construction work of the tower is carried out by the service operator, the draft of the proposed construction on the prescribed format will be submitted by the 'Architect' registered with the 'Council of Architecture' and the authorized 'Structural Engineer' along with the IRA certificate that the proposed tower is in good condition. It is safe in every respect, the building on which the tower is to be constructed (if any) is also safe along with the tower and the proposed room, whose total area will not exceed 60 square meters, is under the building construction bye-laws. On the basis of structural safety standards, no objection certificate can be submitted from government agencies like Safety and its equivalent institute, Public Works Department, Central Public Works Department, etc., at the authorized place where the soundness of the building is concerned.
- (iii) If the tower is constructed on the roof of the building then the lower part of the tower should be minimum 3 meters above the roof of the building.
- (iv) Where required, it will be necessary to submit No Objection Certificate from the Airport Authority of India before construction of the tower.
- (v) An affidavit with the joint signature of the service operator company and the building owner will have to be submitted to the effect that if any kind of damage is caused to Ara-Para's building or life-property as a result of the tower construction, then the entire amount of compensation will be paid. The responsibility will be of the concerned company and the building owner.

12.3 Other
requirements

- (VI) Before construction, maps, affidavits and other necessary certificates will be deposited in the office of the concerned competent authority along with the license fee of Rs. one lakh and after every 3 years, 25 percent renewal fee of the license fee will be deposited. The amount received as license fee will be deposited in the 'Infrastructure Development Fund' of the authority.
- (I) The above mentioned paragraph for granting construction permission. Apart from 2 (VI), no other development fee, etc. will be charged.
- (II) The affidavit will be attested by a notary along with the applicant's photograph on 'non-judicial' stamp paper of Rs 10.
- (III) After completing all the formalities of the application form, one photocopy of the application form will have to be sent to the office of the District Magistrate and one photocopy to the office of the Senior Superintendent of Police as first information.
- (IV) It will be mandatory to follow the guidelines issued by the Government of India / State Government or other government agencies to control the adverse effects in the form of 'electromagnetic webs', 'vibration', noise pollution, etc.
- (V) Provision of appropriate measures like 'wire-fencing', locking of doors leading to the roofs of buildings, etc. will have to be made mandatory to prevent entry of general public in the tower.
- (VI) Warning indicator 'sign board' at appropriate place at the entrance of the tower complex. It will be mandatory to put up a sign saying "Danger! RF Radiation, Please Do Not

Enter". 12.4 HDD for 4G network Method of laying optical fiber cable, Ground Based Mast (GB). Permission to install M.) and erect poles for overhead wire as per Government order no. -1185/ Nine-9-2012-161J/12, dated 15.10.2012 regarding payment of the security amount prescribed in paragraph 8 (9) and 8 (10) of the said Government order dt. The arrangement established in 15.10.2012 will be provided subject to compliance with the restrictions/conditions.

Chapter-13

Requirements for earthquake resistant construction

13.1 Applicability

- (I) Buildings with more than 3 storeys or more than 12 meters height including ground floor and all infrastructure facilities with land cover more than 500 square meters (such as water works and over head tanks, telephone exchanges, bridges and culverts, power generation stations and Requirements related to earthquake resistant construction will be applicable on electrical sub-station and electrical tower, hospital, auditorium, auditorium, assembly building, educational institution, bus terminal, SAVI).
- (II) For the development of buildings and important infrastructure facilities mentioned in paragraph (1) above, it will be mandatory to adopt 100% the provisions of Indian Standards Institute's code, National Building Code, other relevant guidelines and records mentioned in Appendix-7.

13.2 Construction

Certificate
 required for
 permission

- (I) Architectural map as per the pre-determined procedure for getting the map approved for building construction, along with which the relevant parts of the details (related to the drawing) mentioned in the "Building Information Schedule" on the format given in Appendix-8 will be shown on the map in the form of a table. Will be marked and a certificate to this effect will be submitted on the format given in Appendix-9 with the joint signatures of the land owner/builder, the architect who prepared the map and the structural engineer who prepared the structural design of the foundation and superstructure of the building. That in the building plan and design of foundation and superstructure, all the provisions related to earthquake resistance, the provisions of the above mentioned codes, guidelines and other relevant records have been 100 percent complied with. Apart from this, complete calculations and structural maps of the foundation and superstructure design of the building signed by the structural engineer will also be submitted along with the forms related to map approval. Also, all the maps which will be sent to the designated authority for building construction, will be earthquake resistant with the full name and sealed signatures of the land owner/builder, the registered architect as well as the structural engineer doing the structural design and the service engineer preparing the service design. The certificate of design will be submitted on the format mentioned in Appendix-10.
- (II) In the building map presented for approval, if the prescribed authority If any changes/additions are made after testing, the structural and Necessary changes in anti-seismic provisions in services design also The map will be re-examined by the structural engineer and presented for re-approval, in which the relevant part of the certificate and building information schedule will be mentioned as per the above and the execution of the building construction work will be ensured as per the finally approved map.

13.3 Conditions permit
 for construction

Approval for building construction will be issued subject to the following conditions:-

- (a) The proposed construction will be, as per the design certified by a qualified structural engineer and architect in accordance with the provisions of the relevant Indian Standards Institute and National Building Code.

(b) Supervision of construction will also be done under the supervision and responsibility of qualified architect/engineer and developer so that compliance with the following safety related arrangements can be ensured:-

- (1) A site civil engineer with prescribed experience will be assigned to supervise the construction of the building. During supervision, it will be specifically ensured that the building is being constructed as per the design approved by the structural engineer for making all the arrangements for structural safety and anti-earthquake.
- (II) To ensure the quality of the main construction materials cement, steel, stonegrit, brick course, sand and mortar and concrete mix, etc., which will be used in the construction of the building, it will be necessary to have the facility to test them at the work site itself. Besides, by regularly sampling the construction materials, their quality should be physically and chemically tested by authorized laboratories/institutions and their test results should be available at the site itself, so that whenever an expert goes to the site to inspect the works, these tests can be done. Can also see the results.
- (111) Random technical inspection of the construction work will also be conducted by an independent expert. The construction work can also be inspected from time to time by experts appointed by the buyer/allottees. In this regard, action will be taken as per the instructions issued from time to time.

(c) If any of the conditions of approval are not followed or the report of the inspecting technical expert is not satisfactory, then further construction work will be stopped and the construction work will be considered unauthorized and may also be sealed. In such a case, completion certificate will not be issued and the builder and his assistants will be considered guilty of terminal laxity and legal action will be taken accordingly.

(d) A board of 4 feet It can be read clearly from the main road only. The following records will also be available at the work site related to construction work:-

- (I) Signature and seal of approval of the appointed authority.
- (II) Complete report of soil testing done by the approved laboratory/institute and recommendations regarding provisions of the proposed foundation.
- (III) Calculations of foundation, superstructure and all maps and structural details related to structural safety to make the building earthquake resistant, signed and sealed by an authorized structural engineer.
- (IV) All working drawings including sections and elevations and services details, etc. signed and sealed by the authorized architect.

(V) Details of all T&P required for the construction of the building.

(VI) Site Engineer Inspection Report Register.

(VII) Material testing report and related register.

(e) After completion of construction, no use of the building or its part will be made, nor will it be allowed, without obtaining the completion certificate.

Note: In addition to the above, the prescribed authority may prescribe other conditions as necessary.

13.4 completion
certificate

(I) Appendix-11 along with the application form to be submitted by the land owner/ builder to the competent authority for obtaining the completion certificate, is jointly submitted by the concerned architect, site engineer, land owner/builder. Again, a certificate will be given to the effect that the construction of the building is as per the approved map, prescribed specifications, quality and the structural design and all earthquake resistant measures approved by the structural engineer based on the Indian Standards Institute code, National Building Code and relevant guidelines mentioned in Appendix-7. It has been done with the provisions and the building is safe for use in every way. The officer issuing the completion certificate will ensure that along with all other formalities related to issuing the completion certificate, the security related certificate is also available in the prescribed format, only after this the completion certificate will be issued. will go.

(11) If any building or any part of it is used or is likely to be used unauthorizedly without obtaining the completion certificate, then such construction will be sealed and strict action will be taken against the building owner/builder as per the rules. Action will be taken.

13.5 Determination of
qualifications

(1) On the basis of construction work and earthquake resistant zone, the qualifications of Structural Engineers, Site Civil Engineers for site supervision and Expert Inspectional Civil Engineers for surprise inspection of work during construction work will be as per Appendix-12, 13 and 14 respectively.

(11) Post Graduate Structural Engineer referred to in the above Appendices means a graduate degree in Civil Engineering from a recognized Technical Institute/University as well as Post Graduate Degree in Structural Engineer, Graduate Civil Engineer means a recognized Technical Institute/University. Graduate Degree in Civil Engineering or equivalent recognized technical qualification and Diploma in Civil Engineering means Diploma in Civil Engineering from a recognized technical institute/university.

Chapter-14

Requirements for construction of multiplex

14.1 Permission	The permission of multiplex will be as per the master plan zoning regulation.
14.2 Under	multiplex applicability, cinema halls, commercial theaters and other entertainment facilities will be allowed in the prescribed ratio in the same complex.
14.3 Ratio of actions	Construction of minimum two cinema halls under multiplex will be mandatory. In the non-commercial (residential and industrial) area, if there is exemption/facility in the form of allotment of land or permission of land use, cinema halls can be built on a minimum of 70 percent of the total floor area and commercial and other entertainment facilities can be built on a maximum of 30 percent of the remaining area. Construction of will be permissible. If the use of the plot is commercial, then the above restriction will not apply and construction will be permitted only as per the commercial land use. The ratio of cinema hall and commercial (and entertainment) activities on the plots allotted by the Development Authority/Housing and Development Council will be allowed through auction as per the conditions.
14.4 Area of the plot	The minimum area of the proposed site/plot for multiplex is 4000 square meters. But the above restriction will not apply if a multiplex is proposed in place of the sites identified for multiplex or by demolishing the existing cinema halls in the master plan / zonal plan / sector plan / layout plan which is approved by the competent level, that is, the existing area of the plot will be valid.
14.5 Access Road	The proposed site/plot for construction of multiplex should be minimum 24.0 m. wide existing. It will be situated on the road, but the 3rd restriction will not apply if the multiplex is proposed at the sites identified for multiplex in the master plan/zonal plan/sector plan/layout plan which is approved at the competent level, or at existing cinema halls, that is, existing access to the plot. The route will be valid.
14.6 Set-back	In the multiplex building, provision of minimum 9 meter set-back at the front and minimum 6 meter set-back on the remaining three sides (rear and both sides) will be required. But provision of proper "circulation space" will be mandatory for the vehicles to move from the parking lot towards a road 24 meters or more wide.
14.7 Land Cover	In City Centre/Central Business District (CBD), Suburban Center (Sub-CB)-and and FAR D) / Zonal business centre, other business or any other business identified in the master plan other sites, maximum ground coverage and FAR will be permissible as per building bye-laws. In non-commercial area Maximum land coverage for multiplex will be 50 percent and FAR 1.50 will be permissible. Apart from this, FAR up to the giga prescribed as per building bye-laws will also be permissible. In other land uses, as per the master plan/building bye-laws. As per land cover and FAR will be permissible.
14.8 Parking system	Parking arrangements will be as per Article 3.10 of the building bye-laws.
14.9 Basement	<p>(1) Construction of three basements up to the building envelope line for parking, servicing and storage will be permissible as per F.A.R. Will not be included in the calculation. Construction of a cinema hall in the basement will never be allowed.</p> <p>(II) The ceiling of the basement will be at the ground floor level between the plinth of the building and the boundary of the building envelope line and arrangements for mechanical ventilation will have to be made in it. The structure/design etc. of the slab will be as per the capacity to bear the weight of the fire tender.</p>

14.10 Other requirements

- (1) Planning, designing and fire fighting system of Chhavigrih building, Uttar Pradesh. This will be ensured as per the relevant provisions of Cinematograph Rules, 1951 and National Building Code. In a multiplex, essential services like drinking water system, toilets, canteen, etc. can be provisioned in a 'common' manner as per the prescribed standards.
- (11) Under the multiplex, if legal formalities are required to be completed by any other department under the laws/rules/regulations of the State, for the purpose of other systems/facilities to be provided in addition to the cinema hall, then it will be competent for the related activities/facilities. Map approval will be considered only after permission or no objection certificate from the level is presented to the authority/council.
- (III) If exemptions/facilities provided by the government are used to encourage the construction of a multiplex, then to ensure timely construction of the multiplex, a bank guarantee will be taken from the applicant at the time of approval by the Authority/Council, which will be for the amount of the proposed land. The total area will be 20 percent of the value assessed at the current residential rate (current normal residential circle rate of the land determined by the District Magistrate in case there is no authority/council rate). If the construction of the multiplex is not completed within five years from the date of map approval, the Authority/Council will have the right to confiscate the bank guarantee as penalty.
- (IV) Before granting permission for construction of a multiplex, the same rules for group arrangements will be followed as are currently followed in Uttar Pradesh for construction of a cinema. It is provided under the Film Rules - 1951.
- (V) Compliance with section 5.2.2 of the bye-laws prevalent in relation to the construction of cinema buildings in the "Bylaws for Construction of Cinema Buildings-1987" published by the Bureau of Indian Standards, before its construction is accepted as a multi-place cinema facility. It will be ensured that the traffic load, parking system, arrangement for movement and evacuation of people, fire fighting system, water supply, electricity system, drainage and other security arrangements can be properly ensured in the building proposed for each cinema hall. For all these arrangements, compliance with the different rules given in various bye-laws of the Bureau of Indian Standards will be ensured.
- (VI) Adequate arrangements have been made in Section 10.12 of the bye-laws of the Bureau of Indian Standards regarding the seating arrangement, including the arrangements for row distance, gangway and distance between rows. In this, instead of the maximum distance of seats from the gangway being 10 feet (as is the provision in UP Cinematograph Rules-1951), there is a provision of maximum 7 seats, that is, the maximum distance from the gangway in each row will be the seventh seat.

Chapter-15

Requirements for construction of convenience stores

- 15.1 Permissibility Construction of convenience store will be permitted as per master plan zoning regulations.
- 15.2 Construction will be permitted as per the provisions/standards contained in the 'Commercial' land use and 'Built up area' land use as per the provisions/standards contained in the city building 3rd procedure, whereas in 'Residential' land use, it will be permitted subject to the following conditions and restrictions: -
- 15.2.1 **Area of the plot** The maximum area of the plot will be 300 square meters and minimum footage will be 12 meters, which will be located on an existing road of minimum 12 meters wide. The said road should be fitted on a road wider than 12 meters on one side.
- 15.2.2 **Land cover And F.A.R.** Ground cover for convenience stores in residential areas is 40 percent. And F.A.R. 1.20 would be permissible. Apart from this, as per effective government orders/ building bye-laws, purchasable F.A. is available as per rules up to the prescribed limit. R. Will also be permissible.
- 15.2.3 **Height of building** The maximum height of the building up to 18 meter wide road will be 12.5 meters and on roads wider than that, the maximum height will be 15 meters.
- 15.2.4 **Set-back** The minimum front set-back for convenience stores will be 6 meters, while for other Set-back Layout of the residential colony concerned for that plot It will be maintained as per the set-back prescribed in the plan, so that there is no problem of lighting and ventilation and privacy in the adjacent and rear
- 15.2.5 **Parking** buildings. For parking of vehicles, 2 'equal car spaces' per 100 square meters of floor area will be arranged inside the plot. for parking arrangement As per rules, construction of basement will be permissible. As per the purposes prescribed in the building bye-laws, the use of basement will be permissible for parking, installation of air conditioning equipment or machines installed for necessary security of the building, storage of inflammable materials. If it is used for a purpose other than this, it will be calculated as F.A.R. Will be done in.
- 15.2.6 **Land use change/ impact fee** For the construction of convenience stores on plots with an area of more than 300 square meters in residential areas, it will be mandatory to follow the process of land use change under the effective government orders and change fees will be payable as per rules. But in cases where permission for convenience store is granted in a residential area on the basis of zoning regulations, impact fee will be payable.
- 15.3 Other requirements (1) Convenience stores will not be allowed to be constructed in the form of small sub-divided shops, but will have to be built under one roof, in which well-planned provision will be made for entry and exit.
- (II) Other requirements related to building construction shall be as per the provisions of this bye-law.

Chapter-16

Requirements for construction of 'Barat Ghar' / 'Utsav Bhawan'

16.1 Permissibility Construction of 'Barat Ghar' / 'Utsav Bhawan' will be permitted as per the Master Plan Zoning Regulations.

16.2 Area of the plot Minimum 1500 Sqm

16.3 Plot footage minimum 24 meters

16.4 Existing width of road minimum 24 meters

16.5 Land Cover (a) Built up/developed area 30 percent
(b) New/undeveloped areas 40 percent

16.6 FAR (a) Built up/developed area 1.00
(b) New/undeveloped areas 1.50

16.7 Height of building The maximum height of buildings located on roads less than 30 meters wide will not exceed one and a half times the sum of the existing width of the road and front set-back, but this restriction will not apply to buildings located on roads 30 meters wide and more. The maximum height of the building will also be governed by distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

16.8 set back 'Barat Ghar'/'Utsav Bhawan' will be in the form of a detached building and depending on the area of the plot, the minimum set-back will be as follows:-

area of plot (Square meter)	Minimum set-back (meters)			
	forward	Page	side-1	side-2
till 2000	12.0	4.5	4.5	3.0
2000 rupees more	12.0	5.0	5.0	5.0

16.9 Parking Standards For every 100 square meters of floor area, 2.0 'equal car spaces' will have to be arranged inside the plot. Parking will be calculated on the maximum permissible floor area of the plot.

16.10 Basement The permissibility of basement will be as per clause 3.9 of the building

16.11 Permission procedure bye-laws. In the new plans/layout plans to be approved, the required number of plots will already be identified as per the prescribed standards for the Baraat Ghar/Utsav Bhawan, and permission for construction of the Baraat Ghar will be given only on the plots identified/reserved for this purpose. For granting permission in the existing developed colonies/areas, objections/suggestions will be invited from the public through proper medium, giving a time period of minimum one month, regarding the proposed site and after their disposal, action will be taken for approval/cancellation of the map and Barat Ghar. / If Utsav Bhawan is permitted, impact fee will also be charged from the applicant based on zoning regulations.

Chapter-17

Requirements for construction of cold storage

- 17.1 Permissibility Cold storage will be permitted as per master plan zoning regulations.
- 17.2 Area of the plot The minimum area of the plot will be 1000 square meters with minimum footage of 25.0 meters and will be located on an existing road of minimum 18.0 meters wide.
- 17.3 Distance of boundary wall from the main road The boundary wall of the cold storage will be at a minimum distance of 45 meters from the center line of the national road / provincial highway and at a minimum distance of 22.5 meters from the center line of the district road / master plan road.
- 17.4 set back, Land cover and building height Based on the area of the plot, set-back, ground cover and height of the building will be as follows:--

K.No.	Area of plot (sq.g)	Set-back (meters)				Land cover height (percentage)	height (Geater)
		front part	back part	side-1	side-2		
1.	1,000 to 2,000	9.0	5.0	5.0	5.0	30	12.0
2.	2,001 to 5,000	12.0	5.0	5.0	5.0	30	15.0
3.	5,001 to 10,000	16.0	9.0	6.0	6.0	35	15.0
4.	10,001 to 30,000	18.0	9.0	7.5	7.5	35	16.5
5.	more than 30,000	21.0	15.0	15.0	15.0	35	18.0

Comment: 5 percent additional ground cover (maximum 250 square meters) will be allowed for machine room, generator room, watchman's room.

- 17.5 Parking and of exit expectations For loading-unloading of goods, provision of one truck parking space will be made for every 550 cubic meters or fraction thereof of the storage capacity of the cold storage, the size of which will be 3.5 x 7.5 meters. Parking will not be permitted under the setback.
- 17.6 Other requirements (a) For the construction of cold storage, along with the license from the Horticulture Department, no objection certificates from the following departments will also have to be obtained: -
- (1) Fire Department,
 - (II) Public Works Department,
 - (III) Local Airport Authority (if the plot is situated within 'Funnel Zone')
- (b) Completion certificate for cold storage will be issued after joint inspection by the District Horticulture Officer, the authorized officer of the authority and the Chief Fire Officer.

Chapter-18

Special Economic Zone (SEZ)

- 18.1 **Definition** 'Special Economic Zone' means every such special economic zone, which is included in sub-section (4) of section 3 and sub-section (1) of section 4 of the 'Special Economic Zone' Act, 2005 (which includes free-trade and warehousing Zone), which has been notified under the provisions of and the-existing Special Economic Zone is also included under it.
- 18.2 **Area of the plot** According to the provisions contained in Section 5 of the Special Economic Zone Rules, 2006, the minimum area of the plot intended for Russian category/different categories of special economic zone will be as follows:
- (1) **Multiple Product SEZ For one thousand hectares or more, which will be continuous.**

But:

 - (i) SEZs to be established solely for 'services'. The area can be 100 hectares or more, which will be continuous.
 - (ii) Minimum 25 percent area will have to be reserved for development as 'processing area'.
 - (ii) **The area for setting up SEZ for a specific sector or SEZ in a port or airport will be 100 hectares or more, which will be continuous.**

But :-

 - (i) There will be a total of 10 wards established or regionalized solely for the purpose of providing electronic hardware and software including services related to 'Information Technology'. Under which the minimum built up area for 'processing' will be one lakh square meter.
 - (ii) SEZs solely related to biotechnology, non-conventional energy including solar energy equipment/cells, or gem and jewelery sector. The area will be 10 hectares or more.
 - (iii) SEZ Minimum 50 percent area will have to be reserved for the development of 'Processing Area'.
 - (iii) **SEZ for free-trade and warehousing. The area of cumin will be 40 hectares or more, the minimum area under cumin will be one lakh square meter.**

But :-

 - (i) Free-Trade and Warehousing SEZ, Bulk Products

Era.E.Z. Can also be installed as part of.

- (ii) There will be no minimum area required for the free-trade and warehousing zone under the SEZ of a particular sector, provided that the maximum area of such free-trade and warehousing zone is 20 percent of the processing area of that particular sector. Not more than.

18.3 Process of permission (single point window clearance system)

18.3.1 SEZ by State Under this, permissions for different units will be made available at a single point. All departments of the state government are in SEZ. We will arrange for this through the Development Commissioner or the committee constituted under him and will issue necessary guidelines for this purpose and will make arrangements for issuing permission accordingly.

18.3.2 In each Special Economic Zone, a committee will be formed under the Development Commissioner, which will include representatives and experts from all concerned departments. This committee will have the right to grant all the permissions related to the state government and will work as a facilitator in providing the permissions related to the Central Government and after receiving the individual's application form, all the permissions will be granted from the concerned departments within the pre-determined time limit. Will arrange to provide.

18.3.3 SEZ Under Section 14 (G) of the Act-2005, the concerned departments will authorize the Approval Committee constituted under Section 13 to delegate their powers regarding permission/distribution of work.

18.3.4 Most of the state related permissions will be brought under the automatic permission system, that is, the information given after the fact by the developer or unit will be sufficient.

18.3.5 The Government of Uttar Pradesh will notify a consolidated application form for state related permissions and the permission letter issued by the Development Commissioner will contain all the subjects covered by the application. Will be mentioned.

18.4 The use of land for various purposes under various Special Economic Zones will be determined as follows:-

Zones will be determined

K.No.	land use	Limit
1.	processing area	minimum 50 percent
2.	Green areas and infrastructure	Minimum of 25-25 percent of both processing and non-processing areas.
3.	Commercial, Institutional and residential	Maximum 10, 10 and 15 percent of the total area respectively.

18.5 SEZ of Master Plan under Plan

18.5.1 SEZ Master plan land use of the area approved for SEZ. Which will be a different land use. S.E.Z. Under Section 4(1) of the Act 2005, after the notification of the Government of India is issued, the land use of the concerned area becomes SEZ. State government for change in

land use

Will issue notification. In case of Article 18.5.2.2, without any change fee and in case of Article 18.5.2.3, after payment of necessary change fee, the process of land use change will be kept separate from the normal legal process. For this, suitable modified legal process will be done.

18.5.2 Since S.E.Z. In addition to the industrial (processing area), residential, commercial, etc. purposes are also permissible in the non-processing area, hence-

18.5.2.1 SEZ Under land use, commercial and social purposes like educational, medical, hotel, entertainment, residential and commercial complexes etc. will be permitted to such extent as per the rules or provisions notified by the Government of India under the Special Economic Zones Act, 2005. Are permitted/approved. The same FAR in the processing area. / FSI Will be available which will be permissible for industrial land use in that development area. But IT, Gems and Jewellery and Biotech SEZs. This is within the permissible FAR/FSI for institutional land use. will be. FAR/FSI in non-processing area of SEZ. The assessment will be made on the basis of permissibility as per the land use mentioned in the updated management and zoning regulations of the concerned development authority/corporation, FAR/FSI in the master plan and building bye-laws. In case of variation in the provisions of F.A.R., as per the provisions of National Building Code. / FSI Will be allowed. This is FAR/FSI. Whatever is permissible on the date of map presentation will be applicable. SEZ in Category 'C'. For FAR/F. Era.I. Uttar Pradesh for permissibility as per above. The provisions of the State Industrial Development Corporation will be followed.

18.5.2.2 If any land is declared SEZ by the nodal agency. If land is made available or permitted, the land use of such land will be determined as SEZ, free of cost.

18.5.2.3 If any land is situated in the development area of the Development Authority and SEZ is established on the previously allotted land. If approval is given, then land use SEZ will be made by charging fixed change fee for change in industrial land use for processing area and fixed change fee for change in residential land use for non-processing area. . Will be converted into.

18.5.2.4 If S.E.Z. If the land is outside the development area of any development authority, then the land use is S.E.Z. Will be determined free of cost, but the condition will be that construction maps of non-processing area will be approved only

When at least 50 percent of the pre-roaring area has been affected. But even in such a case, construction maps of non-processing area will also be approved for the same proportionate area. Such areas will be included in the development area of Uttar Pradesh State Industrial Development Authority to bring them under the jurisdiction of the appropriate planning authority.

18.6 18.6.1 As the internal development will be done/get done by the developer himself, Approval of there will be no liability of internal development fee.

liability and
layout
plan/sub
layout plan/
building map

18.6.2 If necessary external development work is done in S.E.Z. If the developer does it himself then no external development fee will be charged. If any external development work is done by the government/government organization, its cost will be payable as per rules.

18.6.3 No external development fee will be charged for the use of any existing public infrastructure, but if the S.E.Z. If there is a need for strengthening/upgradation of those infrastructure facilities, its proportionate expenditure will be borne by the SEZ. Will be payable by the developer.

18.6.4 Approval of development work plan

Where D.R.A. (Development Rights Agreement) is stipulated, this work will be done accordingly. In other cases, the layout plan will be approved by the concerned development authorities. The building plan will be automatically approved upon certification (as per local building bye-laws/approved layout plan/master plan) by the empaneled architect (if empaneled, otherwise a registered architect) by the concerned institution/authority allotting the land.

Chapter-19

Requirements for construction of guest house, paying guest and hostel

(a) Requirements for construction of guest house

- 19.1 **Permissibility** Permission for guest house will be given as per master plan zoning regulations.
- 19.2 **Area of the plot** The minimum area of the plot proposed for the guest house must be 400 square meters.
- 19.3 **Access Road** The proposed plot for the guest house is minimum 12.0 m. Will be located on a wide existing road.
- 19.4 **Set-back** (I) Depending on the area of the plot, the minimum set-back for buildings up to 10.5 meters height will be as follows:-

Area of plot (sq. meter)	Set-back (meters)			
	Front	Back	Side-1	side-2
400 to 500	4.5	4.5	3.0	—
more than 500	6.0	6.0	3.0	1.5

(II) Set-back for buildings more than 10.5 meters high will be as per paragraph 3.4.5.

- 19.5 **Land Cover and FAR** If the area of the plot is up to 500 square meters, the maximum ground coverage will be 50 percent and if it is more than 500 square meters, 45 percent will be permissible. Maximum FAR for guest house building. 1.5 will be admissible and purchasable F.A. as per schedule. R. Will also be permissible.
- 19.6 **Height of building** The maximum height of buildings located on roads less than 30 meters wide will not exceed one and a half times the sum of the existing width of the road and front set-back, but this restriction will not apply to buildings located on roads 30 meters wide and more. The maximum height of the building will be governed by the distance from the protected monument/heritage site, airport access and other statutory restrictions.
- 19.7 **Parking arrangement:** Provision of minimum one car parking for every 100 square meter floor area. have to go. Construction of a maximum of two basements for parking arrangement will be permitted up to the building envelope with the restriction that construction of basement will be permitted at a minimum distance of 2.00 meters from the adjacent properties while ensuring the structural safety of the adjacent properties. No room/compartments, etc. will be created in the basement for accommodation and it will be used only for parking arrangement, storage and installation of generator, etc. The generator will be eco-friendly/silent in nature. Parking arrangements can also be made as per mechanical parking norms.
- 19.8 **other requirements** (1) A maximum of 55 percent of the total floor area of any guest house will be kept for kitchens and the remaining 45 percent area will be jointly for kitchen, restroom, waiting room, reception room, passage and stairs, etc. will be kept.
- (II) The guest house will be used only for the accommodation of tourists/travellers and no commercial use will be made in it/functions like marriage, birthday, conference, etc. will be organised.

(III) In the building to be constructed, the development authority's prevailing building construction and

According to Vikara bye-laws and Gurangat Sharanaa orders, provisions for earthquake resistant construction, fire safety related arrangements, roof-top rain water harvesting and landscaping will be ensured as per rules for structural safety.

19.9 impact fee If construction of guest house is permitted in residential land use, impact fee will be payable by the applicant on the total area of the plot as per the provisions of the prevailing zoning regulations.

19.10 standards of services (1) Electrification
The electrical load used for lighting, air conditioning, heating, mechanical ventilation, kitchen and other electrical appliances in the guest house will have to be collected from the local electrical system after which the prescribed capacity load will have to be taken. Planning, design and installation of lighting, air conditioning, heating, mechanical ventilation, lifts, etc. will be ensured as per Part-8 of the National Building Code of India, 2005.

(II) Water supply, drainage and sanitation

Free planning, maintenance, cleaning and installation of water supply, drain and sanitation system will be done as per the standards prescribed in Part 9 Section-1 of the National Building Code of India, 2005. Keeping in view the number of kitchen, guest house staff, visitors, etc., water storage of sufficient capacity will be required for water supply. For hot water, solar water heating plant will also have to be arranged as per the prevalent building construction and development bye-laws of the Development Authority.

(b) Requirements for paying guest accommodation

19.11 Permission for paying guest accommodation in residential buildings in the schemes developed/approved by the development authorities and Housing and Development Council will be given subject to the following conditions: -

- (1) The minimum area of the plot is 250 square meters. will be.
- (II) Total permissible/built up F.A.R. A maximum of 50 percent of the floor area (whichever is minimum) can be used for paying guest accommodation.
- (III) For permission of paying guest accommodation, it will be mandatory for the building owner to register with the concerned Development Authority/Vagabonds and Vicars Council, facility of "online" registration for Jira will be allowed.
- (IV) 10 percent of the rent (tariff) collected by the building owner from the paying guest will be paid as fee to the concerned Development Authority/Housing and Development Council for which the facility of electronic transfer will be available. The entire amount received from the said fee will be deposited in the infrastructure fund of the authority.

(c) Requirements for hostel construction

- 19.12 (T) The minimum size of the plot will be 300 square meters, which should be located on an existing road of minimum 12.0 meters wide.
- (II) Land cover and FAR. The standards will be as per the standards prescribed in the building construction and development bye-laws for residential blocks of equivalent area.
 - (III) The maximum number of rooms will be 15.
 - (IV) For parking, 10 equal car spaces will have to be arranged on 100 square meter floor area.

Chapter-20

ATM in residential area Expectations for the construction of

20.1 Permissibility

of ATM in residential land use. Construction will be permitted on a plot of minimum 300 square meter area.

20.2 Access

Route ATM The minimum width of the existing access road will be 12 meters.

20.3 ATM Size of ATM

The maximum floor area of the building will be 6 square meters, which will be within the limit of permissible floor area in the original building.

20.4 Impact Fee

on ATMs in land uses other than commercial and office use. If construction of ATM is permitted, the applicant will Impact fee will be payable as per the provisions of zoning regulations prevailing on the area.

20.5 Other requirements

- (1) A.T.M. While granting permission, corner plots will be given preference.
- (II) ATMs in constructed buildings. While granting the permission, it is ensured that the Vidyagan Bhavan is constructed as per the standards prescribed in the Kriya,Naanya Ji Mawan Upvidhi.
- (III) A.T.M. The process of permission for this will be the same as prescribed in the zoning regulations for activities permitted with special permission.

Chapter-21

Requirements for manufacturing shopping malls

21.1 Permissibility

Construction of shopping malls will be permitted in commercial (CBD, sub-CBD, other commercial or commercial places identified in the master plan), and small and service industries (pollution-free and hazard-free) land uses. But before giving permission for construction of shopping mall, traffic load, movement and exit of people, parking system, water supply, drainage, sewerage, power supply, fire fighting system and other safety arrangements will be ensured as per rules.

21.2 Applicability

Under shopping malls, various commercial activities like showrooms, retail outlets, factory outlets, hotels, restaurants, food courts, etc. and entertainment venues etc. will be allowed in the same complex.

21.3 Area and frontage of the plot

The minimum area of the site/plot proposed for shopping mall will be 4000 square meters. On the basis of area, the minimum frontage of the plot will be as follows:-

Area of the plot (sq. m.)	Minimum Frontage (Meters)
● 4000	40
● 4001 to 15000	50
● 15001 to 50000	100
● more than 50000	200

21.4 Access Road

The proposed site/plot for shopping mall will be located on a minimum 24 meter wide existing road.

21.5 Set-back

Minimum set-backs based on the area of the plot in Shopping Mall will be as follows:-

Area of plot (sq. meter)	Minimum set-back (meters)			
	Front	Back	Side-1	Side-2
● 4000	12.0	6.0	6.0	6.0
● 4001 to 15000	15.0	9.0	9.0	9.0
● 15001 to 50000	18.0	12.0	12.0	12.0
● more than 50000	24.0	15.0	15.0	15.0

21.6 Land Cover and FAR

(i) Maximum land cover and FAR at Central Business District (CBD), District Shopping Centre, Sector Shopping Center or other commercial sites identified in the Master Plan. Building construction and development will be permitted as per bye-laws.

- (II) 'Atrium' can be built on 5 percent additional land cover in the shopping mall, which will be sky lighted and will be calculated as per FAR. Will not be done in. Construction of permanent nature will not be allowed under 'Atrium', but will be used for circulation and 'kiosks' of temporary nature will be allowed in maximum 5 percent area.

21.7 Parking system

There will be Arrangements according to Article 3.10 of Building Construction and Development Bye-Laws parking.

21.8 Basement

- (I) Construction of three basements will be permissible up to the 'building envelope' for parking, services and storage, which will be calculated as per F.A.R. It will not be done.
- (II) The ceiling of the basement will be at the ground level between the plinth of the building and the boundary of the 'building envelope line' and arrangements for mechanical ventilation will have to be made in it. Structure/design, etc. of the slab will be, as per the load bearing capacity of the fire tender.

21.9 Other requirements

- (I) Shopping malls are generally permitted at a minimum distance of 100 meters from intersections. Shopping for shopping purposes will be done through a service road instead of through a 'country' or 'distinct' road, which will be at least 12 meters wide and if the service road is not available along the main road, then its provision will be made by the plot owner within his plot. Will go.
- ☰ As per the requirement of building bye-laws, necessary arrangements will have to be made for fire safety, rain water harvesting, solar water heating plant, earthquake resistant construction and for physically challenged persons.
- (III) Parts of National Building-Code-2005 for building services like 'Lighting and ventilation', 'Electrical and allied installations', 'Air conditioning', 'Heating and mechanical ventilation', 'Installation of lifts and escalators', etc. Compliance with the requirements of Section 8 will be ensured. Apart from this, arrangements for 'Plumbing Services' will be made as per the requirement of Part-9 of National Building Code-2005.
- (IV) In case the proposed construction for shopping mall is situated outside the built up area, 50 percent of the external development fee applicable in the authority will be payable on the total permissible land cover.

Requirements for auditoriums and convention centers

- 22.1 Permissibility Auditoriums and convention centers will be permitted as per the master plan zoning regulations.
- 22.2 Access Road The proposed site for the convention center will be located on a minimum 24 meter wide existing road in the built up/developed area and on a minimum 30 meter wide existing road in the new/undeveloped area.
- 22.3 F.A.R. Maximum F for a convention center proposed in an area of less than 10 acres. A. R. 2.0 will be permissible, whereas for a convention center proposed in an area of 10 acres and more which is in accordance with international standards and has an auditorium with a seating capacity of at least 4000 persons, a maximum of 3.0 F will be allowed. A. R. Will be permissible. As above F. A. R. It will be permissible under this condition that the construction of other ancillary uses proposed under the entire convention-centre/complex such as commercial, hotel, office, entertainment, training centre, medical facilities, etc. will be as per this FAR. Will be subjected to.
- 22.4 Other requirements Set back, parking and other requirements will be as per building construction and development bye-laws.

Requirements for service apartments

- 23.1 Permission for service apartments will be given in commercial, hotel and office/institutional land uses/buildings.
- 23.2 Purpose Service apartments will be fully furnished and 'self-contained apartments' with cooking facilities and will be used for short-term stays.
- 23.3 Other requirements
- (1) Total permissible FAR in hotel and office/institutional buildings and commercial land use. A maximum of 20 percent can be used for service apartments.
 - ≡ Total permissible FAR under commercial land use. Service apartments can be built separately within the maximum limit of 20 percent.
 - (III) Under service apartments to be planned separately, a maximum of 20 percent of the total floor area can be used for offices, conference facilities, guest rooms and retail and service shops.

Affordable housing standards for weak income group and low income group and other income groups

24.1	E.W.S. And L.I. Yes of Eligibility	E.W.S. And L.I.G. Eligibility will be determined on the basis of monthly income limit, which will be as per the guidelines issued by the State/Central Government.
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24.1.1 Area/Plinth Area, Density, Land Cover and FAR. and parking standards

K.No.	expectations	proposed standard	
		E.W.S.	L.I.G.
(K)	plotted development		
	• Area of the plot	30-35 square meters	40-50 square meters
	• Density	250 units per hectare/1250 persons per hectare	150 units per hectare / 750 individuals per hectare
	• Maximum land cover	75 percent	75 percent
	• F.A.R.	2.0	2.0
(b)	group housing		
	• built up Area	35-40 sq.m.	41-48 sq.m
	Comment :- E.W.S. And L.I.G. The minimum area of a room in buildings will be 9.5 square meters and its minimum width will be 2.4 meters.		
	• Density	650 units per hectare/3250 persons per hectare	500 units per hectare/2500 persons per hectare
	• maximum land cover	50 percent	50 percent
	• F.A.R.	2.0	2.0
(G)	parking system	2.0 square meter area on each hazard for motor cycle/scooter/cycle.	"For metro cities, 1 similar business space for every 3 units and in other cities, 1 similar car space for every 4 units, the area of which will be 13.75 square meters."

Note: (1) A minimum of 10 percent of the total residential units to be constructed in schemes with an area of more than 10 acres proposed by government agencies and private sector should be EWS. And 10 percent LIG (total 20 percent) units will be built through 'CAS-subsidization'.

- (II) Any private developer may implement EWS as per the above mentioned standards under his scheme. And L.I.G. EWS on construction of houses. And L. I.G. Density and FAR of houses. The density and FAR of that scheme. Will not be included in the calculation.
- (III) Notification No.: 5136/8-3-2008-11Miscellaneous/08, dated 25.9.08 and under Building Construction and Development Bye-Laws, the maximum prescribed for plotted development is 750 persons per hectare and for group housing, 200 units per hectare/1000. The density limit of person per hectare is E.W. S. And L.I.G. Will not apply to housing.
- (IV) Basic FAR for group housing in the constructed/developed area as per building construction and development bye-laws. 1.5 is permissible, but E.W.S. And L.I.G. 2.0 FAR for Will be permissible and additional F.A.R. from basic. City development charge will not be payable.

24.1.2 Planning and design of the scheme

- 24.1.2.1 To reduce the cost of development works and ensure optimum use of land, priority will be given to 'modular cluster design and multi-storey construction (generally ground + 3).
- 24.1.2.2 The building map will be prepared in such a way that the boundaries of the plot are Maximum utilization of area should be ensured, its structural design should be simplified and the length of walls should be minimum, so that the building The cost can be reduced. 24.1.2.3
- 24.1.2.3 of housing to ensure connection between housing and employment Provision will be made as close to the work centers as possible.

24.1.3 Roads and pathways

- 24.1.3.1 Where movement of motor vehicles is necessary, the minimum 'right-of-way' of such routes shall be 6.0 metres.
- 24.1.3.2 In case of pedestrian circulation, the minimum width of the 'pathway' will be 4.5 meters, but there will be a plot of land on one side of the path and open space on the other side. If available, the minimum width can be 3.0 meters. The maximum length of 3.0 meter wide 'pathway' will be 50 meters and the maximum length of 4.5 meter wide 'pathway' will be 80 meters.
- 24.1.3.3 No residential unit shall be more than 200 meters from a 9.0 meter wide road.

24.1.4 Infrastructure development

- 24.1.4.1 There will be provision for a water connection and waterseal toilet in every residential unit. Keeping in view the economic capacity of the beneficiaries, certain infrastructure facilities like stand posts, toilets, etc. can be provisioned collectively.
- 24.1.4.2 Non-conventional energy sources such as solar energy and biogas will be encouraged for lighting.

24.1.5 Requirements for design and construction of building

- 24.1.5.1 In a one room unit, the minimum area of the room will be 12.50 square meters, whereas in a two room unit, the minimum area of the first room will be 9.00 square meters and its minimum width will be 2.5 meters and the minimum area of the second room will be 6.50 square meters and its minimum width will be 2.5 meters. Will be 10 meters. The combined area of both the rooms will not be less than 15.50 square meters.

- 24.1.5.2 The minimum area of a separate toilet will be 0.90 square meters and its minimum width will be 0.90 meters. The area of the bathroom will be 1.20 square meters and minimum width will be 1.00 meters, while the total area of the combined bathroom and toilet will be 1.80 square meters and minimum width will be 1.0 meters.
- 24.1.5.3 The minimum area of the kitchen/cooking space will be 2.4 square meters and its minimum width will be 1.20 meters. The minimum area of a separate kitchen in a two-room unit will be 3.30 square meters and its minimum width will be 1.5 meters.
- 24.1.5.4 Minimum width of balcony 0.90 meter and maximum width 1.20 meter and the balcony will not be projected on the road or path outside the boundary of the plot.
- 24.1.5.5 The minimum height of residential rooms and kitchens will be 2.60 meters, the minimum height of bathrooms/toilets and corridors will be 2.10 meters.
- 24.1.5.6 The minimum width of the staircase in a two-storey building will be a minimum of 0.60 meters if the staircase is straight, 0.75 meters if it is curved, whereas in a building with 3 or more storeys, the minimum width of a straight staircase will be 0.75 meters and the minimum width of a curved staircase will be 0.90 meters. 'Riser' will be maximum 200 mm and 'tread' will be minimum 225 mm in 2 storey buildings and minimum 250 mm in 3 storey and above buildings.

24.1.6 Other requirements

- 24.1.6.1 The fire protection system of the building shall be in accordance with the Structural Design for Structural Safety and Building and Plumbing Services National Building Code, 2005.

24.1.7 Standards for Cluster Planning

'Cluster' means plots/residential units planned as a group around an open area. The requirements related to planning and building construction of houses to be constructed in cluster form will be as follows:-

- 24.1.7.1 The minimum size of the plot will be 15 square meters, for plots of 15-25 square meters the land cover will be 100 percent and F.A.R. 2.0 would be permissible.
- 24.1.7.2 If the area of the plot is more than 25 square meters, the ground cover should be 75 percent and F.A.R. 2.0 would be permissible.
- 24.1.7.3 A maximum of 20 units will be deployed in a cluster.
- 24.1.7.1 The maximum height of a group housing building under cluster planning will be 15.0 meters.
- 24.1.7.5 The minimum area of the cluster open space shall be 36 square meters with a minimum width of 6.0 meters or not less than half the height of the buildings adjacent to the cluster open space, whichever is greater.
- 24.1.7.6 No set-back provision will be required from footpaths/roads located around the cluster. The minimum
- 24.1.7.7 'right-of-way' to access the cluster shall be 6.0 metres, Whereas the minimum width of the footpath will be 3.0 meters.
- 24.1.7.8 EWS in Cluster Housing In case of provision of collective toilet for 3 families, 01 toilet, 01

01 space can be arranged for bathroom and washing.

24.1.7.9 Other requirements of building construction and arrangement of fire fighting, structural design, building sewers and plumbing sewers shall be as per the provisions of National Building Code, 2005.

Note: The provisions of Building Construction and Development Bye-laws-2008 will be deemed amended to the above extent and E.W.S. And L. I.G. In relation to the provisions related to housing which are not included in the above standards, NBC-2005 and I.S. / B.I.S. The provisions of will be complied with.

24.1.8 Construction materials and specifications

24.1.8.1 E.W.S. And L.I.G. The use of environmentally sustainable building materials like fly ash, low cost and local building materials made from agricultural and industrial waste will be encouraged in the construction of buildings.

24.1.8.2 The specifications of building construction will be kept as per Annexure-1 as far as possible.

24.1.8.3 The standards and specifications for construction of buildings by 'pre-fabricated' technology will be kept as per Annexure-2.

24.1.9 Cost of buildings

24.1.9.1 EWS in the schemes proposed by development authorities, Housing and Development Council and private sector. And L.I.G. The cost of the buildings will be approved on the basis of the recommendation of the committee constituted by the government.

24.1.9.2 If a private developer avails the benefits of the schemes run by the Central or State Government, then he will have to ensure compliance with the procedures and other additional conditions prescribed for those schemes.

24.1.10 'Dove-tailing' from other schemes

Housing and Development Council and development authorities are involved in housing schemes for vulnerable and low income groups in various departments like Housing and Urban Planning, Urban Development, Urban Employment and Poverty Alleviation/Suda, Social Welfare. 'Dove-tailing' of funds provided in the income-expenditure of Medical and Health, Home Department, Public Works Department, etc. and the schemes run by the Central Government will be ensured, so that integrated use of financial resources of various departments can be ensured.

24.1.11 Affordable Housing Scheme

The purpose of the Affordable Housing Scheme will be followed by implementing the arrangements provided in the following regulations-

- (I) S.No.-73/2965/Eight-1-14-34 Meeting/2014 dated 12.12.2014
- (II) S.No.-74/2965/Eight-1-14-34 Meeting/2014 dated 12.12 .2014
- (III) S.No.-12/2016/119/Eight-1-16-34Meeting/2014 dated 12.01.2016
- (IV) S.No.-13/2016/120/Eight-1-16-34Meeting/2014 Dated 12.01.2016

Specifications for EWS & LIG Housing

1. Structure		
(a)	Ground plus three	<ul style="list-style-type: none"> • <i>Stepped footing in brick masonry for sub-structure.</i> • <i>Preferably Rat Trap Bond in bricks for wall masonry.</i> • <i>RCC lintel band and roof level band for earthquake resistance.</i>
(b)	Above Ground plus three	<ul style="list-style-type: none"> • <i>RCC framed structure.</i> • <i>Preferably Rat Trap Bond in bricks for wall masonry.</i>
2. Roof/Floor		<ul style="list-style-type: none"> • <i>Reinforced Brick Slab or Pre-cast Reinforced Brick Panel for roofing placed over partially pre-cast RCC Joists with screed.</i> • <i>CC flooring.</i>
3. Doors/Windows		<ul style="list-style-type: none"> • <i>For main entrance 35 mm thick flush door with 35x35x5 MS Angle Iron Frame.</i> • <i>T&Z Section window with glass panes.</i>
4. Finishing		<ul style="list-style-type: none"> • <i>Internal plastering.</i> • <i>External walls exposed finish with ordinary colour wash.</i> • <i>Enamel painting on doors/windows.</i>

Note: Above specifications are recommendatory.

EWS using pre-fabricated technology. standards for building construction

1. If the low income group buildings are constructed using pre-fabricated technology as single storey buildings (row-housing), then the area of the plot will be approximately 26 square meters and the built up area will be approximately 17 square meters. , which will have provision for a living room, kitchen/pantry and toilet. The size of the living room will be approximately 140 to 150 square feet, as far as possible, provision for kitchen/pantry will be made in the area of this room.
2. In such single storey buildings, the slabs (slabs of living room, kitchen/pantry and toilet) and lintels will be prefabricated/prestressed, after casting in a separate casting yard, they will be lifted with canes and placed on top of the buildings. will be given. While casting the slab, four steel rings will also be cast at the four corners of the slab, so that the prefabricated slab can be lifted easily from the can.
3. In the construction of single storey buildings, in addition to slabs and lintels, the walls will be constructed in the conventional method in the form of brickwork walls and there will also be provision for one inch thick cement concrete floor in the living room, kitchen/pantry and toilet. Will be done.
4. In single storey buildings, the ceiling height of the room will be about 9 feet and the slab height of the toilet will be 7.5 feet.
5. The general specifications of these buildings are attached, which show detailed information about the various components of the building. Provision of facilities will be made.
6. If cluster housing/multi-storey buildings are constructed instead of single storey buildings, columns, beams, lintels and slabs will be used as prefabricated/prestressed structures after costing in the costing yard. Walls, etc. can be constructed of brickwork as per the conventional construction method.
7. In cluster housing/multi-storey buildings, there will be no need to provide cement concrete flooring in the first floor and floors above, because only prefabricated slabs can be used as flooring.

Attachments: General Specifications

General Specifications

Slab: Slab of Room, Kitchen and Toilet will be prefabricated & pre-stressed.

Walls: All the walls will be 9"/4½" thick Brickwork walls and shall be plastered inside and outside both with 1:6 Cement and fine sand mortar.

Finishing Items:

I) Flooring:

- (a) Room: Average 25 mm thick CC flooring.
- (b) Kitchen: Average 25 mm thick CC flooring.
- (c) Bath-room: Average 25 mm thick CC flooring.
- (d) W.C.: Average 25 mm thick CC flooring.

II) Doors, Windows and Ventilators:

- (a) Door: For main entrance 35 mm thick flush door with 35x35x5 MS angle Iron frame along with 2 Nos. tower bolts of length 6" or 9" as suitable with 2 Nos. handles and 1 No 12" MS aldrop.
- (b) Toilet door will be of flush door panels with angle Iron frame along with 2 Nos. tower bolts and 2 Nos. handles.
- (c) Windows: All windows will be T & Z section.

III) Painting:

- (a) Inside, the unit for wall and ceiling: Two coat white wash for wall and ceiling.
- (b) Outside: Two coat of ordinary colour wash for walls.
- (c) Door and Window frame: Door, window frame should be with one coat primer and one coat of oil paint.

IV) Father

- (a) For toilet 450 mm dado with cement punning.
- (b) For kitchen 150 mm dado with cement punning.
- (c) W.C.- 450 mm high dado in cement punning.

V) Plumbing & Sanitary:

- (a) WC: Indian type of 18" ceramic/mosaic.
- (b) Two number ½" PVC tap of good quality in the toilet.
- (c) One number ½" PVC tap of good quality in the kitchen.
- (d) Soil line, waste water line should be of 4" dia PVC Pipe of 4 Kg/Sq.cm. pressure.
- (e) 4" dia PVC nahani trap with jalli one in toilet & one in kitchen.
- (f) Heavy duty PVC solvent pipe for all water line.

VI) Electrification:

One number fan-hook and PVC conduit pipe in slab.

VII) Pre-cast Kitchen platform of size 450 mm x 1000 mm to be provided in the kitchen.

Chapter-25

Requirements for demolishing the cinema plots or existing cinema halls planned before the creation of the authority and building a cinema hall/multiplex with commercial facilities.

- 25.1 The land use of the cinema plot or the existing cinema hall planned before the creation of the authority, which is part of the layout plan approved at the competent level, will be considered as cinema hall (commercial), even if their land use is shown otherwise in the master plan .
- 25.2 In case the plots planned for the purpose of the cinema hall/land use level of the cinema house is not determined under the master plan, it will be considered as 'Suburban Center (Commercial).
- 25.3 Under the layout plan approved by the competent authority, due to the land use of the plot planned for the cinema hall/existing cinema hall being commercial, the action of land use change will not be necessary, hence land use change fee will not be payable.
- 25.4 Such plots/existing photo galleries if Government Order No. 4218/9-Aa-3-99-42 Miscellaneous/ 99, dated 14.12.2000 as amended Government Order No. 1663/9-Aa-3-01-42 Miscellaneous/ 99, dated 18.04. If they fulfill the requirements laid down in 2001 and Government Order No. 1806/9-A-3-2004-42V/99, dated 08.06.2004 or if a multiplex is proposed in its place by demolishing the existing cinema hall, then permission for multiplex will be given on them. Will happen.
- 25.5 Ground cover and FAR for cinema hall/multiplex. The allowance will be as per the terms and conditions of allotment/lease. If there is no above provision in the lease, then as per the provisions of Building Construction and Development Bye-laws-2008, the maximum ground coverage will be 40 percent and F.A.R. 1.75 would be permissible. Permissible FAR as per the terms of allotment/lease. Or permissible FAR as per building construction and development bye-laws. Purchasable FAR above as per rules. Will be permissible.
- 25.6 Other requirements related to the construction of cinema/multiplex will be as per the prevailing building construction and development bye-laws and relevant government orders.
- 25.7 Municipal order number 1669/11- K.N.-6-2004-Bira-Egg for construction of commercial complex/multiplex including cinema hall by demolishing the existing cinema hall. (36)/99, dated 03.9.2004 and Notification No. S.No.-6-1723/11-2005-twenty-M (36), 3/11-2005-twenty-M (36)/2005, dated 03 It will be mandatory to comply with the provisions of October 2005.

Requirements for construction of multi-dwelling units on residential plots

- 26.1 **General Requirements** (i) Permission for multi-residential units will be given on residential plots in the residential areas proposed in the master plan under the provisions of this bye-law.
- (ii) Under the plans/layout plans developed/approved by the government agencies, permission for multi-residential units will be given as per the provisions of the layout plan. The Development Authority Board will identify such schemes where enhancement/strengthening of infrastructure facilities is possible in relation to the increased density, or where the level of development work is available in relation to the proposed increase in density.
- 26.2 **Area of the plot** The minimum area of the plot will be 150 square meters and the maximum area will be less than 2000 square meters.
- 26.3 **Access Road** Under the schemes/layout plans developed/approved by the government agencies which will be identified by the Development Authority Board, the plot will be located on a minimum 9 meter wide existing road, while the new proposed road will be In residential schemes, the plot will be located on a minimum 12 meter wide road.
- 26.4 **Minimum floor area of residential unit and number of units** The minimum floor area of a residential unit will be 65 square meters and a maximum of 20 units will be allowed in residential plot development. On plots up to 300 square meters, only one residential unit will be allowed on each floor, whereas in plots larger than 300 square meters, one residential unit will be allowed for every 100 square meters after 300 square meters. One additional dwelling unit shall be permitted. The
- 26.5 **Building Max.** maximum height of the building will be 15 meters including stilt floor. up to 300 square meters Construction of stilts and three storeys will be permissible in high altitude plots and construction of stilts and four storeys will be permissible in plots larger than 300 square metres.
- 26.6 **Set-back, Land Cover, F.A.R.** (I) Set-backs in buildings shall be as follows:-

area of plot (Square meter)	Set-back (meters)			
	front	side	side-1	side-2
(a) Row-housing				
from 150 to more than 300	3.0	3.0	—	—
(b) Semi-detached				
over 300 to over 500	1.5	4.5	3.0	—
(c) detached				
from 500 to more than 1000	6.0	6.0	3.0	1.5
Over 1000 to 1500	9.0	6.0	4.5	3.0
More than 1500 Less than 2000	9.0	6.0	6.0	6.0

(II) Ground cover and FAR in buildings. Will be as follows:--

area of plot	Land Cover (percentage)	F.A.R.
from 150 to more than 300	65	1.75
over 300 to over 500	50	1.50
500 to more than 2000 kg	45	1.25

26.7 Parking system

(i) According to the built up area of the residential unit, the following parking provision will have to be made:-

Built up area of residential unit	Number of car spaces equal to each dwelling unit
100 sq.m. to floor area	01
More than 100 to 150 sq.m. to floor area	1.25
150 sq.m. floor area greater than	1.50

(ii) There will be following standards for 'Same Car Space' including circulation area:-

- (a) Parking in open area: 23 sq. meters
- (b) Covered parking: 28 meters
- (c) Parking in basement: 32 square meters

(iii) Stilt floor will be mandatory for parking purposes. Stilts will be used only for parking purposes. There will be no construction of any kind except living room/lift.

26.8 Other requirements

(i) By allowing multi-residential units on the plots as mentioned above.

From the former applicant in Uttar Pradesh, Town planning and development (determination of development fees, Development fee will be deposited as per the provisions of Levy and Collection) Rules, 2014.

(ii) This facility will not be allowed by amalgamating more than one plot of land in planned colonies.

(iii) The density of the concerned colony/area (area covered by the approved layout plan) should be within the maximum density limit prescribed in the Master Plan/Zonal Development Plan, otherwise the units will be constructed only after taking action as per rules by the authority to amend the density. Will be allowed.

(iv) Regarding the structural safety of the building, it will be mandatory to submit the certificate of the structural engineer to the authority at the time of map approval.

(v) Height of the building a. Will be controlled by AERA.'s regulated area, airport funnel zone and other statutory controls (if any), etc.

(vi) Planning, design and construction of buildings as per National Building Code-2005 Part-4 'Fire protection as per the requirements of Fire and Life Safety' Will be done with certainty.

(vii) Other requirements related to building construction will be as per the provisions of building construction and development bye-laws.

(viii) In case of more than four residential units, U.P. The Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the rules and bye-laws made thereunder will be effective.

GUIDELINES FOR THE QUALIFICATIONS AND COMPETENCE OF PROFESSIONALS
(Bye-law no. 1.2.4)

A-1 ESSENTIAL REQUIREMENTS

A-1.1 Every building/development work for which permission is sought under the Code shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the various activities shall be: a) architect, (b) engineer, (c) structural engineer, (d) supervisor, (e) town planner, (f) landscape architect, (g) urban designer, and (h) utility service engineer. Requirements of registration for various professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in A-2.1 to A-2.5. The competence of such registered personnel to carry out various activities is also indicated in A-2.1.1 to A-2.5.1.

A-2 REQUIREMENTS FOR REGISTRATION AND COMPETENCE OF PROFESSIONALS

A-2.1 Architect

The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture.

A-2.1.1 The registered architect shall be competent to carryout the work related to the building/development permit as given below:

- a) All plans and information connected with building permit except engineering services of multistoreyed/special buildings.
- b) Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.
- c) Preparation of sub-division/layout plans and related information connected with development permit of area up to 1 hectare for metro-cities and 2 hectare for other places.
- d) Issuing certificate of supervision for development of land of area up to 1 hectare for metro-cities and 2 hectare for other places.

A-2.2 Engineer

The minimum qualifications for an engineer shall be graduate in civil engineering/architectural engineering of recognized Indian or foreign university, or the Member of Civil Engineering Division/Architectural Engineering Division of the Institution of Engineers (India) or the statutory body governing such profession, as and when established.

A-2.2.1 Competence

The registered engineer shall be competent to carryout the work related to the building/development permit as given below:

- a) All plans and information connected with building permit;
- b) Structural details and calculations of buildings on plot up to 500 m² and up to 5 storeys or 16 m in height

- c) Issuing certificate of supervision and completion for all buildings;
- d) Preparation of all service plans and related information connected with development permit; and
- e) Issuing certificate of supervision for development of land for all area.

A-2.3 Structural Engineer

The minimum qualifications for a structural engineer shall be graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India), and with minimum 3 years experience in structural engineering practice with designing and field work.

NOTE- The 3 years experience shall be relaxed to 2 years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

A-2.3.1 Competence

The registered structural engineer shall be competent to prepare the structural design, calculations and details for all buildings and supervision.

A-2.3.1.1 In case of buildings having special structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in A-2.2.1(b) and A-2.4.1(a) shall be designed only by structural engineers.

A-2.4 Supervisor

The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of India plus 5 years experience in building design, construction and supervision.

A-2.4.1 Competence

The registered supervisor shall be competent to carryout the work related to the building permit as given below:

- a) All plans and related information connected with building permit for residential buildings on plot up to 100 m² and up to two storeys or 7.5 m in height; and
- b) Issuing certificate of supervision for buildings as per (a)

A-2.5 Town Planner

The minimum qualification for a town planner shall be graduate or post-graduate degree in town and country planning with Associate Membership of the Institute of Town Planners.

A-2.5.1 Competence

The registered town planner shall be competent to carryout the work related to the development permit as given below;

- a) Preparation of plans for land sub-division/layout and related information connected with development permit for all areas.
- b) Issuing of certificate of supervision for development of land of all areas.

NOTE- However, for land layouts for development permit above 5 hectare in area, landscape architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/drainage, electrification, etc. the registered engineers for utility services shall be associated.

A-2.6 Landscape Architect

The minimum qualification for a landscape architect shall be the bachelor or master's degree in landscape architecture or equivalent from recognized Indian or foreign university.

A-2.6.1. Competence

The registered landscape Architect shall be competent to carryout the work related to landscape design for building development permit for land areas 5 hectares and above. In case of metro-cities, this limit of land area shall be 2 hectares and above.

Note: For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.

A-2.7 Urban Designer

The minimum qualification for an urban designer shall be master's degree in urban design or equivalent from recognized Indian or foreign university.

A-2.7.1 Competence

The registered urban designer shall be competent to carryout the work related to the building permit for urban design for land areas more than 5 hectares and campur area more than 2 hectares. He/She shall also be competent to carryout the work of urban renewal for all areas.

Note: For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired urban design.

A-2.8 Engineers for Utility Services

For multi-storeyed/special buildings the work of building and plumbing services shall be executed under the planning, design and supervision of competent personnel. The qualification for registered mechanical engineer (including HVAC), electrical engineer and plumbing engineers for carrying out the work of Air-conditioning, Heating and Mechanical Ventilation, Electrical Installations, Lifts and Escalators and Water Supply, Drainage, Sanitation and Gas Supply installation respectively shall be as given in Part 8 'Building Services' and Part 9 'Plumbing Services' of National Building Code, 2005 or as decided by the Authority taking into account practices of the National Professional bodies dealing with the specialist engineering services.

A-3 BUILDER/CONSTRUCTOR ENTITY

The minimum qualification and competence for the builder/constructor entity for various categories of building and infrastructural development shall be as decided by the Authority to ensure compliance of quality, safety and construction practices as required under the National Building Code, 2005.

**Process for obtaining completion certificate under Section 15A
of Uttar Pradesh City Planning and Development Act, 1973
(Bye-law No. 2.1.8 and 3.1.8)**

1. Classification
 - (I) "Form-A" for "Residential Building"
State Note: It will not be necessary to obtain completion certificate for residential building on plots of area less than 300 square meters.
 - (II) "Form-B" for "Group housing, commercial and multi-storey buildings".
 - (III) "Form-C" for all types of buildings except residential buildings, group housing, commercial and multi-storey buildings.
 - (IV) "ने-साहत ज्ञान" हेतू "FORM-4" 1
2. Deposit of records
 - The authority issues, through a licensed person, three copies of the completion map on the prescribed form and a notice of completion in duplicate along with the following records:-
 - (i) Buildings more than four storeys or 15 meters and more high and special buildings such as educational, assembly, institutional, industrial, storage and buildings with critical 3 uses and buildings with 3 related uses i.e. mixed residences, whose land cover is more than 500 square meters. No objection certificate from the competent authority from the point of view of fire safety.
 - (ii) Certificate from a person licensed by the authority regarding structural stability and safety of buildings more than three storeys high including the ground floor.
3. Testing and testing
 - On receipt of the application for completion certificate, the selected notices will be examined on "random basis" as per the procedure prescribed from time to time for different categories of buildings by the Vice President or the officer authorized by him within a maximum of 07 working days, but for commercial, multi-storey and The notices of all the buildings of group housing will be checked/examined. Buildings other than commercial and group housing will not be tested/inspected until the percentage determination and "random selection" process is determined by the authority.
4. Completion Certificate
 - If the development work is found as per the approved map based on the report or investigation of the licensed person/architect, the completion certificate will be issued by the Vice President or the officer authorized by him within 01 working day at the place specified in the form.
5. Rejection of completion certificate
 - In case the development/construction is not found on the spot as per the approved or mitigated map after checking/testing within a maximum of seven working days of receiving the application for completion certificate, the application for completion certificate will be rejected by the Vice President or the officer authorized by him. Any person who is interested in conducting the necessary research will be informed within 08 days. In case of not doing so, the completion certificate will be deemed approved by the authority.

6. **Review of Rejection**

In case the applicant is dissatisfied with the reasons for rejection, he can apply for revision along with the grounds and reasons for revision before the Vice President or the officer authorized by him within 6 weeks from the date of notice of rejection.
7. **Re-application for completion**

certificate: In case of rejection of the completion certificate, a new application can be submitted again after resolving the reasons for rejection.
8. **Appeal**

Within 30 days from the date of issue of the order of rejection, an appeal can be made by the affected person before the Chairman, on which, after giving adequate opportunity of being heard to the representative of the Appellant and, if necessary, the Vice Chairman, he decides to cancel the appeal or make necessary amendments or Can direct to issue completion certificate with restrictions.

Requirements for installation of solar water heating plant
(Bye-law No. 3.11.7)

1.1 Applicability: Solar water heater plant will be installed for heating water in any proposed building construction of low nature:-

- (I) Hospital and nursing home
- (II) Hotel
- (III) Guest house
- (IV) Rest house
- (V) Hostel
- (VI) Colleges / Universities / Technical Institutions / Training Centers
- (VII) Barracks of Armed Forces/Para-Military Forces and Police Forces
- (VIII) Community centres, banquet halls, wedding processions and other buildings of similar use.
- (IX) Residential buildings of area 500 square meters and more.

1.2 Construction permit In buildings of the above nature, construction permission will be given only if there is a provision for heat-insulating pipes from the roof to the various distribution points where hot water is required in the design of the building and there is a suitable place for a solar water heater plant on the roof of the building. The load bearing capacity of the roof should be minimum 50 kg per square meter and there should be open space available for installation of the plant on the roof of the building so that sunlight can be received directly.

1.3 Capacity and parameters of the plant The minimum capacity of the plant for heating water with solar water heater for bathroom and kitchen should be 25 liters per day per person, provided that only a maximum of 50 percent of the roof area is used for solar energy plant.

1.4 Specifications Solar Water Heating Plant and System "Bureau of Indian Standards" (B.I.S.) Specifications I.S. 12933 and wherever there is a need for continuous flow of water, provision for electricity or other arrangements can be made to heat water with solar energy system.

Pathfinder/warning indicator flooring

material (Bye-law No. 11.3.1 and 11.4.1)

A material with distinct colors or elements that are distinguishable from ordinary flooring material and are clearly visible for providing guidance to persons with poor vision is called "guidance or warning sign material". Materials with different textures, when walked on with a stick, make sounds/sounds indicating sensation/consciousness. These navigation/warning indicator flooring materials provide direction or warning to the person walking on it. This flooring material will be installed in the following areas:-

- (a) On the access road leading to the building and parking lot.
- (b) Near the information board, reception hall, lift, staircase area, in the place and area where disabled persons get in and out of the vehicle.
- (c) At the very beginning or end of footpaths adjacent to vehicular traffic routes.
- (d) At such places where there is a sudden rise and fall in the level, or at the beginning and end of the slope.
- (e) Immediately in front of the entry/exit gate and at the points of alighting from the vehicle.

Proper signage: Proper identification of special facilities inside the building for disabled persons should be done through proper signage. People with weak vision resort to other senses like hearing and touch to compensate for the lack of vision, while visual cues are beneficial for those who have weak hearing.

The signs should be placed in arrow shape and at arrow locations (not less than 20 cm high) using appropriately sized letters, so that they can be easily read and understood. For persons with weak eyesight, information boards in Braille script will be placed at appropriate height on the wall and there will be an easy way to reach near them. From the point of view of safe movement, there will not be any sign posted which could create any hindrance in commuting. Public address system should also be arranged in busy crowded public places.

All symbols/notifications shall be displayed in distinct and bright colours, so that persons with poor vision can distinguish between the primary colours. International symbols for wheelchairs, handicapped, accessible lifts, toilets, stairs and parking areas will be displayed.

Format of application form for development/redevelopment
(Bye-law no. 2.1.1)

To,

Vice President,
Development Authority,

.....

Sir,

I hereby submit this application (in duplicate) that I am willing to do
development/ in Sajra No. Plot
redevelopment No. City Colony/Road Mohalla/Market and apply as per relevant bye-law
number 2.1.1 of the building bye-laws and I also attach hereto the maps and specifications
(items 1 to 6) in quadruplicate, signed by me, and the number of the letters)
licensed technical person (in bold (name of the person who will supervise the
development work) and each Enclose the details/form (items 7 to 9).

1. Key Plan
 2. Site Plan
 3. Map of situation in the master plan
 4. Trial Balance Map
 5. Services Plan
 6. Specifications
 7. Ownership Certificate
 8. Certified copy of application fee 9.
- Necessary information and documents

I request that the plan be approved and permission be given to develop
the land.

owner's signature
owner name
(in bold letters)
owner address

Date:

Notice to start land development work
(Bye-law No. 2.1.6)

To,

.....
development Authority,

.....

Cow,

I hereby certify that the development work of the land which is situated
in Colony/ on Khasra No. Plot No.
Road City Date (Name), Date. The work will be started as per your
Mohalla/ approval letter and map number which will be inspected by
Market the licensed technical person of licensed number.

owner's signature

owner name

(in block letters)

owner address

Date :

place :

Form-D

Application form for completion certificate of configuration map

(Bye-law no. 2.1.8)

..... development Authority

Part-A

1. (I) Name of the applicant
(II) Present address
2. **Khasra/plot number and**
Name of the scheme / Mohalla / Ward
3. Area of the plot (in square metres)
4. Permissible land use
(1) Date of configuration map approval
(II) Permit number
(III) If mitigation of unauthorized
development has been done, then attach
a copy of the mitigation order giving
details of the receipt number and date of
deposit of mitigation fee.
.....
5. **Land use details:**

serial number	land use category	As per approved map		advanced		deviation	
		Area (mm)	percentage	Area (mm)	percentage	Area (mm)	percentage
1	2	3	4	5	6	7	8
I	residential						
II	commercial						
III	Other						
IV	parks and open spaces						
v	roads and streets						

6. Status of facilities:

serial number	facilities	Provision in approved map		Provision in Completion Map			
		Number	Area (mm)	full		incomplete	
				Number	Area (mm)	Number	Area (mm)
(I)	Primary school						
(II)	Higher Secondary School						
(III)	Degree College						
(IV)	Dispensary						
(V)	Hospital						
(VI)	Post Office						
(VII)	Community Center						
(VIII)	Police Station						
(IX)	Fire Station						
(X)	Telephone exchange						
(XI)	Bus station						
(XII)	Taxi stand						
(XIII)	Public facilities						
(XIV)	Other facilities						

7. Mark the following development work configuration on the map:-

- (1) Roads
- (II) Road side plantation (arboriculture)
- (III) Culvert
- (IV) Road lighting system
- (V) Drinking water distribution system in which sluice-valves, air valves, fire hydrants are shown and the diameter of underground water channels is indicated.
- (VI) Position of over head tanks and underground reservoirs and their capacity, number of pumps and their capacity.
- (VII) Sewer system including diameter of pipes, location of main holes, gully pits giving invert labels.
- (VIII) Location of sewage pumping station, its capacity and number and capacity of pumps (if the developer The said development has been done by)
- (IX) Arrangement for drainage of rain water.
- (X) Power supply system including transformers and 11 KVA. The location of the sub-station and the quality of transfer should be mentioned.
- (XI) Details of connecting the sewer to the trunk sewer line of the Internal Disposal-Vikara Authority/ Vagabond and Vikara Council/Local Body etc.

(XII) Ground water recharging system.

8. Position/arrangement of connection with the city's infrastructure system:

(I) Roads

(II) Drainage of water (arrangement for connecting to trunk drain)

(III) Arrangement of drinking water (connection arrangement with water institute/development authority/local body etc.)

(IV) Electrical system (condition of connection to 33 KVA/11 KVA line and condition of transformer)

(V) Position of connection to sewer/trunk sewer.

9. Internal changes in configuration map

(I) Is/is not under the bye-laws Yes/No

(II) If it is contrary to the bye-laws, it has been mitigated. Yes/No

Or

The revised song has been revised. (If yes, attach certificate) Yes/No

10. Information regarding the standards and specifications of the development works:

There has been no deviation in the standards and specifications of the development works approved along with the configuration map.

Or

There is deviation in the standards and specifications of development works, approval of which is obtained from the concerned department, has been done (certificate attached) there is no longer any deviation which is acceptable to the competent authority Not accepted.

applicant's certificate

Certified that the above details are true to the best of my/our personal knowledge.

The land use distribution in the configuration map is as per the map approved by the authority. All facilities and Vikara work is as per contract! WHEREFORE I / US COMPLETION CERTIFICATE OF THE ABOVE DESCRIBED LAY-OUT PLAN be issued.

Attachment Records:

- 1.
- 2.
- 3.

Date:

Signature of the authorized applicant for the application

Note: The above information will be given only by the person authorized for the application. to be authorized Certificate will be attached.

Part B

**Certificate of Registered Architect/Town
 Planner (for layout map)**

I Mr./Mrs. (Name of the applicant). Ward based area/plan
 inspection date of and all the information given above was given at
 After investigation, they were found to be correct. My investigation report in this context is as

follows:- All development works of (name of authority). specifications, predetermined by the development authority
 And are in accordance with the accepted standards and

Or

The plan developed is in accordance with the layout map/applicable bye-laws approved by the development
 authority.

Or

There is a deviation from the approved configuration map in the developed plan which has been
 marked at serial no. 9 and the mitigable deviation has been rectified.

In such a situation, a completion certificate is issued and a free recommendation is given.

Signature:

Registered Architect/Town Planner

Name Address

License number.

License validity period

Date

Part C

**Certificate of registered licensed person regarding rainwater harvesting
 (for configuration map)**

Development of provision for rainwater harvesting (ground water recharging system) in the developed plan.
 The Vinyara Gaanchitra approved by the Authority is in accordance with the applicable bye-laws.

Signature:

registered licensed person

Name Address

License number.

License validity period.

Date

Part D

Development Authority's comments and completion certificate

(to be issued on the photocopy of Part 'A', 'B' and 'C' of the application form)

..... Shri. (Designation) ... dated ... has been done by the Development Authority and has been found correct as per the layout map approved by the Authority. Therefore, completion certificate is issued as per Section 15 A (2) of Uttar Pradesh City Planning and Development Act-1973.

Signature.....

Designation

Office

Seal Date

Appendix-4

Format of affidavit for application for construction/reconstruction or alteration in the building

(Bye-law No. 3.1.2)

To,

Sir,

i plot number ----- sajra number -----
 at/in building number ----- locality/market -----
 Colony/Street ----- City ----- build in
 Or I apply for change under Building Construction Bye-law No. 3.1.2 and for this the
 following map and specifications (item no. 1 to 4) in 4 copies which are made by me and the licensed
 technical person ----- (name in bold letters) ----- Licensed
 Number ----- Who will supervise this construction, and other
 declarations and required forms are attached (item no. 5 and 6).

1. Site Map
2. Mawan Manavitra
3. Map for services
4. General Specifications
5. Land Ownership Certificate
6. Photocopy of receipt of application fee

Please approve the above mentioned construction and grant permission to carry out the work.
 Try to do it.

Signature of the owner- -----

owner name -----

owner address -----

Date : -----

Form for giving notice to start building construction

(Bye-law No. 3.1.6)

To,

Sir,

I certify that the work of demolition in the ----- Number -----
----- colony/road city located in ----- Located in the locality/ -----
----- my ----- market The construction, reconstruction, alteration
building number will commence on ----- is done by
the date, Ravikirad Ganchitra ----- you as per the license under the supervision of the licensed
number ----- Sajra ----- technical person.
no. Name -----

signature of building owner -----

name of building owner -----

Building owner's address -----

Date : -----

Form-'A'

Application form for completion certificate of residential building
 (Only for residential building on plot area more than 300 square meters)
 (Bye-law no. 3.1.8)
 development Authority

Part A

1. (I) Name of the applicant
 - (II) Present address
 2. Plot number and name of the scheme / locality / ward number
 3. Area of the plot (in square meters)
 4. Permissible use of the building
 5. (1) Date of building map approval
 - (II) Permit number
 - (III) If it is automatically approved, then
 along with the details of that
 provision, also give other relevant details
 so that it can be proved that this
 case is covered by the automatically
 approved provision and the prescribed conditions
 have been fulfilled.
 6. (1) If there is any unauthorized construction
 to be mitigated, then mention
 the number and date of approval
 of the mitigation plan.
 - (II) Attach the date/dates of payment of
 mitigation fee and receipt number/numbers and a
 certified copy of the mitigation map.
- Receipt number :
- Date :

7. Construction status: (Constructor should give details as per approved map/shamag map as applicable)

number 1	provision	permissible	made	Accepted/Mitigated
	2	3	4	5

7.1 Set back (in metres)

- (a) in front
- (b) behind
- (c) right
- (d) left

7.2 Basement (area in square meters)

7.3 Facilities (Yes/No)

- (a) water supply (is/isn't)
- (b) excretion (is/isn't)
- (c) drainage (is/isn't)
- (d) power supply (is/isn't)
- (f) Rooftop rainwater harvesting system (is/isn't)
- (g) Solar water heating plant (in plots with area more than 500 sq.m.) (is/isn't)

7.4 Internal changes in the building:-

- (a) Under building bye-laws yes/no
- (b) If it is contrary to the bye-laws, it has been mitigated. yes/no

8. Certified that the above details are true to the best of my/our personal knowledge. There is no unauthorized construction which has not been mitigated. Therefore, completion certificate should be issued for the construction done on the said building.

Attachment Records:

- 1.
- 2.
- 3.

Date

official purpose
 Signature of the applicant
 (With certificate of authorisation)

Appendix-6
 ((Form-'A)' Page 3/4)

Certificate of Registered Architect/Engineer (for residential building)

Part B

I inspected Mr./Mrs. Building No.-(with address) on date. — — — — **All the**
 — — — — (Applicant's Name) at — — — — — — — — information given above has been found to be
 correct after investigation. The findings of my investigation are,as follows:-

(1) The constructed building is as per the map/approved mitigation map approved by the Development Authority.

Or

(II) Approved map of the constructed building. Or the deviation from the approved mitigation map is marked at number 7.

Or

(III) The part of the constructed building which was not suitable for mitigation has been demolished.

The remaining construction is as per the approved map/

mitigation map. In the above situation, it is recommended to issue completion certificate.

Signature:
 Registered Architect/Engineer
 Name Address

Council of Architecture
 Registration Number/License of
 Number
 License validity period

Date :

Part-C

Certificate of registered licensed person regarding rainwater harvesting
 (For residential building)

Provision for rainwater harvesting (Roop Top Rainwater Harvesting System) in the constructed building has been made as per the building map/applicable bye-laws approved by the Development Authority.

Signature:
 registered licensed person
 Name Address
 license number

Date

Part D

Development Authority's comments and completion certificate: (To be issued on the photocopy of Part 'A', 'B' and 'C' of the application form)

— — — — — The above certificate given in relation to the building constructed — — — — —
on the plot number situated in the Ward / Scheme / Mohalla / Sector has been — — — — —
tested — — — — — by Shri (Designation) Development Authority and has been found to be correct
as per the map approved by the Authority. Therefore, completion certificate is issued as per
Section 15A (2) of Uttar Pradesh City Planning and Development Act-1973.

Or

Site inspection/verification is not required due to the following reasons, hence completion certificate is issued on the basis of the certificate submitted by the architect/engineer: :

1.
2.

Signature- — — — — —

Designation — — — — —

seal of office : — — — — —

Date — — — — —

Form-- "B"

Application form for completion certificate of group housing, commercial and multi-storey building
(Bye-law No. 3.1.8)

..... Development Authority

Part A

1. (I) The name of the applicant -----
(II) Current address -----
2. **Plot number and plan** -----
Name / Mohalla / Ward -----
3. Area of the plot (in square meters) -----
4. Permissible use of the building -----
5. (I) Date of building map approval -----
(II) Permit number -----
(III) If it is automatically approved,
then the details of the
provision: If the notice of rejection
of building map is not given within
the stipulated period from the date
of submission of
building map – attach the date of map
submission, receipt number and certified copy
of the receipt: -----
6. (1) If mitigation of unauthorized construction has
been done, attach a copy of the mitigation map. -----
(II) Attach the date of payment of compounding fee,
receipt number and certified copy of the receipt. -----

7. Construction status:

number provision		permissible	made	Accepted/Mitigated Deviation
1	2	3	4	5

7.1 Land Cover (Percentage)

7.2 FAR

7.3 Set back (distance in metres)

(a) in front

(b) behind

(c) right

(d) left

number 1	provision 2	allowed 3	built 4	Accepted/Mitigated Deviation 5

- 7.4 (a) Basement area in mm. In)
- 7.4 (b) use of basement
- 7.5 Retal floor
- (a) area
- (b) use
- 7.6 Parking (area in cm)
- 7.7 Height of building (in metres)
- 7.8 Number of floors
8. Work related to fire fighting
(Enclose certificate of completeness of fire fighting system from the Chief Fire Officer)
9. Facilities should be shown on the map:
- (a) water supply
- (b) excretion
- (c) drainage
- (d) Solar water plant
- (e) power supply
- (f) lift
(Attach certificate of completion of lift from Chief Electrical Inspector, Uttar Pradesh)
10. Garvage Shoot (Yes/No)
11. In case of being situated in aviation area
aviation lights Rainwater harvesting
12. system is installed/not installed (Attach certificate of registered licensed technical person) (Yes/No)
13. Internal changes in the building:
- (a) Under the bye-laws. is/isn't
- (b) If contrary to the bye-laws,
It has been extinguished. yes/no

Certified that the above details are true to the best of my/our personal knowledge. Applicable
There is no unauthorized construction under the building bye-laws which has not been mitigated. Therefore the said plot
Completion certificate should be issued for the construction done.

Attachment Records:

- Signature of the authorized applicant for the application
- (including certificate of authorisation)
-

Date

Comment :- 1. The above information is woven by the Government and is officially published by the Government of India. to be authorized

Certificate will be attached. 2..

Separate applications will have to be submitted for each block in the building complex.

Part-B

Certificate of registered architect/engineer (for
group housing/commercial and multi-storey buildings)

It is certified that Shri/Smt. Plot no. of (name of applicant).
Land record number — — — — — building number located at — — — — — or
The construction/reconstruction/alteration/addition work was done under my supervision. All the information given
above is correct. My comments in this context are as follows:-

The constructed building is as per the applicable bye-laws and approved map/approved mitigation map.

Or

The deviation in the constructed building from the approved map or approved mitigation map will be mentioned at number 7.
Has been marked.

The building is suitable for the purpose for which it is constructed/renovated/altered. Its quality is
of high class and it is safe on the basis of structure. The building is completely suitable for habitation.
And is safe.

Therefore, it is recommended to issue completion certificate.

Signature: Registered Architect/Engineer

Name Address

Council of Architects

Registration/License Number

Period of license validity.

Date

Part-C

Certificate of registered licensed person regarding rainwater harvesting
(For group housing/commercial and multi-storey buildings)

Provision for rainwater harvesting (rooftop rainwater harvesting system) in the constructed building has been
made as per the building map/applicable bye-laws approved by the development authority.

Signature:

registered licensed person

Name Address

License number.

Date

Appendix-6

((Form-'B') 'Page 4/4)

Part D

Development Authority's comments and completion certificate: (To be issued on photocopy of parts 'A', 'B' and 'C' of the application form)

— — — — — The above certificate given in relation to the plot number of — — — — — the constructed building located in the Ward / Scheme / Mohalla / Sector has been tested — — — — — Authority on Shri (Designation) date and the construction work has been found by the — — — — — to be correct as per the map approved by the Authority. . Therefore, completion certificate is issued as per Section 15A (2) of Uttar Pradesh City Planning and Development Act, 1973.

Signature:
seal of
designation office

Date

Form-"S"

Completion of buildings other than residential, group housing, commercial and multi-storey buildings.

Application form for certificate

(bye-law no. 3.1.8)

..... development Authority

Part A

1. (I) Name of the applicant -----
 (II) Present address -----
2. **Plot number and plan** -----
 Name / Mohalla / Ward -----
3. Area of the plot (in square meters) -----
4. Permissible Use -----
5. (I) Date of building map approval -----
 (II) Permit number -----
 (III) If automatically approved, then -----
 the details of the provision:
 If the notice of rejection of the
 building map is not given within the
 prescribed period from the date of
 submission of the building
 map: Attach the date of submission
 of the map, receipt number
 and certified copy of the receipt. -----
6. (1) If the unauthorized construction has been -----
 mitigated, attach a copy of the mitigation letter. -----
 (II) -----
 (III) ----- **and attach its certified copy** -----

7. Creation Free Status:

serial number	provision	permissible	made	Accepted / mitigated
1	2	3	4	5

7.1 Land Cover (Percentage)

7.2 FAR

7.3 Set back (distance in metres)

(a) in front

(b) behind

(c) right

(d) left

(y) Basement (area mm.)

7.4 Facilities

(a) water supply

are/not

(b) excretion

are/not

(c) drainage

Yes /No

(d) power supply

are/not

8. internal changes in the building

(a) within the bye-laws,

yes/no

(b) if contrary to the bye-laws, its

Mitigation has been done.

yes/no

9. Certified that the above details are true to the best of my/our personal knowledge. There is no unauthorized construction under the applicable building bye-laws which has not been mitigated. Therefore, completion certificate should be issued for the construction done on the said plot.

Attachment Records:

1.

2.

3.

Date

Authorized applicant for application

Signature of (with certificate)

- Comment :-
1. The said information will be given only by the person authorized for the application, being authorized Certificate should be attached.
 2. Separate applications will have to be submitted for each block in the building complex.

Appendix-6
((Form- 'S') 'Page 3/4)

Part-B

Certificate of Registered Architect/Engineer (for
buildings other than residential, group housing, commercial buildings, multi-
storey buildings)

It is certified that the construction/reconstruction/ work of building number situated
alteration/addition the plot of Shri/ on
Smt. number/Khasra number (name of the applicant) was done under my supervision. All the information given
above is correct. My comments in this context are as follows:-

The constructed building is as per the applicable bye-laws and the map/approved mitigation map approved by the development
authority.

Or

Approved map of constructed building. Or the deviation from the approved/mitigation map
is marked at number 7.

The building is suitable for the purpose for which it is constructed/renovated/altered. Its quality
is of high class and the structure is safe. The building is completely suitable and safe for residence.

In the above situation it is recommended to issue completion certificate.

Signature
Name Address
Registration Number of
Council of Architecture/
License Number
License Validity Period

Date

Part C

Certificate of registered licensed person regarding rainwater harvesting
(For buildings other than residential, group housing, commercial buildings, multi-storey buildings)

Provision for rainwater harvesting (roof top rainwater harvesting system) in the constructed building has been
made as per the building map/applicable bye-laws approved by the development authority.

Signature:
registered licensed person
Name Address
License number.

Date

Appendix-6
((Form-'S') 'Page 4/4)

Part D

Development Authority's comments and completion certificate:
(To be issued on photocopy of Part 'A', 'B' and 'C' of the application form)

— — — — — The above certificate given in relation to the building constructed — — — — —
on the plot number situated in the Ward / Scheme / Mohalla / Sector has been — — — — — on date
— — — — — tested by Shri Development Authority — — — — — (designation) and the development work
was found to be correct as per the building map approved by the Authority. Is. Therefore,
completion certificate is issued under Section 15A (2) of Uttar Pradesh City Planning and Development
Act, 1973.

Signature.
seal of
designation office

Date.

**STRUCTURAL SAFETY AND NATURAL HAZARD PROTECTION OF BUILDINGS
(Bye-law No.-13.1)**

1. 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 use of unreinforced Masonry (third revision)” Indian Standards Institution, March 1981
2. IS : 1904 –1978 “Code of Practice for Structural Safety of Buildings : Foundations” 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 Timber in Building”, Indian Standards Institution, March, 1967
6. **IS 875 (Part 2) : 1987 “Code of Practice for design loads (other than earthquake) for building and structures : Part 2 Imposed loads (Second revision)**
7. **IS 875 (Part 3) : 1988 “Code of Practice for design loads (other than earthquake) for building and structures : Part 3 Wind loads (Second revision)**
8. **IS 875 (Part 5) : 1987 “Code of Practice for design loads (other than earthquake) for building and structures : Part 5 Special loads and load combinations (Second revision)**

Besides, any other relevant Indian Standards will need to be referred to.

b) For Earthquake Protection

1. IS : 1893 (**Part 1**) “Criteria for Earthquake Resistant Design of Structures ; **General Provisions and Buildings Part 1**(fifth Revision)”
2. IS : 13920-1993 “Ductile Detailing of Reinforced Concrete Structures subjected to Seismic forces- Code of Practice” November 1993
3. IS : 4326-1993 “Code of Practice for Earthquake Resistant Design and Construction of Buildings (Second Revision)” October 1993
4. IS : 13828-1993 “ Improving Earthquake Resistance of Low Strength Masonary Buildings – Guidelines “ August 1993
5. IS : 13827-1993 “ Improving Earthquake Resistance of Earthen Buildings – Guidelines “ October 1993
6. IS : 13935-1993 “ Repair and Seismic Strengthening of Buildings – Guidelines“ November 1993

7. “ Improving Earthquake Resistance of Buildings – Guidelines “ by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998
8. The National Building Code of India-2005
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 & 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 the building plans by the concerned local authority.

BUILDING INFORMATION SCHEDULE
(Bye-law No. 13.2)

(page-1/2)

1.	Building Address	Plot No.	Scheme/Colony	Town	District
2.	Building function & Locations				
2.1	Use	Institutional	Commercial	Industrial	
2.2	Importance	Ordinary	Important	Hazardous	IS:1893
2.3	Seismic Zone (Design Intensity Used)	V(IX)	IV(VIII)	III(VII)	II(VI) IS:1893
3.	Design EQ Factor IS:1893	<input type="checkbox"/> 0=.....	I=	<input type="checkbox"/>	Ohnn=
4.	Foundation				
4.1	Soil type at site (Note 2)	Rock/stiff	Medium # Soft	Liquefiable	Expensive (B.C.) IS:1904
4.2	Type of Foundation	Strip	Indiv.Col.	Fottings/Raft	Bearing Piles Friction Piles IS:1893
5. Load Bearing Wall Buildings					
5.1 Building Category A(<input type="checkbox"/> h _l <.05) B(<input type="checkbox"/> h=.05 to .06) C(<input type="checkbox"/> h.06 to <.08) D(<input type="checkbox"/> h .08 to <0.12) E (<input type="checkbox"/> h >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	R.C.slabs	Stone slabs on joists	Prefab flooring elements	
5.5	Roof structure	Flat like floors/ pitched	Trussed/ Raftered / A Frame/ Slopping	R.C. Slab	
5.6	Roof covering	CGI Sheeting	AC sheeting	Clay tiles/Slate	Wood shingle
5.7	Opening in walls	Control used on sizes ?	Control used on location ?	Strengthening around ?	IS:4326
		Yes/No/NA	Yes/No/NA	Yes/No/NA	IS:13828
5.8	Bands Provided	Plinth Band	Lintel Band	Roof/Eave Band	Gable Band Ridge Band -do-
5.9	Vertical Bars	At corners of rooms	At jambs of openings		-do-
5.10	Stiffening of Prefab Floors/Roofs	R.C. screed & Band	Peripheral band and connectors	Diagonal planks and around band	IS:4326

6.	Steel / R.C. frame buildings				
6.1	Building Shape	Both axes near symmetrical	One axis near symmetrical / Unsymmetrical	(Torsion considered)	
6.2	Infills / partitions	Out of plane stability check? Yes/ No	In Plane stiffness considered? Yes/ No	IS:1893,IS:4326	
6.3	Ductile Detailing of RC Frames	Beams ?	Columns ?	Beam column Joint ?	Sheer Walls? IS:13920
		YES / NO	YES / NO	YES / NO	YES / NO
6.4	Ductile Detailing of Steel Frames	Beams ?	Columns ?	Beam Column Joint ?	SP6(6)
		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 (IS:2131-1981).
3. * Means any other, specify.
4. C= Cement, S= Sand, L= Lime

The above information is factually correct.

Signature of Owner with date

Signature of the Engineer who will Supervise the construction

Name (Block).....

Name (Block)..... Address:

Legible Seal:

(with address)

Signature of the Architect who had Supervised the construction

Name (Block).....

COA Registration No.....

Legible Seal :

(with address)

CERTIFICATE

(Bye-law No. 13.2)

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

1. Certified that the building plans submitted for approval also satisfy the safety requirements as stipulated in the Indian Standard, Codes, guidelines and documents specified in the Annexure-I of the Building Bye-Laws 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 graduate Civil Engineer along with Post Graduate Diploma or Degree in Structural Engineering from a recognized University.

3. **Location/Address of Building**

Plot No.....
Scheme/Colony.....
Town.....
District.....

4. **Particulars of Building**

1. Ground Coverage (sq mt)
2. Total covered area(sq mt)
3. Maximum Numbers of Floors above ground.

Signature of Owner with date

Name (Block).....
(Block).....

Address :

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

**Signature of the Structural Engineer
who had prepared the design with date**

Name

Legible Seal: (with address)

**Signature of the Architect who had
Prepared the design with date**

Name (Block).....
COA Registration No.....
Legible Seal (with address)

(Certificate to be given in each building plan to be submitted for sanction)

(Bye-law No. 13.2)

It is hereby certified that the structural and foundation design of the building for which map and plans are submitted for approval satisfy the safety requirements as stipulated in the relevant India Standard Codes, National Building Code, guide lines and documents specified in Annexure-1 Building Bye-Laws.

Signature of Ower with date	Signature of the Structural Engineer who had prepared the Design with date	Signature of the Architect who had Prepared the design with date
Name(Block)..... Address:.....	Name Block)..... Legible Seal: (With address)	Name (Block)..... COA Registration No..... Legible Sell(with address)

CERTIFICATE
(Bye-law No. 13.4)

(To be submitted with the application for obtaining completion 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 Annexure-1 of Building Bye-Laws in respect of Structural Safety in general and National hazards including earthquake in particular.
2. It is also certified that the Building has been constructed as per approved foundation and structural designs provided by the Structural Engineer which are certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.
3. **Location/Address of Building**
Plot No.....
Scheme/Colony.....
Town.....
District.....
4. **Particulars of Building**
 1. Ground Coverage (sq mt)
 2. Total covered area(sq mt)
 3. Maximum Numbers of Floors above ground.

Signature of Owner with date

Name (Block).....
Address:
.....
.....

Signature of the Architect who had Supervised the construction

Name (Block).....

COA Registration No.....
Legible Seal
(with address)

Signature of the Engineer who had Supervised the construction

**Name (Block).....
Legible Seal: (with address)**

Qualifications of 'Structural Engineers' on the basis of construction work and earthquake zone (Bye-law No. 13.5)

category of work	Category wise limit of construction works for which the engineers specified in columns 4 and 5 will be authorized to do structural design.	earthquake zone in which the construction will be located	Minimum experience (in years) for Authorized Structural Engineer in supervision of design and construction of multi-storey buildings and related infrastructure facilities.		other details
			For Graduate Civil Engineer For	Post Graduate Structural Engineer	
1	2	3	4	5	6
(a)	For infrastructure facilities up to a maximum of 4 storeys or 12 square meter height or 2500 square meter covered area, multi storey important	(1) Up to Zone 3 (ii) Yoga 4 and 5	3 5	1 3	— —
(B)	For multi-storey buildings/important facilities up to maximum 8 storeys or 24 meter height or 5000 square meter covered area.	(i) Up to Zone 3 (ii) Zone 4 and 5	7 9	5 7	— —
(S)	For multi-storey buildings and critical infrastructure facilities with more than 8 storeys or height more than 24 meters or covered area more than 5000 square meters.	Zone 1 to 5	10	8	structural design, to I.I.T., University of Roorkee or any other specified technical Institutional Structure Engineering Of copy from professor get signed will be.

**Qualifications of Site Civil Engineer for supervision of construction works
(Bye-law No. 13.5)**

category of work	Category-wise extent of construction works for whose supervision the site engineers specified in columns 4 and 5 will be authorized.	The land zone in which the construction will be located	Minimum experience (in years) of the site engineer authorized to supervise construction works in supervision of multi-storey buildings and related infrastructure facilities.		other details
			Diploma Civil Engineer	graduate civil engineer	
1	2	3	4	5	6
(a)	For multi-storey buildings/ critical infrastructure facilities up to maximum 4 storeys or 12 m height or 2500 square meter covered area.	(i) Up to Zone 3	6	3	For every 2500 square meter under area covered one site engineer of specified qualification will have to be deployed.
		(ii) Zone 4 and 5	10	5	
(B)	For buildings / important buildings up to maximum 8 storeys or 24 meter height or area. multi-storey facilities 5000 square meter covered	(i) Up to, Zone 3	not authorized	6	forever
		(ii) Zone 4 and 5	forever	10	
(S)	From 8 storeys or 24 meters For high height or multi-storey buildings with covered area more than 5000 square meters and important infrastructure facilities in Zone 1 to 5.		forever	15	forever

Classification of Expert Inspecting Civil Engineers (Bye-law No. 13.5)

category of work	Category wise limit of construction works for which the expert civil engineers specified in columns 4 and 5 will be authorized to inspect the construction works.	earthquake zone in which the construction will be located	Minimum experience (in years) of a Graduate Civil Engineer in supervising the construction work of multi-storey buildings and related infrastructure facilities.	other details
1	2	3	4	5
(a)	Maximum 4 storeys or 12 m height or 2500 sq m for high-rise buildings/important infrastructure facilities.	(i) Up to Zone 3 (ii) Zone 4 and 5	5 7	
(B)	For multi-storey facilities up to maximum 8 storeys or 24 meter height or 5000 square meter covered area buildings/important meter covered area.	(i) Up to Zone 3 (ii) Zone 4 and 5	8 10	
(S)	For multi-storey buildings and critical infrastructure facilities with more than 8 storeys or height more than 24 meters or covered area more than 5000 square meters.	Zone 1 to 5	15	A joint panel of two serving/retired experts will be deployed to inspect these construction works, in which one expert should be at least of the level of Chief Engineer/equivalent of any engineering department/undertaking of the Central Government, and the other expert, as far as possible, should be from a specified department. The technical institute will be of the level of Professor of Civil Engineering Department, in whose absence both the experts will be of the level of Chief Engineer/equivalent.

**Environmental Conditions for Building and Construction
(Category "A": 5000 sqmt - 20000 sqmt)**

(Bye-law no. 3.11.10)

S.I. No.	Medium	Environmental conditions	MBBL Ref. Clause
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	-
2	Water conservations - Rain Harvesting and Ground Water Recharge	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Table 9.1
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	10.2.1 (iv)
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	10.2.5 (b)
4	Energy	In common areas, LED/ solar lights must be provided.	10.2 3c)
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	-
5 a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.	-
6	Green cover	A minimum of 1 tree for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	10.2.1 (i)
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	10.2.1 (ii)

Environmental Conditions for Building and Construction
(Category "B": 20000 sqmt - 50000 sqmt)
(उपविधि संख्या-3.11.10)

Sl. No.	Medium	Environmental conditions	MBBL Ref. Clause
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	-
2	Water conservations – Rain Water Harvesting and Ground Water Recharge	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Table 9.1
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	10.2.1 (iv)
3.	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	10.2.5 (b)
4.	Energy	In common areas, LED/ solar lights must be provided.	10.2 3c)
4(a)		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	10.2
4(b)		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed.	10-.2.4-iv
4(c)		Use of flyash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	10.2.6(b)
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	-
5 a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.	-
6	Green cover	A minimum of 1 tree for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	10.2.1 (i)
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	10.2.1 (ii)

**Environmental Conditions for Building and Construction
(Category "C": 50000 sqmt - 150000 sqmt)**

(Bye-law no. 3.11.10)

S.I. No.	Medium	Environmental conditions	MBBL Ref. Clause
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	-
2	Water conservations - Rain Water Harvesting and Ground Water Recharge	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested is to be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Table 9.1
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	10.2.1 (iv)
2(b)		The ground water shall not be withdrawn without approval from the competent authority	
2(c)		Use of potable water in construction should be minimized.	
2(d)		Low flow fixtures and sensors must be used to promote water conservation.	
2(e)		Separation of grey and black water should be done by the use of dual plumbing system.	
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	10.2.5 (b)
3(a)		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	
3(b)		Organic waste composter/vermiculture pit with a minimum capacity of 0.3 Kg/tenement/day must be installed wherein the STP sludge may be used to be converted to manure which could be used at the site or handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	
4	Energy	In common areas, LED/solar lights must be provided.	10.2 3c)
4(a)		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	10.2
4(b)		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed.	10.2.4-IV
4(c)		Use of flyash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	10.2.6(b)

4(d)		Use of concept of passive solar design of buildings using architectural design approaches that minimize energy consumption in buildings by integrating conventional energy-efficient devices, such as mechanical and electric pumps, fans, lighting fixtures and other equipment, with the passive design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass.	10.2(3)
4(e)		Optimize use of energy systems in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Code (ECBC) 2007 of the Bureau of Energy Efficiency, Government of India.	10.2(3)
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	-
5 a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.	-
6	Green cover	A minimum of 1 tree for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	10.2.1 (i)
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	10.2.1 (ii)
7	Sewage Treatment Plant	Sewage treatment plant with capacity of treating 100% waste water shall be installed. Treated water must be recycled for gardening and flushing.	4.32.4
8	Environment Management Plan	The environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conservation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility.	-

Affidavit

(on non-judicial stamp paper of one hundred
rupees) (Bye-law No. 3.1.6A)

In front of: Chairman Development Authority

I Son Shri. Age approx. Year

Padanag.. Ferg's snake and address..

I declare on oath as follows:-

1. That the affiant is posted on duty in the firm
..... and I am authorized to sign on behalf of the firm in relation to (details of the plot/name of the scheme).
2. That the buildings under the scheme (details of the plot/name of the scheme)
have been constructed up to the plinth, as proof of which the G.P.S. I am enclosing digital
photographs of the place with co-ordinates, date and time which are signed by me.
3. That if it is found that the work covered by the permission mentioned in the map approved by the building
owner/constructor under Article 3.1.1 of the Building Construction and Development Bye-laws is not permissible
under Section 52 of the Uttar Pradesh City Planning and Development Act, 1973. If any construction has been
done other than that, then he will not have any objection in getting it sealed by the government agency and
he will not claim any compensation for the same.

The deponent declares that all the statements made above are true to the best of my personal
knowledge and no facts have been concealed therein.

(Signature of Affiant/Affiant)

Name :

Address :

verification

I, the affiant, verify that Section 1 to 3 of the affidavit are true to the best of my
personal knowledge and information, nothing has been hidden in it and I confirm the same.

(Signature of Affiant/Affiant)

Name :

Address :

(Bye-law No. 3.1.6A)

To,

.....developer name

..... Address

.....

Subject: Notice of (details of plot/name of scheme)
after site inspection on date.

Sir,

The photographs were matched with the affidavit submitted
..... by you on date regarding the existing construction. On
related to the construction taken at the site the basis of site inspection, the details
presented by you were found to be correct/the following deviations/errors were found:-

1.
2.
3.
4.

Sincerely,

Attachment: As above.

(Engineer-in-charge)

(including stamp)

.....
.....

Copy: Vice President For information to the Development Authority/with
a request to please pass orders for sealing the construction at the site (strike out
whichever is not applicable).

(Engineer-in-charge)

(including stamp)

.....
.....