

**Approved by 7th Board Meeting of Authority
Amendments approved in 12th Board Meeting of
Authority
Amendments in 12,13 & 14th Board Meeting of
Authority-Updated**

THE

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT

AREA

(PREPARATION AND FINALIZATION OF PLANS)

REGULATIONS 2004

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY

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THE
UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AREA
(PREPARATION AND FINALIZATION OF PLANS)
REGULATIONS, 2004

In exercise of the powers under section 19 read with section 6 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976), the U.P. State Industrial Development Authority hereby makes the following Regulations for the purpose of proper planning and development of the Uttar Pradesh State Industrial Development Areas:

CHAPTER-I

PRELIMINARY

1.0 SHORT TITLE, COMMENCEMENT AND APPLICATION

1.1.0 **Short Title:** These regulations may be called the Uttar Pradesh State Industrial Development Areas (Preparation and Finalization of Plans) Regulations, 2004.

1.2.0 **Commencement:** They shall come into force with effect from the date of publication in the Gazette.

1.3.0 **Application:** These regulations shall extend to the industrial development areas as defined under section 2d of the Act however All plans prepared and development works carried out prior to the enforcement of these regulations shall maintain their status quo. Nothing in the regulation shall require the removal, alteration or abandonment, nor prevent continuance of the previous plans, unless in the opinion of the Authority, such plans constitutes a hazard to safety, environ or to the occupants of the Uttar Pradesh State Industrial Development Areas.

1.4.0 **GENERAL DEFINITION:**

In these Regulations, unless the context other wise requires-

1.4.1 **'Act'** means the Uttar Pradesh Industrial Area Development Act, (1976) of Uttar Pradesh, passed by the Uttar Pradesh Legislature as the Uttar Pradesh Act of 1976 (U.P. Act 6 of 1976).

1.4.2 **'U.P. State Industrial development area'** means an area declared within the state, required to be developed according to plan, in the opinion of the State Government that is notified as such by the State Government in the Gazette.

1.4.3 **'Area'/'Notified Area'** means U.P State Industrial Development Area of the U.P.State Industrial Development Authority to which these regulations shall apply.

1.4.4 **'Urbanisable area'** means the area earmarked for development, for the purpose of Industries, or other supportive uses except for Agricultural Use in the Development Plan, as described in 1.4.6 (i)

1.4.5 **'Authority'** means U.P. State Industrial Development Authority.

1.4.6 **'Land Use'** means the use of any land or part thereof in the industrial development area for industrial, residential or other uses as described under:

i) **'Agricultural Use'*** means the use of any land or part thereof for farming, horticulture, fishery, poultry farming, sericulture and all legitimate uses incidental thereto; and land for the carriage and storage of water on ground level. Such earmarked lands would normally be areas kept as reserves for utilization in future, and hence beyond the urbanisable area.

ii) **'Industrial Use'** means the use of any land or building or part thereof mainly for location of industries (production or service oriented), and other uses incidental to industrial use.

iii) **'Residential Use'** means the use of any land or building or part thereof for human habitation and such other uses incidental to residential uses.

iv) '**Community Facilities and Public Utilities**' means the use of any land or building or part thereof for the support services of health, education & recreation etc. for the community or for public benefit, including land appurtenant to such buildings and for such other uses incidental the community on to a public use.

v) '**Open spaces / Green Areas**' means any land with or without structure left open or laid out and developed as a public recreational space in the form of tot-lot gardens, sector or neighbourhood parks, amusement parks, woodland, water bodies, green belts, nurseries / orchards, playgrounds, public assembly, botanical and zoological gardens, graveyards etc.

vi) '**Special uses**' means any other use than above as strictly stipulated in the development plan.

- 1.4.7 '**Plan**' means the plan prepared for the development of Industrial Development Area by the authority it includes Perspective plan, Development plan, Sector plan and part thereof under sub-section (2) of Section 6 of the Act. These may be in the form of a document with supportive maps / diagrammes.
- 1.4.8 '**Perspective plan**' means a policy document prepared for the entire Industrial Development Area in accordance with the State and National Industrial policies for a long-term period.
- 1.4.9 '**Development Plan**' means a comprehensive spatial development plan prepared for a particular contiguous Notified Area.
- 1.4.10 '**Sector**' means anyone of the divisions in which the industrial development area or part thereof may be divided for the purpose phasing of development.
- 1.4.11 '**Scheme and Project plan**' means Architectural and Engineering proposals prepared for facilitating the development of an envisaged project.

1.4.12 **'Layout Plan'** means a plan of the entire site showing location of plots / building blocks, roads, open spaces, entry/exits, parking, landscaping etc. indicating the activity for all land parcels.

1.5.0 PLAN REQUIREMENTS

1.5.1 The requirements of a plan adopted for the planned development of notified areas have been framed under the directives of clause 6 of the Uttar Pradesh Industrial Area Development Act, 1976. A three-tiered planning approach has been detailed comprising of:

- a) Perspective plan at the state level.
- b) Development Plan and Special Area Plan for each of the notified areas by the authority.
- c) Project and Scheme area plans for sectors or parts thereof, of the development plans.

CHAPTER-II

2.0 PERSPECTIVE PLAN

The Authority shall, under the provisions of clause 6, 18, 19 of the act prepare a Perspective Plan for a period of 20 years to be reviewed after every five years. The perspective plan shall be a policy document prepared in consultation with, and approval of, the State Government, delineating the Industrial Policy/Plans at the state level; to promote prospects of, productivity and employment. It would identify growth-centers, promulgate planned industrial development and at the same time where necessary, curb unplanned / sporadic industrial growth.

It shall provide the State Government the goals, strategies, and general programme of the Authority regarding spacio-economic development of Industrial Development areas under its jurisdiction.

2.1.0 FORM AND CONTENT OF PERSPECTIVE PLAN:

2.1.1 The Perspective Plan shall: -

- i) Identify growth poles/ growth centers.
- ii) Indicate and define the sectors and type of Industrial Development required for each of these centres.
- iii) Assess the requirements of land, energy, infrastructure, and work force.
- iv) Analyse the costs and benefits, resources and thresholds.
- v) Propose a time frame and schedule for the total plan implementation.
- vi) Identify participators and agencies for the implementation of the various components of the plan and define the role of each agency, clearly indicating the scope and procedure of the works assigned.
- vii) Highlight the various state government, and national schemes and policies.

The Perspective Plan shall consist of a vision statement and guideline for all the present notified areas, and the envisaged new areas for which fresh proposals have to be promulgated.

2.1.2 The Perspective Plan shall include:

Such maps, diagrams, charts, reports and other written matter of any explanatory or descriptive nature as pertain to the development of the whole of Industrial Development Area.

Written matter, forming part of Plan shall include such summary of the main proposals and such descriptive matter as may be considered necessary to illustrate or explain the proposals indicated by maps, charts, diagrams and other documents.

2.2.0 PROCEDURE OF PERSPECTIVE PLAN PREPARATION, AND REVIEW

2.2.1 The Perspective plan preparation shall entail the following procedure:

- i) A Working Committee shall be constituted and headed by the Chief Executive Officer, comprising of Town Planners, Technical members from the State Government, consultative members from other Governmental Bodies / Agencies (by consent); supported by a team of Consulting Architect Planners, surveyors and enumerators. This Committee shall prepare the draft Perspective plan.
- ii) For specialized studies and research in the regional context consultative agencies / members may be appointed to supplement required data and information that may be required by the working committee during the preparation of the draft plan.
- iii) The Draft Perspective Plan shall be presented to the Authority for approval.
- iv) On approval of the Authority the Perspective Plan shall be sent to the State Government for the Ministry / Cabinet approval.
- v) The Perspective Plan shall be reviewed by the Authority every after every five years, and approval of necessary amendments if any shall be sought from the State Government.

CHAPTER-III

3.0 DEVELOPMENT PLAN

The Authority shall, under the provisions of clause 6 b, of the act prepare Development Plans for each of its notified areas. The development plans shall be *physical plans* broadly showing the land area allocations viz. a viz. demand assessments for industrial uses along-with its supportive other urban land uses. In preparation of a development plan the locational value, basic and non- basic factor of the industries proposed, the commuting of people and transportation of goods and services to these works centres, the regional context of any specific "industry" proposed, shall be taken care of. The plan shall provide area allocations for different use zones / sub-zones based on compatibility; areas for ancillary and supportive activities and the complete net work systems of roads, communications, power, disposal of waste etc. The plan shall define the norms and standards of development.

The Authority shall prepare draft Development Plans that shall be accorded approval by its board as per the delineated procedure, and they shall have a validity of 10 years with scope for revisions after 5 years duly approved by the board at every instance.

Note:

- 1. It is assumed that the time frame to prepare the Perspective Plan may be such that the operational needs of certain Development Plans may arise before the approval of the draft Perspective Plan is granted. In such instances the Development Plans prepared shall be incorporated with or without modifications in the Perspective Plan.*
- 2. In case, any provision that is made in the Development Plan of a specific area, which is in contravention to the development and building regulations (that have been prepared for the entire Industrial Development Area of the Authority); the plan stricture shall overrule them.*

3.1.0 FORM OF DEVELOPMENT PLAN:

3.1.1 The Development Plan shall-

- i. Define the various sectors into which the area falling within the proposed urbanisable limit is to be divided;
- ii. Allocate the area of land for land use;
- iii. Indicate, define and provide for-The existing and proposed National Highways arterial and primary and secondary roads; the existing and proposed other lines of transportation and communication including railways, airport, overhead electricity transmission, canals and natural drains/nallahs etc.
- iv. The Draft Plan may indicate, define and provide for-
The existing and proposed public buildings; and all or any of the matters specified in Regulation 3.2.0.

3.1.2 The Development Plan shall consist of:

- i) Such maps, diagrams, charts, reports and other written matter of any explanatory or descriptive nature as pertain to the development of the whole or any part of Industrial Development Area.
- ii) Written matter forming part of Draft Plan shall include such summary of the main proposals and such descriptive matter as the Authority may consider necessary to illustrate or explain the proposals indicated by maps, charts, diagrams and other documents;
- iii) A Plan of land use shall also form a part of the Draft plan proposing most desirable utilization of land for purposes mentioned in clause 3.2.1 (ii) or described below.

3.2.0 CONTENTS DEVELOPMENT PLANS:

3.2.1 The Development Plan may include:

- i) Sector Plans showing various sectors into which the industrial development area or part thereof may be divided for the purpose of phased development.
- ii) The Plan will show the various existing and proposed land uses indicating the most desirable utilization of land for-
 - a) *Industrial use* by allocating the area of land for various scales or types of industries and their supportive uses;
 - b) *Residential use* by allocating the area of land for housing for different and defined densities and plotted / flatted development for different categories of households and their supportive uses;
 - c) *Community facilities and public use* by allocating the area of land for Government offices, telephone exchanges, police lines, post office, telegraph office, educational, commercial and health & recreational services, oxidation pond and sewage farm, sanitary land fill area and other such establishments;
 - d) *Organized recreational open spaces* by allocating the area of land for parks & play grounds, pollution control buffers etc. and for regional requirements of city park, exhibition ground, sports village, stadium, swimming pool etc;
 - e) *Agricultural use* by allocating the area of land for farming, horticulture, sericulture, piggery, fishery and poultry farming;
- iii) Such other plans as the Authority may deem fit in the course of proper development of the industrial development area;

- a) Traffic & transportation plan consisting of proposals for road, railway and air transportation system.
 - b) Infrastructure plan showing proposal for land/building for provision of water, electricity, drainage and disposal of sewage and refuse and also indicating proposals for organized recreational open spaces, civic and cultural centers and land/building for education, medical and such other infrastructure facilities.
 - c) Housing plan consisting of estimates of housing requirement and proposals regarding standard type of new housing units.
 - d) Ecological plan proposing effective regulatory and planning measures to maintain the desired urban ecological system.
 - e) Landscape plan giving the basic conceptual landscape for Entire Township and basic ideas of roadside plantation, treatment of parks, open spaces and area or active and passive recreation.
 - f) Systematic regulation of each land use area, allocation of heights, and number of stories, size and number as pertain to the development of the whole or any part of the Industrial Area.
- iv) Such maps, diagrams, charts reports and other written matter of any explanatory or descriptive nature as pertain to the development of the whole or any part of the Industrial Development Area.
 - (v) Written matter consisting of summary of and main proposals and such descriptive matter, as the Authority may consider necessary to illustrate or explain the proposals indicated by maps, charts, diagrams and other documents.
 - (vi) The Plan may also provide for any other matter, which is deemed necessary for the proper development of the Industrial development Area.

Note :

In case of any conflict or inconsistency between the number of proposals shown on one map and those shown on any other maps in respect of any land to which the plan relates, the map which is of a larger scale shall prevail and in case of any such conflict or inconsistency between any map and the written matter the latter shall prevail.

3.3.0 PROCEDURE OF FINALISATION OF DEVELOPMENT PLAN:

3.3.1 Clearance from central agency for overriding central acts:

Wherever the notified areas of the Authority fall under the territorial domains of central or other state government Acts/Strictures, clearance for the plan, total or part as the case may be; depending on the extent of overlap, has to be obtained from the concerned agency.

3.3.2 Public notice regarding preparation of Development Plan:

The Authority shall as early as may be, after the Draft Plan has been prepared publish a public notice stating that—

The Draft Plan has been prepared and may be inspected by any person at such time and place as may be specified in the notice.

Objections and suggestion, if any, in respect of the Draft Plan shall be sent in writing by any person to the Chief Executive Officer of the Corporation before such date no being earlier than 30 days from the date of publication of the notice and in such manner as may be specified in the notice. This notice may be issued in Form 'A' appended to Appendix 'A' of this regulation.

3.3.3 Mode of publication of the Public Notice:

Every public notice mentioned in Regulation 3.3.2 shall be in writing under the signature of the Chief Executive Officer and shall be widely published in the development area to be affected thereby affixing copied thereof at conspicuous public places within the said development area, or by advertisements in a newspaper having circulation in the development area. This publication shall be two or more of these means, which the Chief Executive Officer of the Authority may think fit.

3.3.4 Inquiry and hearing:

- a) After the expiry of the period specified in the notice for making objections and suggestions, the same will be placed before a Committee to consider the objections and suggestions. The Committee shall be constituted by the Chief Executive Officer and shall consist of three members, one of whom shall be Town Planner, The Committee shall fix date (s) for disposal of objection (s) received and shall serve notice on the affected person (s)/body who has filed objection (s) and may allow a personal hearing to the affected person(s)/body in connection with his/their objection(s), after intimating the time, date and place of hearing.

Explanation:

The Committee shall do the identification of affected persons/body and its decision in this regard shall be final and conclusive.

- b) The Committee shall after conclusion of the hearing submit its report/ recommendation to the Chief Executive Officer of the Authority.

3.3.5 Consideration of the recommendations of the Committee:

- i) The recommendations of the Committee shall be submitted to the Chief Executive Officer for consideration thereof.
- ii) If the Chief Executive Officer is of the view that the Committee has not considered some matter, he may refer the recommendation back to the Committee for consideration of the same.
- iii) The Chief Executive Officer shall submit his report along with the recommendations of the Committee to the Authority.

3.3.6 Finalization/Approval of the Development Plan by the Authority:

- a) The Corporation may, after considering the report of the Chief Executive Officer and any other matter, issue directions for variations, modifications or amendments of the Draft Plan.
- b) The Authority shall approve the plan with such variations, modification or amendments as are deemed to be necessary by the Authority.

- c) The Plan approved under clause 3.3.6(b) shall be effective for a period specified by the Authority but such period shall not be less than 5 years.

3.3.7 Date and commencement of Development Plan:

Immediately after a Plan has been approved by the Board a public notice shall be published under the signature of the Chief Executive Officer in the manner provided in Regulation 3.3.3 stating therein that a Plan has been approved and naming a place where a copy of the plan may be inspected at all reasonable hours and upon the date of first publication of the aforesaid notice, the Plan shall come into operation.

3.3.8 Amendment of the Development Plan:

1. (a) The Authority may make such amendments which are not envisaged in the Plan or which relate to the change in extent of land use, or standards of provision of network services. Before making any amendment in the Plan, the Authority shall publish a notice in at least one newspaper having circulation in the development /local area inviting objections and suggestions from any affected person with regard to the proposed amendment before such date as may be specified in the notice and shall consider all objections that may be received. Every amendment made under this Regulation shall be published in any of the manner specified in Regulation 3.3.3 and the amendment shall come into operation either on the date of the first publication or on such other date as the Authority may fix.

3.3.8(i) (a) and 3.3.8 (i) (b) regarding the Amendment Plan. (i) (b) Prior to making amendments under above Regulations a sub-committee of the Authority comprising of : 1. Industrial Development Commissioner, UP Govt . or his nominee as Chairman. 2. Chief Town & Country Planner, UP or his nominee as member. 3. Chief Executive Officer-UPSIDA as Member Secretary shall examine and make necessary recommendations to Authority for consideration of the proposal.

(i) (c) Notwithstanding anything contained in sub-sections 3.3.8 (i) (a) and 3.3.8 (i) (b) above, the following provisions shall apply in relation to the extent of land use of plot in the Industrial Development Area:-

(i) When any person intends to carry out any development of land in the manner not specified in development Plan, it shall submit an application to the Chief Executive Officer UPSIDA or his nominee in writing of its intention to do so, giving full particulars thereof,

including any plans and documents in the format specified by Chief Executive Officer before undertaking such development ;

(II) The Chief Executive Officer shall place before the committee specified in clause 3.3.8 (i) (a) above, the details of proposed development and in case, the proposal is not in conformity with development plan or such development is not compatible or permissible within the standards and specifications prescribed under Land Development Regulations of the Authority, the Chief Executive Officer shall specify the grounds on which the development is not in conformity with Development Plan or such development is not compatible or permissible within the standards and specifications prescribed under Land Development Regulations of the Authority.

(III) Authority on the basis of recommendations of the Committee, as the case may be , shall –

i) Either make necessary modifications in the proposal for development to meet the objections raised by the committee;

ii) Or submit the proposal for development together with the objections and suggestions, if any, made by the Committee to the State Government.

(IV) State Government on receipt of proposals for development together with the recommendations of the Authority, may either approve the proposals with or without modification or direct the person or the Authority, as the case may be, to make such modifications as proposed by the Government and the decision of the State Government shall be final;

(V) The development of land as per the decision of the State Government on the proposal from the person or Authority referred to in sub-section 3.3.8 (i) (c) (I) may be completed after compliance of the requirement of sub-sections

(ii) a) The C.E.O. can effectuate provisioning of all facilities, which are inadequate as per provisions of Land Development Regulations, 2004.

b) Prior to the enforcement of Preparation and Finalization of Plans Regulations 2004 of Authority all the plans implemented so far, in the notified Industrial Development Areas of Authority shall be Deemed Development Plans. They shall be incorporated in the ensuing Development plan of the corresponding areas with or without modifications as deemed necessary by the Authority.

c) Prior to Deemed Development Plans of notified areas are incorporated in the ensuing Development Plans, a sub committee of the Authority comprising of (1) Industrial Development Commissioner, UP as his nominee as Chairman. (2) Chief Town and Country Planner, UP or his nominee as member (3) Chief Executive Officer of

Authority or his nominee as member secretary, shall examine and submit its recommendations to Authority for incorporation of activities which has been accorded status of industries by Govt. of UP., i.e. Hotel, Multiplex, IT Park etc. or such activities which are required in regional context and are classified as Industry in National Industry Classification (NIC 98) by way of Amendment Plan .

d) The sub committee shall recommend such activities to the Authority on existing industrial plots i.e. Industrial Use Zone-M0, on case to case basis by the examining the merit to ensure following;

a) Basic Infrastructure facilities provided for use zone such as Water supply, Drainage, Sewerage, Power supply, Open Space, Transportation and Parking etc. are not affected adversely.

b) Light ventilation and privacy of adjoining plots are not effected.

c) The proposed activity does not entail any pollution i.e. sound/ air/order.

d) As per as possible the activities are proposed on outer fringes of main use or are segregated and should be compatible to the main use as well with the adjacent

land uses.

d) उप समिति द्वारा अधिसूचित क्षेत्रों की विकास योजना के अन्तिमीकरण होने तक ऐसे प्रकरणों के अविलम्बतम निस्तारण हेतु निम्नानुसार कार्यवाही की जायेगी:—

क) उप समिति की बैठक प्राधिकरण के संचालक मण्डल की तिथि की बैठक के 15 दिन पहले आहूत होगी ।

ख) उप समिति द्वारा समस्त लम्बित प्रकरण पर एजेण्डा में उल्लिखित बिन्दुओं पर परीक्षण करते हुए विचार विमर्श किया जायेगा ।

ग) मुख्य कार्यपालक अधिकारी, यूपीसीडा द्वारा संस्थागत प्रस्तावों पर उप समिति की संस्तुतियों को संचालक मण्डल के समक्ष प्रस्तुत किया जायेगा ।

3.4.0 DEVELOPMENT PLANS FOR SMALL NOTIFIED AREAS (UPTO 150 ACRES):

3.4.1 For U.P. State Industrial Development Areas, which are up to 150 acres in extent, the development plans shall be deemed to qualify as project / scheme plans. The approval and sanction of such schemes shall be accorded by the C.E.O. in the category of project and scheme plans.

3.4.2 For such notified areas, in order to induce Industrial Development, the C.E.O. may allow allocation of land exclusively for uses which promote development of the region; and are necessarily not related to the envisaged "design" population, or the prescribed planning standards in the Development Regulations.

- i) However such allocations can be to the extent of maximum 25 % of the gross area;
- ii) The special or deviated norms have to be explicitly mentioned in the plan; and
- iii) The proposal has to follow the regional context of the Perspective Plan.

Explanation:

- a) *Since the small-area development plans are not required to follow the set procedure of the development plan preparation, there may arise situations where the standard development code or regulations of the bye laws are seemingly ignored; also since the plan content shall override the bye laws. It is therefore important that all proposals which vary in content of manner from the development regulations or the bye laws shall be explicitly mentioned in the plan giving reasons thereof.*
- b) *Regional context of the plan means the requirements and demand for serviced land that may arise, from the hinterland beyond the territory of the plan area; or for induced industrialization, in the way it is described in the Perspective Plan for the concerned development area.*

3.5.0 SPECIAL AREA PLANS:

3.5.1 The Authority may prepare Special Area Plans in a Development Plan on non-conventional format, for the purpose of promotion of export, corridor development, tourism development etc. for an entire notified area, or as a part of a particular development plan, clearly demarcating the territorial limits of the plan. This plan / part plan and its details may be categorically different from the regulations set out in these byelaws.

3.5.2 These plans shall be comprehensive in their own merits, contain all details of urban design and development controls, corresponding with the purpose for which they are prepared. The Layout Plans prepared may be in variation to the set of standard byelaws; however the plan shall be approved by the board and shall prevail, for the controlled development of that part. However:

- i) The special or deviated norms have to be explicitly mentioned in the plan; and
- ii) The plan has to follow the regional context that may be mentioned in the Perspective Plan as per the explanation b of regulation 3.2.4. Cited above.

CHAPTER-IV

4.0 PROJECT AND SCHEME PLANS:

The Authority shall, under the provisions of clause 6.2 c/d/e of the act, prepare Project and scheme plans for all projects and schemes, which fall within areas where development plans, have been prepared for the notified areas. These plans shall be basically layout plans showing all categories of roads, plots, open spaces, all building development-controls regarding setback and use designations, net work and service facilities, system of distribution and disposals, and reserve areas demarcated for specific purposes.

The plans, essentially Architectural and Engineering proposals of the different schemes that are taken up for development shall be conceived within the framework, and as per the provisions of the development plan of that area, and they shall be accorded sanction by the C.E.O.

Note:

In case a Project / Scheme plan has to be prepared for the purpose of immediate implementation, before a Development Plan of that area is ready; it shall follow the standards and norms as mentioned in the Byelaws and define the Use Zoning Regulations in the prescribed format; within the scheme area; such that the scheme-plan may be later assimilated as such or with minor modifications in the Development Plan. In the absence of a development plan, the postulates and guidelines of the Perspective Plan if any, cannot be ignored

4.1.0 FORM AND CONTENTS OF PROJECT / SCHEMES:

4.1.1 The project/scheme plans shall:

- i. Define the exact area and boundaries of the site/sector, giving Field Nos. (Sazara Nos.) and other local details for the purpose of proper referencing, topographical survey, levels etc. The nos. and details of the contiguous lands around it shall also be mentioned.
- ii. Clarify the stipulations of the development plan that shall be incident on it by virtue of its location / position in the development plan.

- iii. Contain information about all roads, drains, electric and sewer lines etc. indicating size, Cross-sections, specifications etc.
- iv. Contain all information about all the premises indicating size, area and use.
- v. Contain an estimate of costs and the bill of quantities based on current schedules, specifications and engineering drawings of the designs proposed for the entire scheme/project.
- vi. Include the financing, cash flow and the implementation schedule.

4.1.2 The project/scheme plans shall consist of:

- i. A Layout plan of the entire scheme based on actual field survey of the area to enable all calculations of lengths and levels, showing each premise with a number allotted to it; the proposed road and other supply and disposal systems/networks.
- ii. Written matter in the form of document of the bill of quantities/estimates, specifications, schedules and other such engineering data that is required to explain the project/scheme.
- iii. Such plans as the authority may deem fit in the course of proper development of the industrial area such as; Traffic/Transportation plan, Infrastructure plan, Housing plan, Ecological plan, Landscape plan etc.

4.2.0 PROCEDURE OF PREPARATION AND FINALIZATION OF SCHEME / PROJECT PLANS

4.2.1 Preparation of the scheme / project plans

The Authority shall prepare the plans with necessary inputs of:

- i. Anticipated or surveyed demand for serviced premises for the area in question for justifying feasibility of the project / scheme.
- ii. Topographical and other civil survey data and measurements.
- iii. Stipulations of the development plan or other riding strictures.
- iv. Standards and norms laid out in these byelaws.

4.2.2 Finalization of the scheme / project plans:

i) The scheme/project plans plan prepared, along with all the details regarding the form, content, conformity with the development plan; and the data regarding the demand survey, feasibility etc. shall be presented to the Chief Executive Officer. The C.E.O. shall satisfy himself with the provisions of the plan, its validity, feasibility and benefit-costs and may thereafter approve the scheme for execution as per standard practices adopted by public agencies / organizations.

ii) The approved plan shall have a validity of 5 years. On the lapse of this period the entire scheme shall be re-evaluated on terms of the current prevailing scenario, demand and cost variations, changes in the development plan, revisions in the regulations etc.; and approval of the C.E.O. be taken afresh.

4.2.3 Amendment of Project/ Schemes:

There shall be scope for revision in the plan which shall be duly approved by the C.E.O. at every instance;

However:-

i). Any proposal of a scheme/project which shall materially deviate in content by way of the specified use or the form of development, from the overruling development plan, or effect changes in the street patterns or structure of the development plan shall be referred to the board for appropriate revision of the development plan as per procedure given in 3.3.8 above.

ii) After a project/scheme plan has been finalized and accorded approval, or in schemes executed earlier, any change that is subsequently proposed which materially affects the standard norms of provision of open spaces, roads, and other essential community facilities shall be referred to the Board justifying the reasons of relaxations / deviations required.

APPENDIX A

FORM 'A'

Notice is hereby given that:

1- (a) the draft Plan of the Uttar Pradesh State Industrial Development Area of the Uttar Pradesh State Industrial Development Authority tehsil, district has been prepared ; and

(b) a copy thereof will be available for inspection at the Office of the U.P. State Industrial Development Authority at between the.....to.....p.m. on all working days till the date mentioned in Para 3 hereafter.

2. Objections and suggestions are hereby invited with respect of this Draft Plan.

3. Objections and suggestions may be sent in writing to the Secretary / Chief Executive Officer, U.P. State Industrial Development Authority at before the..... day of200..... Any person making the objections or suggestions should also give his name and address,

Secretary.

U.P. State Industrial Development Authority.