

THE
UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT
AREA
BUILDING REGULATIONS-2004

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT

AUTHORITY

CONTENTS

Chapter-1 : Preliminary **Page No.**

- 1.1.0** SHORT TITLE, COMMENCEMENT AND APPLICATION
 - 1.1.1 Short Title
 - 1.1.2 Commencement
 - 1.1.3 Application

- 1.2.0** DEFINITION

Chapter-2 : Procedural requirements for Building Permission

- 2.0.0** REQUIREMENTS FOR BUILDING PERMIT
- 2.1.0** BUILDING PERMIT
- 2.2.0** APPLICATION FOR PERMIT
- 2.3.0** EXEMPTIONS FROM PERMIT
- 2.4.0** INFORMATION & DOCUMENTS ACCOMPANYING THE APPLICATION FOR BUILDING PERMIT
 - 2.4.1 Site Plan
 - 2.4.2 Building Plan
 - 2.4.3 Service Plan
 - 2.4.4 Specifications
 - 2.4.5 Building Permit Fee
- 2.5.0** PREPARATION AND SIGNING OF PLANS
- 2.6.0** WITHDRAWAL OF APPLICATIONS
- 2.7.0** SCRUTINY OF BUILDING PERMIT
- 2.8.0** SANCTION OR REFUSAL OF BUILDING PERMIT
- 2.9.0** APPEAL AGAINST REFUSAL OR SANCTION WITH MODIFICATION OF A BUILDING PERMIT
- 2.10.0** DURATION OF VALIDITY OF BUILDING PERMIT
- 2.11.0** ADDITIONS OR ALTERATION DURING CONSTRUCTION
- 2.12.0** CANCELLATION OF PERMIT FOR BUILDING ACTIVITY
- 2.13.0** WORK TO BE CARRIED OUT IN FULL ACCORDANCE OF LAND DEVELOPMENT REGULATIONS, BUILDING REGULATIONS AND DIRECTIONS
- 2.14.0** DOCUMENTS AT SITE

2.15.0 NOTICE OF COMPLETION

2.16.0 Occupancy Certificate For Occupation

2.17.0 Issuance Of Occupancy Certificate Multistoryed Buildings

**Chapter- 3 Technical Requirements for Building Permit
for Different Use Premises**

- 3.1.0** Residential Plots (Use Premises No.1)
- 3.2.0** Creche & Day Care Centre (Use Premises No.2)
- 3.3.0** Hostels / Boarding Houses ,Company Guest House,
Inspection Bungalow. (Use Premises No.3 ,17 And 18)
- 3.4.0** Vending / Pay Booth / Kiosk (Use Premises No.4)
- 3.5.0** Group Housing –Flatted (Use Premises No.5)
- 3.6.0** Convenient Shopping (Use Premises No.6)
- 3.7.0** Hawkers Area / Grocery Market (Use Premises No.7)
- 3.8.0** Commercial / Professional Offices (Use Premises No.8)
- 3.9.0** Booking Office, Rail, Road & Air Transport (Use Premises No.9)
- 3.10.0** Bank/ Post Office (Use Premises No.10)
- 3.11.0** Restaurant (Use Premises No.11)
- 3.12.0** Recreational Club (Use Premises No.12)
- 3.13.0** Nursery And Kinder Garten School (Use Premises No.13)
- 3.14.0** Police Post (Use Premises No.14)
- 3.15.0** Pump House (Use Premises No.15)
- 3.16.0** Elect.Sub Station (Use Premises No.16)
- 3.17.0** **Hostels, Boarding Houses** (Use Premises No.17)
- 3.18.0** **Guest Houses** (Use Premises No.18)

- 3.19.0** Barat Ghar/Banquet Hall (Use Premises No.19)
- 3.20.0** Dharamshala (Use Premises No.20)
- 3.21.0** Night Shelter/Rain Basera (Use Premises No.21)
- 3.22.0** Orphanage (Use Premises No.22)
- 3.23.0** Sector Shopping (Use Premises No.23)
- 3.24.0** Offices Institutional (Use Premises No.24)
- 3.25.0** Community Centre / Shopping Complex (Use Premises No.25)
- 3.26.0** Culture Centre (Use Premises No.26)
- 3.27.0** Religious Centre (Use Premises No.27)
- 3.28.0** Rural Centre (Use Premises No.28)
- 3.29.0 Clinical Laboratory / Dispensary (Use Premises No.29)**
- 3.30.0** Nursing Home (Use Premises No.30)
- 3.31.0** Hospital (Use Premises No.31)
- 3.32.0** Primary School (Use Premises No.32)
- 3.33.0** Secondary School (Use Premises No.33)
- 3.34.0** Degree College (Use Premises No.34)
- 3.35.0** Petrol Pump (Use Premises No.35)

- 3.36.0** Dharamkata /Weigh Bridge (Use Premises No.36)
- 3.37.0** Garage / Workshop / Service Station (Use Premises No.37)

- 3.38.0** Educational Institution / Technical Centre
(Use Premises No.38)

- 3.39.0** Research & Development Centre (Use Premises No.39)

- 3.40.0** Information Technology Park (Use Premises No.40)

- 3.41.0** Museum / Planetarium (Use Premises No.41)

- 3.42.0** Cinema / Multiplex (Use Premises No.42)

- 3.43.0** Whole Sale Trade (Use Premises No.43)

- 3.44.0** Godown / Warehousing /Cold Storage /
Chilling Plant (Use Premises No.44)

- 3.45.0** Transport Nagar (Use Premises No.45)
- 3.46.0** Cargo/Booking Office (Use Premises No.46)

- 3.47.0** Bus Depot / Terminal (Use Premises No.47)
- 3.48.0** Industrial Plots – General Mixed/Existing(Use Premises No.48)
- 3.49.0** Industrial Plots – Polluting (Use Premises No.49)
- 3.50.0** Industrial Plots – Polluting (Use Premises No.50)
- 3.51.0** Industrial Plots – Service (Use Premises No.51)
- 3.52.0** Flatted Factories (Use Premises No.52)
- 3.53.0** House Hold Industry (Use Premises No.53)
- 3.54.0** Oil Depot And Gas Godown (Use Premises No.54)
- 3.55.0** Park (Use Premises No.55)
- 3.56.0** Playground (Use Premises No.56)
- 3.57.0** Sports Complex (Use Premises No.57)
- 3.58.0** Swimming Pool (Use Premises No.58)
- 3.59.0** **O**pen Air Theatre (Use Premises No. 59)
- 3.60.0** Amusement Park (Use Premises No. 60)
- 3.61.0** Drive In Cinema (Use Premises No. 61)
- 3.62.0** Special / Theme Park (Use Premises No. 62)
- 3.63.0** Plant Nursery (Use Premises No. 63)
- 3.64.0** Orchard (Use Premises No. 64)
- 3.65.0** Golf Course (Use Premises No. 65)
- 3.66.0** Zoo (Use Premises No.66)
- 3.67.0** Mela Ground / Weekly Market (Use Premises No.67)
- 3.68.0** **Burial** Ground (Use Premises No.67)
- 3.69.0** Dairy Farm (Use Premises No. 69)
- 3.70.0** Farm House (Use Premises No. 70)
- 3.71.0** Motel / Hotel (Use Premises No. 71)
- 3.74.0** Multiplex-Cum-Hotel (Use Premises No. 74)

Chapter- 4 General Building Requirements

4.1.0. INTERNAL STRUCTURE, SIZE

AREA REQUIREMENTS

- 4.1.1 Habitable Rooms
- 4.1.2 Kitchen
- 4.1.3 Toilet and Bathroom
- 4.1.4 Mezzanine Floor
- 4.1.5 Plinth
- 4.1.6 Loft
- 4.1.7 Garage
- 4.1.8 Other Requirements

4.2.0: LIGHT AND VENTILATION REQUIREMENTS

- 4.2.1 Lighting and Ventilation of Rooms
- 4.2.2 Kitchen
- 4.2.3 Toilet and Bathroom

4.3.0: OTHER INTERNAL STRUCTURES

- 4.3.1 Staircase
- 4.3.2 Boundary wall

4.3.3: BASEMENT

- 4.3.3.1 Structure / Use
- 4.3.3.2 Other Requirements of the Basement.

4.4.0 : PARKING

- 4.4.1 Area of Car Parking Space
- 4.4.2 Parking Norms

4.5.0: GENERAL PROVISIONS FOR F.A.R, GROUND COVERAGE

BUILDING HEIGHT AND SETBACKS

- 4.5.1 F.A.R
- 4.5.2 Ground Coverage
- 4.5.3 Building Height
- 4.5.4 Setbacks

4.6.0: OTHER REQUIREMENTS AND EXPECTATIONS

- 4.6.1 Fire Escapes or External Stairs
- 4.6.2 Spiral Staircase
- 4.6.3 Ramp
- 4.6.4 Fire Safety Requirements
- 4.6.5 Distance from Electric Line

List of Annexures

APPENDIX 1

(Form for the application to erect, re-erect, or to make material alteration in building)

APPENDIX 1-A

(Checklist for Residential Buildings)

APPENDIX-1-B

(Checklist for buildings other than Residential Buildings)

APPENDIX 2

Form for Supervision of building of building Work

APPENDIX 3

Structural Safety Certificate

APPENDIX 4

Certificate of Sanctioning of Building Plan)

APPENDIX 5

(Indemnity Bond)

APPENDIX 6

(General Specification Sheet)

APPENDIX 7

(Application of Drainage of Premises)

APPENDIX 8A

(Structural Safety and Natural hazard Protection of building)

APPENDIX 8B

(Building Information Schedule)

APPENDIX 8C

(Form for Compliance of Safety Standards, with Building Plan)

APPENDIX 8D

(Form for Compliance of Safety Standards, with
Completion Plan)

APPENDIX 9

(Form for Completion Certificate for building work)

APPENDIX 10

(Form for Sanction or refusal of building permit)

APPENDIX 11

(Form for Occupancy Certificate)

APPENDIX 12

(Qualification of Licensed Technical Personnel)

THE UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AREA BUILDING 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

1.1.0 SHORT TITLE, COMMENCEMENT AND APPLICATION

1.1.1 *Short Title:* These regulations may be called the Uttar Pradesh State Industrial Development Areas Building Regulations, 2004.

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

1.1.3 *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 building construction and its use , unless in the opinion of the Authority, such buildings and it use constitutes a hazard to safety , environ or to the occupants of the Uttar Pradesh State Industrial Development Areas.

1.2.0 DEFINITION

- 1.2.1** *'Air conditioning'* means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirements of conditioned space.
- 1.2.2** *'Alteration'* means a structural change, such as an addition to the area or the area or height, or any other change in building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or closing of any required means of entry / exit or a change to the fixtures or equipment.
- 1.2.3** *'Applicant'* means the person who has legal title to a land or building and includes, An agent or trustee who receives the rent on behalf of the owner; An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and A mortgage in possession.
- 1.2.4** *'Approved'* means approved by the Uttar Pradesh State Industrial Development Authority.
- 1.2.5** *'Authorized Officer'* means Chief Executive Officer or an officer authorized by the Chief Executive Officer.
- 1.2.6** *'Balcony'* means a projection including a handrail or balustrade not more than 0.90 meters wide to serve as passage or sitting out place.
- 1.2.7** *'Barsati '* means a habitable room with or without kitchen or toilet on the roof of a building.
- 1.2.8** *'Basement or Cellar'* means the lower storey of a building below or partly below the ground level.

1.2.9 'Building' means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space. Sign and outdoors display structures, tents, shamianas, tarpaulin shelters, etc. erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building, and in particular:

i) Residential Building: Building which are generally used for residential purpose having provisions for sleeping accommodation, along with cooking and toilet facilities

ii) Educational Buildings: Buildings such as school, college or institute where people gather for education or training.

iii) Institutional buildings: These shall include any building or part of building. Which are used for purposes such as hospital, nursing home, health center, medical or other treatment or care of persons suffering from physical and mental illness or care of infants, convalescents or aged persons and for penal or correctional detention. Institutional buildings will also include, sanatorium, custodial institutions and penal reformatories, institutions such as jails, prisons, mental hospitals, research institutions and other high level institutions.

iv) Assembly Building: These shall include any building or part of buildings used for public entertainment recreation, social, religious, patriotic, civil, travel, city travel and related use such as theatre, cinema hall, community hall, auditorium, exhibition halls, places of worship, museums, skating, gymnasium, dance halls, clubs, passenger stations, terminals for air, surface and other public transport services, recreation parks and playgrounds etc.

v) Business and Commercial Building: All buildings or part of the building that is used as shop, store, markets, display and sale of merchandise either whole sale or retail business related activities, bank, hotel, petrol pump and facilities incidental to the sale of merchandise shall be included in this.

vi)Office Building: All buildings or part of the buildings used for carrying out administrative activities, accounts and record keeping by any agency, institution and organization shall be included in this.

vii)Industrial Building: All buildings or part of the buildings or structure, in which manufacturing, assembly and processing of any products take place.

viii)Tower Like Building: Shall be deemed to be tower like structure when the height of the tower like portion is at least twice the height of the wider base at ground level.

ix)Industrial Building Flatted: Those Buildings having two or more storeys, where every floor has independent Industrial unit and in which land and amenities open space and passage are jointly owned and collectively used are included in this.

x)Storage Building: All buildings or part of the buildings primarily used for collection and storage of goods, such as warehouse, cold storage, freight depot, transit shed, store house, hangar, grain elevator, barns and stable, shall be included in this.

xi)Hazardous Buildings: All buildings or part of the buildings where highly inflammable and explosive goods or products are collected, distributed, manufactured or processed or buildings having such inflammable gas or which leads to explosion or are highly corrosive, toxic, obnoxious alkali, acid or other liquid or chemical producing flame and explosive, poisonous, irritant or corrosive gases and for storage, handling or processing of any material producing explosive mixture of dust which result the division of matter into small particles subject to spontaneous ignition or such other materials, shall be included in this.

xii) Group Housing: Those buildings having two or more storeys, where every floor has independent residential unit and in which land and amenities, open space and passage are jointly owned and collectively used are included in this.

xiii) Multistoried Building: A Building with four storeys or a height more than 15 metres

xiv) Tower Like Building: Shall be deemed to be tower like structure when the height of the tower like portion is at least twice the height of the wider base at ground level.

- 1.2.10** '**Building Plan**' means a set of architectural / engineering drawings needed to explain the building construction proposal, to be submitted to the authority for the purpose of seeking approval or intimation.
- 1.2.11** '**Building activity**' means erection, re-erection, making material alteration, or demolition of any building.
- 1.2.12** '**Building height**' means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building adjacent and in the case of sloping roof, the mid point between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of taking heights.
- 1.2.13** '**Building line or envelope**' means a line up to which the plinth of a building may be lawfully extended. It includes line specifically indicated or to be indicated in any scheme or layout plan or in these regulations.
- 1.2.14** '**Bulk Area Sale / lease**' means large scale land-areas sold / leased to an applicant, for subsequent development of infrastructure and servicing it, for the use for which it has been allotted.
- 1.2.15** '**Canopy**' means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns.

- 1.2.16** *'Carpet Area'* means the covered area of the usable rooms on any floor. The measurement of the carpet area in relation to a building being worked out according to the method of measurement of the carpet area of building laid down by the Indian Standards Institution from time to time.
- 1.2.17** *'Chajja'* means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.
- 1.2.18** *'Chimney'* means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat-producing appliance or equipment employing solid, liquid or gaseous fuel.
- 1.2.19** *'Conversion'* means the change of occupancy to another occupancy or change in building structure or part thereof resulting into change in use requiring additional occupancy certificate.
- 1.2.20** *'Corner Site/Plot'* means a site at the junction of and fronting on two or more intersecting streets.
- 1.2.21** *'Courtyard/Internal Open Space'* means a space permanently open to the sky enclosed fully or partially by walls at the ground level or any other level within or adjacent to a building. The minimum area shall be 7.5 Sqm. and minimum width 2.5 meters for buildings up to 10 meters height. The minimum width shall be 3.0 meter in the area equal to 1/5th of area of the highest wall abutting it.
- 1.2.22** *'Covered Area'* means floor area on ground or on subsequent floors covered by a roof or building immediately above.
- 1.2.23** *'Detached Building'* means a building whose walls and roofs area independent of any other building with open spaces on all sides.
- 1.2.24** *'Drain'* means a conduit or channel for the carriage of storm water or other used water.
- 1.2.25** *'Drainage'* means the removal of any liquid by a system constructed for this purpose.

- 1.2.26** *'Dwelling Unit'* means an independent housing unit with separate facilities for living cooking and sanitary requirements.
- 1.2.27** *'Enclosed staircase'* means a staircase separated by fire a resistance walls from the rest of the building.
- 1.2.28** *'Existing building or use'* means building structure or its use as sanctioned / approved by the competent authority, existing before the commencement of these regulations.
- 1.2.29** *'Exit'* means a passage, channel or means of access from any building or floor area to a street or other open space of safety.
- 1.2.30** *'Farm House'* means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- 1.2.31** *'Floor Area'* means the covered area of the building at any floor level.
- 1.2.32** *'Floor Area Ratio (FAR)'* means the quotient obtained by dividing the total covered area on all floors by the area of plot.
- 1.2.33** *'F.A.R. (Compensatory)'* means additional F.A.R. permissible up to specified limit as compensation in lieu of transfer of private land free of cost, by the owner to the Development Authority, for such purposes as right of way / road widening or provision of public utilities.
- 1.2.34** *'F.A.R.(Purchasable)'* means additional F.A.R. over and above the permissible FAR as per Development Plan/Sector Plan / Zonal Plan / Building Bye-Laws up to the specified limit that can be purchased by payment of prescribed fees by the applicant.
- 1.2.35** *'Habitable Rooms'* means room occupied or designed for occupancy by one or more persons for study, living, sleeping, dining room but not including kitchen, bathroom, toilet, store room, corridor, basement, attic, water closet compartment, storage pantries and spaces that are not use frequently for residence during extended period.

- 1.2.36** *'Layout Plan'* - 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.
- 1.2.37** *'Ledge or Tand'* means a shelf-like projection, supported in any manner whatsoever except by means of vertical support within a room itself.
- 1.2.38** *'Licensed Technical Person'* means a architect/engineer/town planner recognized or licensed by the Authority for the specified categories of constructions.
- 1.2.39** *'Loft'* means an intermediary floor between two floors, or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purpose.
- 1.2.40** *'Mezzanine floor'* means an intermediate floor, between two floors, above ground level, accessible only from the lower floor.
- 1.2.41** *'Mumty or Stair cover'* means a structure with a covering roof over staircase and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 1.2.42** *'Occupancy'* means the main purpose for which a building or a part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it.
- 1.2.43** *'Open Space'* means a space forming an integral part of the plot left open to sky.
- 1.2.44** *'Owner'* means a person, group of persons, a company, trust, institute, registered body, State or Central Government and its departments. Undertakings and like in whose name the property stands registered in the relevant records.
- 1.2.45** *'Parking space'* means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles.

- 1.2.46** *Permit'* means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 1.2.47** *'Planning and Development Directions'* means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time,
- 1.2.48** *'Plinth'* means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.
- 1.2.49** *'Plot'* means a piece of land enclosed by definite boundaries.
- 1.2.50** *'Road/Street Right of Way'* means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough-fare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, roadside trees and hedges, retaining walls, fences barriers and railings within the street lines.
- 1.2.51** *'Road/Street line'* means the line defining the side limits of a street.
- 1.2.52** *'Road/Street width'* means distance between boundaries of the road measured at right angles to the course of the road.
- 1.2.53** *'Setback'* means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries unless specifically allowed by the Authority.
- 1.2.54** *'Table'* means a table annexed to these regulations.

Explanation:

The words and expressions used but not defined in these Regulations and defined in the Act shall have the meanings assigned to them in other Regulations of Authority and the Act, National Building Code, Bureau of Indian Standard Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

Chapter-2

Procedural requirements for Building Permission

2.0.0 REQUIREMENTS FOR BUILDING PERMIT

Application format, Conditions of sanction, Documents required for availing permission for Building constructions shall be undertaken as per the procedure laid out in this chapter.

2.1.0 BUILDING PERMIT

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

2.2.0 APPLICATION FOR BUILDING PERMIT

- i) Every person who intends to erect a building within the Area shall give application in the form given at Appendix-I
- ii) The application for building permit for residential buildings shall be accompanied by information and documents as mentioned in the checklist annexed as Appendix-1A other than residential building in Appendix 1B.
- iii) Such application shall not be considered until the applicant has paid the fees mentioned in Regulation 2.4.3
- iv) In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order .

2.3.0 EXEMPTIONS FROM PERMIT

- a) No building permit shall be required for following works provided the general construction norms, stability of structure and fire-fighting norms are adhered to:
- i) Providing or closing windows, doors or ventilators if they are not opening into others property.
 - ii) Providing doors for internal communication.
 - iii) Internal partitions without violating of the minimum norms.
 - iv) Gardening.
 - v) White washing.
 - vi) Colouring.
 - vii) Refixing of tiles and ceiling.
 - viii) Reconstruction of Floor.
 - ix) Plastering or partial repairs of plaster.
 - x) Construction of 0-75 mt. wide sun-shade own land.
 - xi) Inspection or renovation of sewer lines drains, pipes, cable or other equipments and any construction work related to provision of services by Central / State or Local bodies.
 - xii) Construction of parapet on roof / terrace, balcony / verandah.
 - xiii) Construction of portico / porch as per the provision of building Regulations.
 - xiv) Construction of septic tank / soak pit.
 - xv) Installation of Hand Pump.
 - xvi) Temporary construction of water tank for construction purposes.
 - xvii) Renovation/reconstruction after natural calamities to the extent of previous construction.
- b) Exempting area declared as "Mela Area" under the U.P. Mela Act, 1938, no permission shall be required for reconstruction / reconstruction or renovation of residential building on the plots not exceeding 100 sq. mts. in the old / built up area with the restriction that set-back is provided as per the Development Plan/Sector Plan and bye-laws and construction shall not be more than three storeys.
- c) Reconstruction of residential building up to 300 sq.mts. Proposed Plans for reconstruction and renovation shall be deemed to be sanctioned on submission provided it is prepared by a licensed technical person and certified by him that the proposed construction, reconstruction is in accordance with the Development Plan/Sector Plan ,Land Development Regulation and the Building Regulations of Authority.

accordance with the standard design prepared by the Authority. The applicant may make internal changes as per requirement but no change shall be permissible in the set-back and open spaces. Sanction shall be required for plan submitted to construct design after than standard designs if it is certified by an Architect registered in the Council of Architecture, as being in accordance with the provisions of Development Plan and Building Regulations.

- e) Reconstruction of residential building up to 300 sq.mts. Proposed Plans for reconstruction and renovation shall be deemed to be sanctioned on submission provided it is prepared by a licensed technical person and certified by him that the proposed construction, reconstruction is in accordance with the Development Plan/Sector Plan and the Building Regulation.
- f) For plot sizes less than or upto 500 sq.m. relaxation in the sanction - procedure for non- polluting cottage and household industries, light and service industries, shall be deemed sanctioned if the plans are prepared by Architects (C.O.A. registered); however as per the terms and conditions mentioned in the Govt. Order 3359(1)/9-Aa-3-2004 (awas bandhu) dated Aug 23rd.2004.

2.4.0 INFORMATION & DOCUMENTS ACCOMPANYING THE APPLICATION FOR BUILDING PERMIT:

2.4.1 Site Plan

- A) RESIDENTIAL BUILDINGS ON PLOTS OTHER THAN GROUP HOUSING (FLATTED):
 - i) A key plan drawn to a scale of not less than 1 : 10,000 shall be submitted along with the application for a building permit showing the boundary locations of the site with respect to neighborhood landmarks.
 - ii) Site plan showing the boundaries of the plot, set-backs and the name/number of the properties and roads abutting the plot.
 - iii) Plot number of the property on which, the building is intended to be erected.
 - iv) All existing buildings and physical features standing on, over or under the site.
 - v) Building envelope at each floor level in relation to the site.
 - vi) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
 - vii) Total height of the building.

- viii) Setbacks.
 - ix) Details of projections and structures in setbacks.
 - x) Sewerage and drainage lines at discharge point and water supply lines.
 - xi) Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with Jaali.
 - xii) Car parking, if applicable.
 - xiii) Scale used and the direction of north point relating to plan of proposed building;
- B) ALL OTHER BUILDINGS:
- i) The boundaries of the plot and the name/no. of the properties and roads abutting to the plot.
 - ii) Plot number of the property on which the building is intended to be erected
 - iii) Building envelope at each floor level in relation to the site
 - iv) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
 - v) Total height of the building.
 - vi) Setbacks.
 - vii) Details of projections and structures in setbacks.
 - viii) Sewerage and drainage lines up to discharge point and water supply lines.

- ix) Sewerage and drainage lines up to discharge point and water supply lines.
- x) Details of boundary wall, plinth, culvert and ramp, trees, concealing of water tank with Jaali.
- xi) Scale used and the direction of north point relating to plan of proposed building.
- xii) Landscape Plan.
- xiii) Location and size of temporary structures like stores, labour hutments, and site office.
- xiv) Electrical load requirement.

2.4.2 Building Plan

A) FOR BUILDINGS UNDER 10.0 METERS IN HEIGHT

The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200

- i) The plan shall include the floor plans of building floors together with the covered area.
- ii) The plan shall specify the use of all parts of the building;
- iii) The plan shall show water supply, sewerage, drainage lines and the like;
- iv) The plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross section shall be taken through the staircase;
- v) The plan shall show all street elevations;

- vi) The plan shall include terrace plan indicating the drainage and the slope of the roof;
- vii) The plan shall give dimension of the permissible projections in setbacks;
- viii) The plan shall give indication of the north point in relation to the plan and scale used.

NOTE: *All other Documents as per Checklist 1-A enclosed with Appendix-1*

B) BUILDING PLANS FOR ALL TYPES OF MULTI-STORIED BUILDINGS

For multi-storied buildings that are more than 15 meters in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause 2.4.2 (A) as above

- i) Access for fire appliances and vehicles and details of vehicular turning circle and clear motor able access way around the building;
- ii) Size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- iii) Location and details of lift enclosures;
- iv) Location and size of fire lift;
- v) Smoke stop lobby doors, if provided;
- vi) Refuse area, refuse chutes, refuse chamber, service ducts, etc. if any.
- vii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;

- viii) Details of exits including provision of ramps for hospitals and special lifts;
- ix) Location of generator, transformer and switch gear room;
- x) Smoke exhauster system, if any;
- xi) Details of fire alarm system;
- xii) Location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- xiii) Location and dimension of static water storage tank and pump rooms with fire fighting inlets for mobile pump and water storage tank;
- xiv) Location and details of first aid fire fighting equipment and installation.
- xv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO₂

NOTE: *All other Documents as per Checklist 1B annexed to Appendix 1*

2.4.3 Service Plans

Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water-harvesting system.

2.4.4 Specification

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

2.4.5 Building Permit Fee

Details (Calculation memo) regarding the Building Permit fees and other prescribed fees shall be made available to the applicant indicating clearly the basis of charging the fee (Government Orders / Authority Orders).

Note:- In absence of any Authority orders, Building permit fee and other prescribed fee as per the Prevalent Government Orders applicable to Urban Development Authority nearest to industrial development Area on the date of submission of application shall be chargeable.

2.5.0 PREPARATION AND SIGNING OF PLANS

All plans shall be prepared and Signed by Licensed Technical Person as per Appendix-12.

2.6.0 WITHDRAWAL OF APPLICATION

The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applications but the fees paid shall in no case be refunded. The validity period shall be as specified in Regulation 2.10.0

2.7.0. SCRUTINY OF THE BUILDING PERMIT

- i) The Authorized Officer shall verify or cause to be verified the facts given in the application for permit and enclosures submitted along with application. Authorized officer shall verify registered lease-deed/ title of the land, location and permitted land-use of the plot as specified in the current lay-out plan/ development plan of Industrial Development Area.
- ii) For All Buildings, the Licensed Technical Person shall provide the information in Regulation 2.4.0-2.4.5 and provisions of fire safety requirements, public convenience, safety provisions and other relevant laws. The Licensed Technical Person shall also be completely responsible for compliance of all other provisions of Land Development Regulation-2004, Building Regulations-2004, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.
- iii) The Owner (Lessee/ Occupier of the land) and Licensed Technical Person shall jointly indemnify (Annexure-5) the Authority against violation of provisions of Land Development Regulation-2004, Building Regulations-2004, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.
- iv) The Authority however, reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval. In case Authorized Officer require to carry out site inspection prior to sanction of plan, only one joint site inspection with owner (Lessee/ Occupier of the land) shall be made by Authorized Officer.
- v) In case of any violation, the Architect / Engineer shall be blacklisted under intimation to Council of Architecture, Institutions of Engineers, respectively from practicing in the U.P. State Industrial Areas for a period of 5 years. In case of Supervisors, the license issued by the Authority shall be cancelled.
- vii) In case the Owner (Lessee/ Occupier of the land) is found responsible, the plot may be cancelled or any other such action may be taken as decided by Chief Executive Officer depending upon the merits of each case.

2.8.0 SANCTION OR REFUSAL OF BUILDING PERMIT

i) After filling of the application for building permit duly certified by the Licensed Technical Person as per Annexure-3 and Annexure-4 the applicant can commence the construction provided no provisions of Land Development Regulation-2004, Building Regulations-2004, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.

ii) The Authorised Officer shall scrutinize the building plan and shall issue sanction or refusal of building permit after ensuring that necessary compliance as per 2.70 has been completed by owner and Licensed Technical Person and satisfying himself that registered lease-deed/ title of the land, location and permitted land-use of the plot as specified in the current lay-out plan/ development plan are appropriate and all the provisions in the regulation has been complied with respect to following parameters in the Building plans :

-) FAR provisions
-) Set Backs
-) Ground coverage
-) Parking Requirements
-) Requirement of open spaces/ Green areas

Building Permit would be issued with the condition that if any violation of provisions of Land Development Regulation-2004, Building Regulations-2004, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are found either in the building plan during detailed scrutiny or during construction, Building Permit shall stand cancelled.

iii) If within thirty days of the receipt of the application, refusal or sanction is not granted, the application with its annexure shall be deemed to have been allowed and the permit sanctioned provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within ten days after the expiry of the period of fifteen days referred in (ii) above but nothing herein shall be construed to authorize any person to do anything in contravention of Land Development Regulation-2004, Building Regulations-2004, Preparation and Finalization of Plans Regulation-2004, Industrial Area Development Act-1976, National Building Code, BIS standards and such other provisions as required by the Authority from time to time are violated during construction.

- iv) In case of the refusal, the Authorised Officer shall give reasons and quote the relevant provisions of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objection.
- v) Once the plans have been scrutinized and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unrevoked for a period of one year, the permit shall be refused.

2.9.0 APPEAL AGAINST REFUSAL OR SANCTION WITH MODIFICATIONS OF A BUILDING PERMIT:

Any applicant aggrieved by an order of refusal of a building permit or its sanction with modifications may within thirty days from the date of communication of such order, appeal to the Chief Executive Officer on such appeal shall be final, conclusive and binding.

2.10.0 DURATION OF VALIDITY OF A BUILDING PERMIT:

A building permit sanctioned under these regulations shall remain valid for the period specified in the lease deed conditions and Completion Certificate has to be submitted within this period. Any extension for construction period in lease deed conditions shall automatically entitle the applicant for extension for submitting Completion Certificate as per Appendix 9.

2.11.0 ADDITIONS OR ALTERATIONS DURING CONSTRUCTION:

If any external additions or alternations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer / Authorised Officer shall be obtained in writing before the proposed additions alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with modification that the time limit referred to in Regulation 2.8.0 (ii) shall be thirty days.

2.12.0 CANCELLATION OF PERMIT FOR BUILDING ACTIVITY:

If at any time after the permit to proceed with any building activity has been sanctioned, the Chief Executive Officer is satisfied that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given or the information furnished, the Chief Executive Officer may cancel such permit and any work done there under, shall be deemed to have been done without permit. The Licensed Technical Person found responsible for the same shall be blacklisted and debarred from practicing in area for 5 years. If the owner is found responsible, the plot may be cancelled or any other such action may be taken as decided by Chief Executive Officer depending upon the merits of each case.

2.13.0 WORK TO BE CARRIED OUT IN FULL ACCORDANCE OF LAND DEVELOPMENT REGULATIONS, BUILDING REGULATIONS AND DIRECTIONS:

Neither the granting of the permit nor the approval of the drawings and specification, nor inspection made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of Land Development Regulations, Building Regulations or Planning and Development Directions of Authority . In case any violations are found during construction or after obtaining completion the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 15days from the time such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of completion certificate. In case completion certificate has already been obtained, such expenditure shall be recovered from the owner, if not paid within stipulated time, as arrears of land revenue.

2.14.0 DOCUMENTS AT SITE:

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

- i. A copy of building permit.
- ii. Copy of approved drawings and specification.

2.15.0 NOTICE OF COMPLETION :

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

2.15.1 Completion Plan of building / layout sanctioned by competent authority prior to enforcement of this regulation shall be evaluated as per then prevailing provisions / byelaws / regulations.

2.16.0 OCCUPANCY CERTIFICATE NECESSARY FOR OCCUPATION

No building erected, re-erected or altered, shall be occupied in whole or part until the issue of occupancy certificate by the Authorised Officer in the form given in Appendix-11.

Provided that if the Authorised Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 40 days of the date of receipt of completion certificate, the building may be occupied without waiting for such certificate. Intimation to this effect shall have to be sent to the Authority by the owner before occupying the same.

2.17.0 ISSUE OF OCCUPANCY CERTIFICATE REGARDING MULTI STOREYED BUILDING:

In the case of buildings identified in Regulation 2.4.2 (b) the work shall also be subjected to the inspection of the Chief Fire Officer, U.P. Fire Service and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of work from the fire protection point of view.

Chapter-3

Technical Requirements for Building Permit for different Use Premises

3.0.0 The Technical Requirement for Building Permit Corresponds to the premises use nos. in Table 1 (2.3.1) and 3.2.0 Use Activity Chart in the Land Development Regulations.

3.1.0 Residential Plots (USE PREMISES NO.1)

3.1.1 PURPOSE

For Residential purpose, only residential dwellings shall be permitted.

3.1.2 PERMISSIBILITY

Permissible only in Residential Use Zone R1 as its main use.

3.1.3 PLOT AREA

- i) Minimum Plot Size: 50 Sq.m
- ii) Maximum Plot Size: 500 Sq.m

Note:

- i) *For residential purpose, the minimum plot area shall be 50 square meters with a minimum width of 4.50 meters. In, [special housing schemes (low income group) proposed or financed by public agencies] slum clearance scheme, housing schemes under the industrial labor housing schemes for economically weaker section,*

the minimum plot size 25 square meters along with 75% ground coverage may be permissible. In special designs, where the open space requirements have to be met by the cluster open space, the minimum size of plots may be 15 sq.mts and 100% ground coverage shall be permissible provided adequate provision is made for light and ventilation.

3.1.4 GROUND COVERAGE

The Ground Coverage for Residential Plots shall be as follows:

S.no	Plot Size	Ground Coverage as % of plot size
1	Less than 50 Sq.m	75
2	51- 100 Sq.m	75
3	101- 300 Sq.M	65
4	300- 500 Sq.m	55

3.1.5 F.A.R

The Floor Area Ratio for Residential Plots shall be as follows:

S.No	Plot Area	Floor Area Ratio
1	Upto 50 Sq.m	200
2	51- 100 Sq.m	200
3	101- 300 Sq.M	175
4	301- 500 Sq.m	150

Note: Provision of covered parking by way of stilt floor of maximum height 2.6 m shall be permitted. This shall be exempted from FAR calculations.

3.1.6 HEIGHT RESTRICTION

Maximum Permissible height shall be 10 Mts .

In case stilt parking is proposed the max. permissible height shall be 12.0 m

3.1.7 SET-BACK

The Setbacks Residential buildings shall be as follows

S.No	Plot Area	Set Backs (in mts.)			
		Front	Rear	Side-I	Side-II

1	Upto 50	1.0	-	-	-
2	51-100	1.5	1.5	-	-
3	101-150	2.0	2.0	-	-
4	151-300	3.0	3.0	-	-
5	301-500	4.5	4.5	3.0	-

Note:

i) In plots more than 300 Sq.m. Construction upto a maximum height of 7.0 mts. shall be permissible on 40% area of the rear set back, on the side prescribed for side setback only.

ii) The Directions of side, rear set back and gate shall be as per the Project/Scheme Plans prepared by the Authority.

3.1.8 INCIDENTAL (Supportive) USES

Use activities such as Doctors Chamber, Professional Office upto 5% of FAR.

Subject to the condition that these shall be permitted at a minimum distance of 100 mtrs. from each other.

3.2.0 Crèche & Day Care Centre (USE PREMISES NO.2)

3.2.1 PURPOSE

Children's rooms, Play rooms / Games room, Kitchen, Dinning hall, Matrons and Caretakers Accommodation, Laundry, Informal education room, Prayer hall.

3.2.2 PERMISSIBILITY

Permissible in Residential Use Zone R1 as main use and in other Use Zones as incidental of Supportive use. The extent of permissibility in other use zone shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. The Building Regulations for Crèche & Day Care Centre shall be same as those of residential building in Use Zone R1.

3.2.3 INCIDENTAL USES

Support facilities directly related to Crèche & Day Care Centre up to 5% of FAR.

3.3.0 Hostels / Boarding Houses, Company Guest House,

Inspection Bungalow. (USE PREMISES NO.3)

3.3.1 PURPOSE

- i) For Providing Residential lodging facility to non- resident / Floating Population

3.3.2 PERMISSIBILITY

- i) Permissible in Residential Use Zone R1 as main use and in other Use Zones as incidental or Supportive use. The extent of permissibility shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. Maximum 20 inmates shall be allowed per premises.

INCIDENTAL USES

- i) Supportive uses/ uses directly incidental to premise use shall be allowed to extent of 5% of F.A.R of permissible F.A.R.

Note: Plot Area, Ground Coverage, F.A.R. Height restriction and Setback shall be same as that of Premises Use No.8.

3.4.0 Vending / Pay Booth /Kiosk (USE PREMISES NO.4)

3.4.1 PURPOSE

- i) For catering to informal commercial needs such as of very local nature for various Use Zones

3.4.2 PERMISSIBILITY

- i) Permissible in Residential Use Zone R1 as main use and in other Use Zones as incidental or Supportive use. The extent of permissibility shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

3.4.3 PLOT AREA Maximum Size 50 Sq.m.

3.4.4 GROUND COVERAGE 20% OR 10 Sq. m.

3.4.5 F.A.R. 50%

3.4.6 HEIGHT RESTRICTION 3.65 m

3.5.0 Group Housing –Flatted (USE PREMISES NO.5)

Note:- In 19th Board Meeting of UPSIDA dated: 20.12.2010 and 25th Board meeting dated:30.11.2015, it was decided that maximum F.A.R and covered area have been notified by U.P govt., Noida, Greater Noida and Yamuna Expressway

**Industries Development Authority under government order 2213/77-4-10-158
N/85 dated 30-11-2010 for Group housing, Commercial and
hotel Projects. The maximum F.A.R will be as per described
in the G.O.**

3.5.1 PURPOSE

- i) For Residential dwelling units only. The nature of development in form Residential Flat/Walk-ups/More than one storied terraced/or high Rise building, where there is no territorial boundary of each dwelling unit on land, and where access open spaces, engineering services and terraces etc are community owned as undivided property.

3.5.2 GENERAL REQUIREMENTS

- i) Group housing shall be governed by Development Plan and Project & Scheme Plans where general sub-division norms shall not be applicable.

3.5.3 AREA OF PLOT

- i) The minimum area of the plot shall be 2000 sq.mts.

3.5.4 APPROACH ROAD

- i) The plots proposed for group housing shall be located on a minimum 9 mts. wide road, but for plots with more than 4 storeys or more than 4000 sq.mts (the minimum width of the road shall be 12 mts).The minimum width of internal roads between block shall be 4.5 mts for lengths up to 50 mts., 6.0 mts. for length upto 125 and 9.0 met for length upto 250 mts. For longer length of roads, the width shall be in accordance with Land Development Regulation of Authority.

3.5.5 DESIRABILITY OF STILTS

- i) For buildings with more than 4 storeys, the construction of ground floor shall compulsorily in the form of stilts, which shall not to be counted in F.A.R. The stilt floor shall be of maximum height of 2.6 mts. (from floor to ceiling) and it shall be used for parking, no relaxation in the height of the

building shall be allowed in lieu thereof. Such areas earmarked / proposed for parking shall not be converted to any other use including installation of temporary structures, kiosk, stalls etc.

3.3.6 PARKS, OPEN SPACES AND LANDSCAPING

- i) For group housing, the open spaces shall be provided at the rate of 0.1 hect. Per 1000 persons. The approval of the landscaping plan alongwith the building plan shall be compulsory in which there shall be plantation of 50 tree per hectare. For plots upto 3000 sq.mt., the provision of open space for parks shall not be compulsory.

3.3.7 a) GROUND COVERAGE

Maximum Ground coverage 45%

b) FAR

Maximum FAR – 150%

c) DENSITY

Maximum residential unit -150 per hectare

Maximum size residential unit –125 Sq.m

NOTE:

i) ***Calculation of ground coverage for the entire area earmarked for group housing shall be made after deducting the following :***

Roads which are 18 mts. wide or more located in or around the group housing areas. but residential roads, loop-street, cut-de-sec., services roads and foot-paths shall not be deducted.

Area under roads, parks, playgrounds and facilities, shown in the Development Plan and Project & Scheme Plans.

3.3.8 SET-BACK

- i) For Building having a height between 10-15 mts, the Set-back all around the building (in meter) shall be 5 mts.
- ii) For Building having a height between 15-18 mts, the Set-back all around the building (in meter) shall be 6 mts.

- iii) For Building having a height between 18-21 mts, the Set-back all around the building (in meter) shall be 7 mts.
- iv) For Building having a height between 21-24 mts, the Set-back all around the building (in meter) shall be 8 mts.
- v) For Building having a height between 24-27 mts, the Set-back all around the building (in meter) shall be 9 mts.
- vi) For Building having a height between 27-30 mts, the Set-back all around the building (in meter) shall be 10 mts.

Note :

In Group Housing buildings, the minimum front set-back shall be 9 mts. and the set-back on remaining three sides shall be as per the above table.

- i. The maximum height of any building shall not be more than 1.5 times of the sum of the width of the road and the front set-back.***
- ii. If a building fronting on two or more roads having different widths, then the front of building shall be taken on the wider road and the height of the building shall be permissible upto 24 m. depth along the less wider road as per the para (i) above.***
- iii. For tower like constructions, as an alternative to the above para (i), the following set-backs may be permitted :-***
 - a) On upper floors up to 24 mts. height, there shall be one set-back and the along with the set-back on the ground floor, not less than 6.0 mts. all around.***
 - b) On the upper floors between 24 mts and 37.5 mts height, there shall be one set-back along with the set-back on the ground floor, not be less than 9.0 mts all around.***
 - c) On the upper floors, more than 37.5 mts in height, there shall be one set-back along with the set-back on the ground floor not less than 12 mts. all around.***

d) The relaxation of set-back in para (i) shall be compensated on the upper floors. Thus there shall be no approach to the set-backs from the rooms or flats on the upper floors

3.3.9 INCIDENTAL USES

- i) Retail and Service shops and social facilities as per population norms as per Land development Regulation of Authority.
- ii) The community facilities shall be provided as per the provision of the Development Plan and Project & Scheme Plans. Where in case there is no such stipulation is made in Development Plan and Project & Scheme Plans, the facilities shall be provided as per Land Development Regulation of Authority, but the neighborhood shopping shall be provided at the rate of 5 shops per 1000 persons which shall be within the permissible ground coverage or basement and shall be included for in the FAR.
- iii) Community facilities viz., community / cultural hall, library, reading room, committee office, generator room , chowkidar room and tubewell, 10% of the permissible ground coverage (maximum 400 sq.mt. additional floor area shall permissible, with the condition that the minimum set back and fire fighting requirements are not violated.
- iv. The spacing between two blocks shall be a minimum of 6.0 mts for buildings upto 24 mts. height and for higher building it shall be 9.0 mts.

3.6.0 Convenient Shopping (USE PREMISES NO.6)

3.6.1 PURPOSE

- i) For Retail and daily needs convenient shops

3.6.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 as main use and in other use zone as incidental use as per norms defined in Land Development Regulation of Authority.

3.6.3	PLOT AREA	Maximum size 50 Sq.m
3.6.4	GROUND COVERAGE	75%
3.6.5	F.A.R.	100
3.6.6	HEIGHT RESTRICTION	7.5 m
3.6.7	SET-BACK	only front set back- 3.0 m

3.7.0 Hawkers Area / Grocery Market (USE PREMISES NO.7)

3.7.1 PURPOSE

- i) For Open air or under sheds-Bazar area , Market place,

3.7.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other use zone as incidental use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. Provision of garbage disposal @ 5% of plot area. Provision of Public Convenience unit as per size of market place.

3.8.0 Commercial / Professional Offices (USE PREMISES NO.8)

Note:- In 19th Board Meeting of UPSIDA dated: 20.12.2010 and 25th Board meeting dated:30.11.2015, it was decided that maximum F.A.R and covered area have been notified by U.P govt., Noida, Greater Noida and Yamuna Expressway Industries Development Authority under government order 2213/77-4-10-158 N/85 dated 30-11-2010 for Group housing,Commercial and hotel Projects. The maaximum F.A.R will be as per described in the G.O.

3.8.1 PURPOSE

- i) Small Offices for companies trading service and sales, Banks, Post Office, Professional services, retail and repair shops

PERMISSIBILITY

Permissible in Facility Use Zone F1 as main use and in other use zone as incidental use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

PLOT AREA	upto 200 sq.m.	201-500 sq.m.	above 500 sq.m.
GROUND COVERAGE	50%	40%	40%
F.A.R.	100	125	125
HEIGHT RESTRICTION	10.0 m	12.0 m	18.0 m

SET-BACK	4.0m front/rear	6.0 m front	9.0 m. Front
	3 mts. all other sides	3 mts. all other sides	3 mts. all other sides

- i) Support facilities upto 25% of FAR.
- ii) Parking requirement of 2.50 Equivalent Car Space per 100 sq.m. of FAR

3.9.0 Booking Office, Rail, Road

And Air Transport (USE PREMISES NO.9 AND 46)

3.9.1 PURPOSE

- i) Small Offices for booking of LPG, Tickets, Courier and Transport booking.

PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 as main use and in other Use Zones as incidental or Supportive use . The extent of permissibility in other use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.6

3.10.0 Bank/ Post Office (USE PREMISES NO.10)

3.10.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 as main use and in other Use Zones as incidental or Supportive use . The extent of permissibility in other use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.8

3.11.0 Restaurant (USE PREMISES NO.11)

3.11.1 PURPOSE

- i) Recreational, Dinning, Cafeteria, Food joints etc without boarding and lodging facilities.

PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 as main use and in other Use Zones as incidental or Supportive use . The extent of permissibility in other use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.8

3.12.0 Recreational Club (USE PREMISES NO.12)

3.12.1 PURPOSE

- i) Recreational and Social interaction of inhabitants.

3.12.2 PERMISSIBILITY

- i) Permissible in Open Area/ Green Area Use Zone F1 and in other Use Zones as incidental or Supportive use . The extent of permissibility in these zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.8

3.13.0 Nursery And Kinder Garten School (USE PREMISES NO.13)

3.13.1 PERMISSIBILITY

- i) Permissible in Residential Use Zone R1 as main / home use and in other Use Zones as incidental or Supportive use. The extent of permissibility in other use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. (1 for 2500 Population.)

3.13.2 PLOT AREA	min. 500 sq.m.	max. 2000 sq.m.
3.13.3 GROUND COVERAGE	35%	35%
3.13.4 F.A.R.	0.8	0.8
3.13.5 HEIGHT RESTRICTION	10.0 m	10.0 m
3.13.6 SET-BACK	6.0m front, 3.0m all other sides	9.0 m front 3.0m all other sides

3.14.0 Police Post (USE PREMISES NO.14)

3.14.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 /F2.

3.14.2 PLOT SIZE

- l) Maximum 200 Sq.m.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.1

3.15.0 Pump House (USE PREMISES NO.15)

3.15.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 as main use and permissible in other Facility Use zone F1 and all other use zones.

Note: Plot Size and building requirements as per Supply/Distribution Agency Requirements.

3.16.0 Elect.Sub Station (USE PREMISES NO.16)

3.16.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F1 and all other use zones.

Note: Plot Size and building requirements as per Supply/Distribution Agency Requirements.

3.17.0 Hostel, Boarding Houses (USE PREMISES NO.17)

(More than 20 inmates)

3.17.1 PURPOSE

- i) Providing Lodging and Boarding facilities to non-resident / floating population with or without fooding / mess.

3.17.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main / home use and in other Use Zones as incidental or Supportive use. The extent of permissibility in other use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. Minimum plot size 1000 sq.m.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.8

3.18.0 Guest House (USE PREMISES NO.18)

3.18.1 PURPOSE

- i) Same as Premises Use No.17 but with Corporate, Company or Organisation / Trust Ownership.

3.18.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main / home use and in other Use Zones as incidental or Supportive use . The extent of permissibility in other use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: Plot Area, Ground Coverage, FAR, Height Restriction and setbacks shall be same as that of Premises Use No.17

3.19.0 Barat Ghar/Banquet Hall (USE PREMISES NO.19)

3.19.1 PURPOSE

- i) Assembly Hall / Party Hall with dinning and 4-6 lodging rooms, cartering and kitchen facility etc.

3.19.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3, in Green Area Use Zones P3 and in Agriculture Use Zone as premises zone. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

3.19.3 PLOT SIZE

- l) Maximum Plot Area: 4000 Sq.m. in F3 amd 20000 Sq.m. in P3.

3.19.4 GROUND COVERAGE

- i) Maximum Ground Coverage: 25%

3.19.5 F.A.R.

- i) Maximum F.A.R. 50

3.19.6 HEIGHT

- i) Maximum Height 10 M

Note: The Setback shall be same as that of Premises Use No.8.

3.20.0 Dharamshala (USE PREMISES NO.20)

Note: All Building Regulations same as Premises Use No.17.

3.21.0 Night Shelter/Rain Basera (USE PREMISES NO.21)

Note: All Building Regulations same as Premises Use No.17.

3.22.0 Orphanage (USE PREMISES NO.22)

Note: All Building Regulations same as Premises Use No.17.

3.23.0 Sector Shopping (USE PREMISES NO.23)

3.23.1 PURPOSE

- i) Shopping need of population of more then 5000.

PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main / home use. The Standards & Planning Norms as defined in socio-cultural facilities of community centre and commercial facilities of Use Zone F2 in Land Development Regulation of Authority.

Note: All Building Regulations same as Premises Use No.8.

3.24.0 Offices Institutional (USE PREMISES NO.24)

Note:- In 19th Board Meeting of UPSIDA dated: 20.12.2010 and 25th Board meeting dated:30.11.2015, it was decided that maximum F.A.R and covered area have been notified by U.P govt., Noida, Greater Noida and Yamuna Expressway Industries Development Authority under government order 2213/77-4-10-158 N/85 dated 30-11-2010 for Group housing,Commercial and hotel Projects. The maaximum F.A.R will be as per described in the G.O.

PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main use and in other Use Zones as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. Minimum Plot Size 2000 Sq.m.

Note: All Building Regulations same as Premises Use No.8.

3.25.0 Community Centre / Shopping Complex (USE PREMISES NO.25)

3.25.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main use.

3.25.2 PLOT SIZE

- l) Maximum Plot Area: 4000 Sq.m.

Note: All Building Regulations same as Premises Use No.8.

3.26.0 Culture Centre (USE PREMISES NO.26)

3.26.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main use and in other use zone F3/P2/P3. Maximum Plot Area: 4000 Sq.m.

Note: All Building Regulations same as Premises Use No.8.

3.27.0 Religious Centre (USE PREMISES NO.27)

PERMISSIBILITY

- i) Permissible in Facility Use Zone F2/F3 as main use and in other Use Zones as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: All Building Regulations same as Premises Use No.8.

3.28.0 Rural Centre (USE PREMISES NO.28)

3.28.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 , in Open Area Use Zone P3 and Agriculture Use Zone as main use.

3.28.2 PLOT SIZE

- i) Maximum Plot Area: 10000 Sq.m.

3.28.3 GROUND COVERAGE

- i) Maximum Ground Coverage: 30%

3.28.4 F.A.R.

- i) Maximum F.A.R. 50%

3.28.5 HEIGHT RESTRICTION

- i) Maximum Height 10 M

3.28.6 SET-BACK

- i) Same as Premises Use No.8

3.29.0 Clinical Laboratory / Dispensary(USE PREMISES NO.29)

3.29.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 , in Open Area Use Zone P3 and Agriculture Use Zone as main use.

3.29.2 PLOT SIZE

- i) Maximum Plot Area: 1000 Sq.m.

3.29.3 GROUND COVERAGE

- i) Maximum Ground Coverage: 60%

3.29.4 F.A.R.

- i) Maximum F.A.R. 100

3.29.5 HEIGHT RESTRICTION

- i) Maximum Height 10 M

3.29.6 SET-BACK

i) Same as Premises Use No.30

3.30.0 Nursing Home (Use Premises No.30)

3.30.1 PURPOSE

i) For Treatment Diagnosis and Health Care at Sector level 1 for 16000 populations.

3.30.2 PERMISSIBILITY

i) Permissible in Use Zone F2 as main use and in other Use Zones i.e. F3/M3 as incidental or Supporting use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

3.30.3 AREA OF PLOT

i) Minimum area of plot shall be 500 sq.m. having minimum of 15 m wide frontage and shall be located on the road having minimum width of 12 m. The maximum plot size shall be 1000 Sq.m.

3.30.4 F.A.R. and Ground Coverage

i) Maximum ground coverage and FAR shall be 40 and 120 respectively.

3.30.5 Height

i) Maximum height shall be 15 mts.

3.30.6 Set-back

- i) For Building having a height 10 metres and plot size less than 1000 sq.m the front set back shall be 9 mts. whereas all other sides i.e. rear and side (both sides) set-back shall be 3 meter.
- ii) For Building having a height 10 metres and plot size more than 1000 sq.m the front set back shall be 9 mts. whereas rear setback shall be 4.5 mts and side (both sides) set-back shall be 3 meter.
- iii) For Building having a height 10 to 15mts, the front set back shall be 9 mts. whereas all other sides i.e. rear and side (both sides) set-back shall be 5 meter.

3.31.0 Hospital (USE PREMISES NO.31)

3.31.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones F2/M3 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. One for 100,000 population for 300 bed & 2.5 lacs populations for 500 beds.

3.31.2 PLOT SIZE

- i) 2.0 Hect. for 300 bed, 4.0 Hect. for 500 bed.

3.31.3 GROUND COVERAGE

- i) Maximum Ground Coverage: 35%

3.31.4 F.A.R.

- i) Maximum F.A.R. 150

3.31.5 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

Note: Additional land for residential facility i.e. 2 Hect maximum. Building Regulation for residential facility shall be as per use zone R1/R2.

3.32.0 Primary School (USE PREMISES NO.32)

3.32.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main use and in other Use Zones F3/P1. One for 5000 residential population. Strength 500 students @ 5000 Resident Population.

3.32.2 PLOT SIZE

- i) Maximum: .040 Hect.

3.32.3 GROUND COVERAGE

- i) Maximum Ground Coverage: 35%

3.32.4 F.A.R.

- i) Maximum F.A.R. 80

3.32.5 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

3.33.0 Secondary School (USE PREMISES NO.33)

3.33.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F2 as main use and in other Use Zones F3. One for 10000 residential population. Strength 1000 students @ 10000 Resident popula.

- 3.33.2 PLOT SIZE
i) 2.5 Hect. (3.5 Hect with Hostel)
- 3.33.3 GROUND COVERAGE
i) Maximum Ground Coverage: 35%
- 3.33.4 F.A.R.
i) Maximum F.A.R. 80
- 3.33.5 SET-BACK
i) Front: 9.0 M
ii) All other sides: 6.0 M

3.34.0 Degree College (USE PREMISES NO.34)

3.34.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones F2. One for 40000 to 100,000 residential population. Permissible with or without Hostel. Strength 1000 students @ 100000 Population.

- 3.34.2 PLOT SIZE
i) Maximum: 4.0 Hect

- 3.34.3 GROUND COVERAGE
i) Maximum Ground Coverage: 35%

- 3.34.4 F.A.R.
i) Maximum F.A.R. 100

- 3.34.5 SET-BACK
i) Front: 9.0 M
ii) All other sides: 6.0 M

3.34.6 Incidental Uses

- i) Residential Hostel 0.40 hect (Building Regulation same as premises use no.4 and Play Field of 1.80 Hect.

3.35.0 Petrol Filling Station (USE PREMISES NO.35)

Petrol Filling cum Service Station (USE PREMISES NO.35-A)

3.35.1 DIMENSIONS FOR PLOT

- a) *Petrol Filling Station (Use Premises No.35)*
ii) 18mt X 15 mt

iii) 30mt X17 mt

b) Filling Station cum Service Station (Use Premises No.35-A)

i) 30mt X 36 mt

ii) 33 mt X 45 mt

3.35.2 NORMS FOR GROUND COVERAGE F.A.R SETBACKS HEIGHT

a) Petrol Filling Station (Use Premises No.35)

- i) GROUND COVERAGE: 10%
- ii) F.A.R : 10
- iii) FRONT SETBACK : 3.0 mt
- iv) HEIGHT : 6.0 mt

b)Filling Station cum Service Station (Use Premises No.35-A)

- i) GROUND COVERAGE: 20%
- ii) F.A.R : 20%
- iii) FRONT SETBACK : 6.0 mt
- iv) HEIGHT : 6.0 mt

3.35.3 OTHER REQUIREMENTS

- i) Minimum of 80 sqm. of parking area shall be provided for every petrol filling station / petrol filling station-cum-service station.
- ii) Permission for petrol filling station / petrol filling station-cum-service station shall be granted at a minimum distance of 30mt. from the intersection of development plan roads..
- iii) There should not be any such obstruction near the petrol filling station / petrol filling station-cum-service station which obstructs the visibility of traffic on the road to the vehicles entering in or going out of the station.
- iv) Minimum width of roads for entry and exit to every petrol filling station / petrol filling station-cum-service station shall be 9.0 mts.
- v) Provision of a buffer strip with minimum length and width of 12.0m. and 3.0mts. respectively, shall essentially be provided between the zonal road and petrol filling station / petrol filling station-cum-service station.
- vi) Fire fighting provisions shall be ensured as per the rules.
- vii) Other provisions as required by the Indian Petroleum and Explosive Act shall apply.

NOTE:

- I) Construction of canopy shall be permissible in the form of temporary structure within the set-back line and its minimum height from the ground level shall be 6 mts.*
- II) The mezzanine floor, if constructed, shall be counted in F.A.R.*
- III) For plots located either in Urbanisable Area or Agricultural Use and admeasuring more than 33mts.X 45mts., the permissible ground coverage and FAR shall be equivalent to the ground coverage and FAR prescribed for 33mts.X 45mts. plot size.*

3.35.4 OTHER INCIDENTAL USES

I) "Kiosk" (Facility use) with maximum area of 10 sqm. shall be permitted for the convenience of customers within the permissible ground coverage of petrol filling station / petrol filling station-cum service station.

3.36.0 Dharamkata /Weigh Bridge (USE PREMISES NO.36)

3.36.1 PERMISSIBILITY

i) Permissible in Facility Use Zone F2/F3 as main use and in other Use Zones as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority. Minimum Plot size 500 sq.m. Maximum Plot size 1000 sq.m.

3.36.2 GROUND COVERAGE

i) Maximum Ground Coverage : 25

3.36.3 F.A.R

i) Maximum Permissible F.A.R : 25

3.36.4 HEIGHT RESTRICTION

i) Maximum Permissible Height : 7.5 M

3.37.0 Garage / Workshop (USE PREMISES NO.37)

3.37.1 PURPOSE

i) For Garage and Workshop, Licensed Service Station

3.37.2 PERMISSIBILITY

i) Permissible in Facility Use Zone F2 as main use and in other Use Zones i.e. F3/M0/M1/M3 incidental or Supportive use. The extent of permissibility in these

use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

Note: All Building Regulations same as Premises Use No.36.

3.38.0 Educational Institution / Technical Centre (USE PREMISES NO.38)

Note:- In 19th Board Meeting of UPSIDA dated: 20.12.2010 and 25th Board meeting dated:30.11.2015, it was decided that maximum F.A.R and covered area have been notified by U.P govt., Noida, Greater Noida and Yamuna Expressway Industries Development Authority under government order 2213/77-4-10-158 N/85 dated 30-11-2010 for Group housing,Commercial and hotel Projects. The maaximum F.A.R will be as per described in the G.O.

3.38.1 PURPOSE

- i) For Educational Institutions, Engineering College, Medical College, Management Instt. and Training centres etc.

3.38.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e. M2/M3/M4/P3. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

3.38.3 PLOT SIZE

- i) As per AICTE, Medical Council of India and Technical Education Board Norms.

3.38.4 GROUND COVERAGE

- i) Maximum Ground Coverage: 30%

3.38.5 F.A.R.

- i) Maximum F.A.R. 80

3.38.6 HEIGHT RESTRICTION

- i) Maximum Permissible Height: 20.0 M

3.38.7 SET-BACK

- i) Front: 9.0 M

ii) All other sides: 6.0 M

3.38.8 OTHER INCIDENTAL USES

- i) Staff Housing upto 15% of permissible FAR
- ii) Hostel and support facilities upto 35% of permissible FAR

3.39.0 Research & Development Centre (USE PREMISES NO.39)

3.39.1 PURPOSE

For Research and Development Centre.

3.39.2 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e. M2/M3/M4.

3.39.3 PLOT SIZE

- i) Large campuses upto 8 Hectare

3.39.4 GROUND COVERAGE

- i) Permissible Ground Coverage: 35%

3.39.5 F.A.R

- i) Maximum Permissible F.A.R: 150

3.39.6 HEIGHT RESTRICTION

- i) Maximum Permissible Height: 24.0 M

3.39.7 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

3.39.8 OTHER INCIDENTAL USES

- i) Staff Housing upto 15% of permissible FAR
- ii) Hostel and support facilities upto 35% of permissible FAR

3.40.0 Information Technology Park (USE PREMISES NO.40)

3.40.1 PERMISSIBILITY

- i) Permissible in Industrial Use Zone M3 as main use and in other Use Zones i.e. M4/M2/F3. The extent of permissibility in these use zones shall be as per Land Development Regulation of Authority.

3.40.2 PLOT AREA

- i) Minimum size: 2 Hect.

3.40.3 GROUND COVERAGE

- i) Maximum Ground Coverage: 35%

3.40.4 F.A.R

- i) Maximum Permissible F.A.R: 150

3.40.5 HEIGHT RESTRICTION

- i) Maximum Height: 24.0 M

3.40.6 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

3.40.7 APPROACH ROAD

- i) Approach road Minimum width – 24 mts. wide

3.40.8 PARKING PROVISION

Occupancy	Equivalent Car Space per 100 sqm. F.A.R
i) IT Park	4.5

Note: For development areas falling within Metro Centres of NCR Plan:

- i) There will be no height restriction provided that for buildings of height 30 mts and above, necessary clearance from Airport Authority of India shall be taken. Total height of the building shall be counted from the top of the drain to top of the building without exemption.
- ii) For tower like constructions for upper floor above 24 meters following setbacks may be permitted.
 - a) On the upper floors between 24 mts. and 37.5 mts. height, there shall be one setback along with the set-back on the ground floor, not be less than 9.0 mts. all around.
 - b) On the upper floors, more than 37.5 mts. in height, there shall be one setback along with the set-back on the ground floor not less than 12 mts. all around.
 - c) The spacing between two blocks shall be a minimum of 6.0 mts. for building upto 24 mts. height and for higher building it shall be 9.0 mts.

3.41.0 Museum / Planetarium (USE PREMISES NO.41)

3.41.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 , as main use and in other Use Zones i.e. P2/P3. The extent of permissibility in these use zones shall be as per Land Development Regulation of Authority.

3.41.2 PLOT AREA

i) Minimum size: 4000 Sq.m.

3.41.3 GROUND COVERAGE

i) Maximum Ground Coverage : 35%

3.41.4 F.A.R

i) Maximum Permissible F.A.R : 80

3.41.5 HEIGHT RESTRICTION

i) Maximum Permissible Height : 15 M

3.41.6 SET-BACK

i) Front: 9.0 M

ii) All other sides: 6.0 M

3.42.0 Cinema / Multiplex (USE PREMISES NO.42)

3.42.1 PERMISSIBILITY

i) Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e. M2/M3/P3 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Planning Standards & Norms defined in Land Development Regulation of Authority.

3.42.2	Plot Size	Min. 4000 sq.m.
3.42.3	Ground Coverage	40%
3.42.4	F.A.R.	120
3.42.5	Height Restriction	18 m
3.42.6	Set Back	9.0 M Front, 6.0 M All other sides
3.42.7	Commercial & Other Incidental Uses	Max. 30% of permissible FAR
3.42.8	Approach Road	24 M wide

Note: For development areas falling within Metro Centres of NCR Plan:

- i) There will be no height restriction provided that for buildings of height 30 mts and above, necessary clearance from Airport Authority of India shall be taken. Total height of the building shall be counted from the top of the drain to top of the building without exemption.
- ii) For tower like constructions for upper floor above 24 meters following setbacks may be permitted.

- a) On the upper floors between 24 mts. and 37.5 mts. height, there shall be one setback along with the set-back on the ground floor, not be less than 9.0 mts. all around.
- b) On the upper floors, more than 37.5 mts. in height, there shall be one setback along with the set-back on the ground floor not less than 12 mts. all around.
- c) The spacing between two blocks shall be a minimum of 6.0 mts. for building upto 24 mts. height and for higher building it shall be 9.0 mts.

3.43.0 Whole Sale Trade (USE PREMISES NO.43)

3.43.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e. P2/M0/M1/P3 as incidental or Supportive use . The extent of permissibility in these use zones shall be as per Land Development Regulation of Authority.

3.43.2 GROUND COVERAGE

- i) Maximum Ground Coverage: 25%

3.43.3 F.A.R

- i) Permissible F.A.R: 75

3.43.4 HEIGHT RESTRICTION

- i) Permissible Height: 15 M

3.43.5 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

3.44.0 Godown / Warehousing /Cold Storage / Chilling Plant (USE PREMISES NO.44)

3.44.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones i.e. M1/M2/M3/M4 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Land Development Regulation of Authority.

3.44.2 GROUND COVERAGE

- i) Permissible Ground Coverage: 40%

3.44.3 F.A.R

- i) Permissible F.A.R: 120

3.44.4 HEIGHT RESTRICTION

- i) Permissible Height: 20.0 M

3.44.5 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

3.45.0 Transport Nagar (USE PREMISES NO.45)

3.45.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use and in other Use Zones M3 as incidental or Supportive use. The extent of permissibility in these use zones shall be as per Land Development Regulation of Authority.

Note: All Building Regulations same as Premises Use no.44

3.46.0 Cargo/Booking Office (USE PREMISES NO.46)

Permissible in Facility Use Zone F3 as main use and other use zone i.e. M2/M3/M4/F1

Note: All Building Regulations same as Premises Use no.8

3.47.0 Bus Depot / Terminal (USE PREMISES NO.47)

3.47.1 PERMISSIBILITY

- i) Permissible in Facility Use Zone F3 as main use.

3.47.2 GROUND COVERAGE

- i) Maximum Ground Coverage: 30%

3.47.3 F.A.R

- i) Maximum F.A.R : 75

3.47.4 HEIGHT RESTRICTION

- i) Maximum Height : 15 M

3.47.5 SET-BACK

- i) Front: 9.0 M
- ii) All other sides: 6.0 M

3.48.0 Industrial Plots-General (USE PREMISES NO.48)

3.48.1 PERMISSIBILITY

Permissible in Industrial Use Zone M as main use.

3.48.2 GROUND COVERAGE

- i) The Ground Coverage for Industrial Plots shall be as follows;

S.n.	Plot Size	Ground Coverage as % of plot size
1	Upto 100 sq.m	60
2	101-450 sq.m	60
3	451-2000 sq.m.	55

4	2001-12000 sq.m	55
5	12001-20000 sq.m	50
6	Above 20000 sq.m	50

3.48.3 F.A.R.

i) The Floor Area Ratio for Industrial Plots shall be as follows;

S.n.	Plot Area	Floor Area Ratio
1	Upto 100 sq.m	120
2	101-450 sq.m	100
3	451-2000 sq.m.	80
4	2001-12000 sq.m	70
5	12001-20000 sq.m	65
6	Above 20000 sq.m	60

3.48.3 SET-BACKS

i) The Setbacks Industrial Buildings shall be follows;

S.n.	Plot Area	Setbacks (In mts)			
		Front	Rear	Side-1	Side-2
1	Upto 100	3.0	-	-	-
2	101-200	4.5	1.5	1.5	-
3	201-300	4.5	2.0	2.0	-
4	301-400	4.5	3.5	3.0	-
5	401-500	6.0	3.5	3.5	-
6	501-600	6.0	4.0	3.5	3.5
7	601-1000	7.5	4.5	4.0	4.0
8	1001-5000	9.0	4.5	4.5	4.5
9	5001-30000	9.0	9.0	4.5	4.5
10	More than 30000	15.0	9.0	9.0	9.0

3.49.0 Industrial Plots-Polluting (USE PREMISES NO.49)

Note: All Building Regulations same as Premises Use no.48

3.50.0 Industrial Plots- Non-Polluting (USE PREMISES NO.50)

Note: All Building Regulations same as Premises Use no.48

3.51.0 Industrial Plots-Service (USE PREMISES NO.51)

Note: All Building Regulations same as Premises Use no.48

3.52.0 Flatted Factories (USE PREMISES NO.52)

3.52.1 PURPOSE

i) For Industrial uses / Use premises as specified in Land Development Regulation.

3.52.2 PERMISSIBILITY

- i) Permissible in Industrial Use Zone M4 as main use and in other Use Zones i.e. M3. The extent of permissibility in other use zones shall be as per Land Development Regulation of Authority.

3.52.3 PLOT AREA: Minimum Plot Size 4000 sq.m.

3.52.4 GROUND COVERAGE

- i) Maximum Permissible Ground Coverage: 40%

Note: All Building Regulations same as Premises Use no.48

3.53.0 House Hold Industry (USE PREMISES NO.53)

3.53.1 PERMISSIBILITY

- i) Permissible in Household Industry Use Zone M4 as main use & in other use Zone i.e. M3/M4.

Note: All Building Regulations same as Premises Use no.48

3.54.0 Oil Depot And Gas Godown (USE PREMISES NO.54)

Permissible in Use Zone M1 as main use & in other Use Zone i.e. P3/M0

3.54.1 APPROACH ROAD

- i) Minimum width of approach road to the plot shall be 18 mts.

3.54.2 PLOT AREA

- i) Minimum area of the plot shall be 1000 sqm.
- ii) Maximum area of the plot shall be 4000 sqm.

3.54.3 SET-BACK

Minimum set back on all sides of the plot shall be 9.0 mts.

3.54.4 SIZE OF SHED

- i) Minimum size of the shed for LPG Godown shall be 12m x 15m.

3.54.5 HEIGHT OF BUILDING

- i) The minimum height of the Gas godown shall be 6.0 mts. and no construction shall be allowed over it.

3.54.6 VENTILATION

- i) For ventilation purpose, minimum 10% of the floor area shall be in the form of windows and ventilators etc.

3.54.7 OTHER REQUIREMENTS

- i) Gas godown shall be constructed with non-combustible materials.
- ii) No Objection Certificate shall be obtained from the local Fire Brigade Authority and Chief Controller, Explosives, for the construction of Gas godown.

3.55.0 Park (USE PREMISES NO.55)

3.55.1 PERMISSIBILITY

- i) Permissible in Green Area Use Zone P1 as main use & in all other Use Zone.

3.55.2 GROUND COVERAGE

- i) Maximum Coverage: 5%

3.55.3 F.A.R

- i) Maximum: 5

3.55.4 HEIGHT RESTRICTION

- i) Maximum Height : 5 M

3.56.0 Playground (USE PREMISES NO.56)

3.56.1 PERMISSIBILITY

- i) Permissible in Green Area Use Zone P1 as main use & in other Use Zone i.e.P2/F3/R2/R1.

3.56.2 GROUND COVERAGE

- i) Maximum Ground Coverage : 5%

3.56.3 F.A.R

- i) Maximum F.A.R: 5

3.56.4 HEIGHT RESTRICTION

- i) Maximum Height of Structure : 10 M

3.57.0 Sports Complex (USE PREMISES NO.57)

3.57.1 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P2 as main use & in other Use Zone i.e. Agriculture P3/F3.

3.57.2 GROUND COVERAGE

- i) Permissible Ground Coverage: 20%

3.57.3 F.A.R

- i) Permissible F.A.R: 40

3.57.4 HEIGHT RESTRICTION

- i) Maximum Permissible Height: 15 M

3.58.0 Swimming Pool (USE PREMISES NO.58)

3.58.1 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P2 as main use & other Use Zone i.e. Agricultural P3/F3/F2/R2.

3.58.2 GROUND COVERAGE

- i) Maximum Permissible Coverage: 20%

3.58.3 F.A.R

- i) Maximum Permissible F.A.R: 40

3.58.4 HEIGHT RESTRICTION

- i) Maximum Permissible Height: 15 M

3.59.0 Open Air Theatre (USE PREMISES NO. 59)

3.59.1 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P2 as main use & in other use Zone i.e. Agricultural P3/F3.

3.59.2 GROUND COVERAGE

- i) Maximum Permissible Coverage: 10%

3.59.3 F.A.R

- i) Maximum Permissible F.A.R.: 20

3.59.4 HEIGHT RESTRICTION

- i) Maximum Permissible Height: 15 M

3.60.0 Amusement Park (USE PREMISES NO. 60)

3.60.1 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P3 as main use & in other Use Zone i.e. Agricultural P2/F3.

3.60.2 GROUND COVERAGE

- i) Maximum Permissible Coverage: 20%

3.60.3 F.A.R

- i) Maximum Permissible F.A.R : 40

3.60.4 HEIGHT RESTRICTION

i) Maximum Permissible Height: 15 M

3.61.0 Drive In Cinema (USE PREMISES NO. 61)

3.61.1 PERMISSIBILITY

i) Permissible in Open Area Use Zone P3 as main use & in other Use Zone i.e. Agricultural P2/F3.

3.61.2 GROUND COVERAGE

i) Maximum Permissible Coverage : 10%

3.61.3 F.A.R

i) Maximum Permissible F.A.R: 20

3.61.4 HEIGHT RESTRICTION

i) Maximum Permissible Height: 15 M

3.62.0 Special / Theme Park (USE PREMISES NO. 62)

3.62.1 PERMISSIBILITY

i) Permissible in Open Area Use Zone P3 as main use & in other Use Zones i.e. P2/M3/M2/F3.

3.62.2 GROUND COVERAGE

i) Maximum Ground Coverage: 20%

3.62.3 F.A.R

i) Maximum Permissible F.A.R: 40

3.62.4 HEIGHT RESTRICTION

i) Maximum Permissible Height: 15 M

3.63.0 Plant Nursery (USE PREMISES NO. 63)

3.63.1 PERMISSIBILITY

i) Permissible in Open Area Use Zone P3 as main use & in other Use Zones i.e. Agriculture P2/P1 Use Zone.

3.63.2 GROUND COVERAGE

i) Maximum Ground Coverage & FAR 5%

3.64.0 Orchard (USE PREMISES NO. 64)

3.64.1 PERMISSIBILITY

i) Permissible in Open Area Use Zone P3 as main use & in other Use Zones i.e. Agriculture P2 Use Zone.

3.64.2 GROUND COVERAGE

i) Maximum Coverage : 5%

3.64.3 F.A.R

- i) Maximum F.A.R : 5

3.64.4 HEIGHT RESTRICTION

- i) Maximum Height : 5M

3.65.0 Golf Course (USE PREMISES NO. 65)

3.65.1 PURPOSE

- i) For Golf Course (low density Sports)

3.65.2 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P3 as main use & permissible in other use zones P2/F3.

3.65.3 PLOT AREA

- i) Minimum Plot Area : 20 Hectare
- ii) Maximum Plot Area : 50 Hectare

3.65.4 GROUND COVERAGE

- i) Maximum Permissible Ground Coverage : 20%

3.65.5 F.A.R

- i) Maximum Permissible F.A.R : 20

3.65.6 HEIGHT RESTRICTION

- i) Maximum Height: 15 M

3.66.0 Zoo (USE PREMISES NO.66)

3.66.1 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P3 as main use zone & in other use zone P2.

3.66.2 GROUND COVERAGE

- i) Maximum Coverage: 10%

3.66.3 F.A.R

- ii) Maximum F.A.R: 20

3.66.4 HEIGHT RESTRICTION

- i) Maximum Height: 15 M.

3.67.0 Mela Ground / Weekly Market (USE PREMISES NO.67)

3.67.1 PERMISSIBILITY

- i) Permissible in Open Area Use Zone P3 as main use & other use zone P2/Agricultural Use Zone.

3.67.2 PLOT AREA

i) Maximum plot Area: 4 Hect

3.67.3 GROUND COVERAGE

i) Maximum Ground Coverage : 10%

3.67.4 F.A.R

i) Maximum F.A.R : 10

3.67.5 HEIGHT RESTRICTION

i) Maximum Height : 5 M.

3.68.0 Burial / Cremation Grounds (USE PREMISES NO. 68)

Note: Generally existing use which is incorporated in Development Plan as it is. Additional provision for its extension can be made in Development Plans.

for such additional land maximum permissible FAR shall 10%

3.69.0 Dairy Farm (USE PREMISES NO. 69)

3.69.1 PERMISSIBILITY

i) Permissible in Agriculture Use Zone and Open Area/Green Areas
Sub Use Zone P3

3.69.2 ACCESS ROAD

i) The minimum width of access road to the dairy farm from the main road (National Highway/State Highway/District Road/Zonal road) shall be 6 mts.

3.69.3 PLOT AREA, GROUND COVERAGE, FAR & SET BACK

i) Minimum frontage of plot shall be 25 mts.

ii) For every 10 cattle exceeding 200, there shall be provision of 100 sq.m. additional area of plot.

iii) Activities/construction permissible within the covered area shall include cattle shed, storage of fodder and husk, collection, storage and processing of milk, outlet for sale of milk, accommodation for essential workers and security chauwki, animal care and breeding facilities, and other ancillary activities, uses etc.

- iv) The minimum size of plot for dairy farm shall be 2000 sqmt and maximum size shall be 15000 sqm. Minimum plot area, ground coverage, FAR and set backs depending upon the number of cattle shall be as given in the following table :-

S.No	No. of Cattle	Plot Area (sq.m.)	Ground Coverage (%)	FAR (%)	Set Back (All sides)
1	25	2000	10	15	6m
2	50	4000	10	15	9 m
3	100	7000	10	15	10m
4	200	15000	10	15	10m

3.69.4 BUILDING HEIGHT

- i) Maximum height of the building shall be two storeys (7.5 mts.).

3.69.5 PLANTATION

- i) 50 percent of the plot area shall be under plantation, in which the trees shall be planted at the rate of 100 per hectare.

3.69.6 DRAINAGE, DISPOSAL OF COW-DUNG AND GARBAGE

- i) Proper arrangement shall be made for disposal of effluent from the dairy farm upto the discharge point. Disposal of cow-dung, effluent, garbage and other solid waste shall be carried out with the help of Gobar Gas Plant, Septic Tank, Compost Pit or through other appropriate treatment technology.

3.69.7 OTHER REQUIREMENTS

- i) Other requirements and standards e.g; size of the cattle shed, fodder storage, collection/storage and processing of milk, manager's office, animal care and breeding facilities, accommodation for workers, ponds, Gobar Gas Plant. etc. shall be in accordance with the norms of National Dairy Research Institute of India.

3.70.0 Farm House (USE PREMISES NO. 70)

3.70.1 PERMISSIBILITY/PURPOSE

i) Permissible in Open Area/Green Areas Sub Use Zone P3 as main use & in other Use Zone P2/ Agricultural use zone.

ii) Agriculture and horticulture, piggeries, fisheries, poultry and animal husbandry etc.

3.70.2 PLOT AREA

i) Minimum 0.5 hectares (5000 sqm.)

ii) Maximum 4 hectares (40000 sqm.)

3.70.3 GROUND COVERAGE

i) Maximum ground coverage shall be 5% subject to a maximum of 500 sqm., of which maximum 200 Sq.m shall be for residential unit and servant quarters.

3.70.4 HEIGHT RESTRICTION

i) Farm house shall be single storeyed. The maximum height of permanent / temporary construction from the ground level shall be 5.0 mts. Average height of triangle / gabled / double gabled roof shall be 6.0 mts., minimum height 4.5 mt. and maximum height shall be 7.5 mt. Mezzanine floor shall not be permitted.

ii) Maximum height of farm shed shall not be more than 4.5 mt. and height shall be 3.0 mt. at the eye level.

iii) If the boundary wall is constructed of bricks, than its height shall not be more than 1.0 mt.

3.70.5 SPECIFICATIONS

i) Shed shall be constructed on pillars, and height of its walls shall not be more than 1.2 mt. Remaining height shall be covered with netting or similar material.

3.70.6 SET-BACK

i) Minimum distance of the building from the boundary line of the plot, excluding the guard room, shall be 15 mts..

ii) Minimum distance between dwelling unit and other constructions shall be 8 mts.

iii) Set-back for farm house from the road shall be as follows :

S.no	Level of road	Set-back from the middle of the road (distance in meters)
1.	National Highway- 75 mt. Wide	75
2.	State Highway/ Urban Road- 45 mt. Wide	60
3.	Main Roads- 30 mt. Wide	60
4.	Village/ Other Roads	30

3.70.7 ROADS

- i) Approach road to the farm shall be minimum of 9.0 mt. wide of which 3.5 mt. wide shall be water bound.
- ii) If the approach road is for more than one farm, its minimum width shall be 12 mts.
- iii) Minimum width of internal roads providing access to farm house and other buildings shall be 3.5 mts.

3.70.8 PLANTATION

- i) 50% of the area shall be under plantation, in which, the trees shall be planted at the rate of 100 per hectare.

3.70.9 ELECTRICITY AND OTHER SERVICES

- i) The owner of the farm shall himself make provisions for electricity, water supply and drainage.

3.70.10 SEPTIC TANK

- i) The distance of septic tank from the well shall be more than 15 mts. so that underground water do not get contaminated. This tank shall be 4.5 mt. away from the boundary wall.

3.71 .0 Hotel / Motel (USE PREMISES NO. 71)

Note:- In 19th Board Meeting of UPSIDA dated: 20.12.2010 and 25th Board meeting dated:30.11.2015, it was decided that maximum F.A.R and covered area have been notified by U.P govt., Noida, Greater Noida and Yamuna Expressway Industries Development Authority under government order 2213/77-4-10-158 N/85 dated 30-11-2010 for Group housing,Commercial and hotel Projects. The maaximum F.A.R will be as per described in the G.O.

3.71.1 PURPOSE

- i) Boarding, Lodging, food, Recreation, Transit facilities for public accommodation of more than 15 Rooms / 50 inmates or more.

3.71.2 PERMISSIBILITY & PLOT AREA

- i) For permission of Hotel in the Facility Use Sub Zone F3 as main use and other permissible landuses, i.e. F2/M2/M3/P3. The minimum plot area shall be 1000 sqm which shall be located on a minimum 18 meter wide road.
- ii) For permission for Three Star Hotel and above category minimum plot area shall be 4000 sqm which shall be located on a minimum 24 meter wide road.

3.71.3 F.A.R. , GROUND COVERAGE, SETBACK AND BUILDING HEIGHT

- i) Maximum ground coverage shall be 30% and FAR shall be 150% With maximum height of 24 Mts shall be Permissible.
- ii) Setback:

Plot Size	Setbacks
1000-4000 sqm	9.0M Front Setback
	4.5M Rear & All other sides
Above 4000 sqm	12.0M Front Setback
	6.0M Rear & All other sides

Note: For development areas falling within Metro Centres of NCR Plan:

- i) There will be no height restriction provided that for buildings of height 30 mts and above, necessary clearance from Airport Authority of India shall be taken. Total height of the building shall be counted from the top of the drain to top of the building without exemption.

- ii) For tower like constructions for upper floor above 24 meters following setbacks may be permitted.
- a) On the upper floors between 24 mts. and 37.5 mts. height, there shall be one setback along with the set-back on the ground floor, not be less than 9.0 mts. all around.
 - b) On the upper floors, more than 37.5 mts. in height, there shall be one setback along with the set-back on the ground floor not less than 12 mts. all around.
 - c) The spacing between two blocks shall be a minimum of 6.0 mts. for building upto 24 mts. height and for higher building it shall be 9.0 mts.

3.74 .0 Multiplex-Cum-Hotel (USE PREMISES NO. 74)

- (i) PURPOSE:
Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR
Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.
- (ii) PERMISSIBLE SITE:
Permissible in Facility Use Zone F3 as main use and in Use Zones M2/M3 as incidental or Supportive use. Sub-committee of UPSIDA can permit Multiplex-Cum-Hotel in Use Zone M0 as per clause 3.3.8 (ii) of Preparation and Finalization of Plans Regulations, 2004.
- (iii) MINIMUM AREA OF PLOT:
Minimum area of plot /proposed site of Multiplex-Cum-Hotel shall be 8000 sqm.
- (iv) APPROACH ROAD:
Minimum width of Approach Road of plot of Multiplex-Cum-Hotel shall be 24 mts.
- (v) SET-BACK:
For Multiplex-Cum-Hotel use minimum front set back shall be 12 mts., Rear and side set-back (both sides) shall be 6 mts. However arrangement of adequate circulation Space from parking site to exit on 24 mts. or wider road shall be made.
- (vi) GROUND COVERAGE & F.A.R:
For Multiplex-Cum-Hotel Use Maximum ground coverage shall be 30 percent and Maximum permissible FAR shall be 120.
- (vii) BUILDING HEIGHT:
There will be no height restriction provided that for buildings of height 30 mts and above, necessary clearance from Airport Authority of India shall be taken.
- (viii) PARKING PROVISION
Provision of 4.0 E.C.S (Equivalent Car Space) per 100 sqm. Floor area shall be made.

50 percent part of open space can be utilized for parking in roads and remaining area can be utilized for landscaping. Open parking shall be permitted in stilts but incase stilts are covered on sides it shall be counted in FAR.

(ix) BASEMENT

Two Level basement upto set-back line for parking, storage and services shall be permissible and it shall not be included in calculation of FAR.

(x) OTHER REQUIREMENTS

For planning designing and Fire Fighting arrangements of Multiplex Hotel, Support Activities and Commercial Building relevant provisions of National Building Code and UP Cinematography Rules 1951 shall be followed.

(xi) IMPACT FEES

For permitting Multiplex-Cum-Hotel Use on previously developed industrial plots by Sub-Committee of UPSIDA Impact Fees shall be as per follows.

Impact Fees = I.F.

Plot Area (in sqm.) = A

F.A.R. of Industrial plots Use No. 48 (Industrial Unit) as in Land development Regulation = I.F.A.R

Present Value/Premium of Industrial Plots (In sqm.) =P

F.A.R. of Proposed Multiplex-Cum Hotel Use =PFAR

$$\text{IMPACT FEES } I.F = \frac{AXPX(PFAR-IFAR)}{IFAR}$$

The Impact Fees for Multiplex-Cum-Hotel shall be either 100 percent of premium or as per above calculation, which ever is higher.

Incasse on developed Industrial plots permission to other Uses i.e. Multiplex, Hotel etc. has been previously given and now it is converted to Multiplex-Cum-Hotel Use Impact Fees shall be reassessed as per above and previously deposited premium shall be adjusted.

Chapter-4

General Building Requirements

4.1.0. Internal Structure, Size Area Requirements

4.1.1 HABITABLE ROOMS

- i) The minimum area of habitable room shall be 9.5 sq.mt. with a minimum width of 2.4 mts.
- ii) The minimum height of room from the surface of floor to the ceiling shall be 2.75 mts.
- iii) The height of air conditioned room from the surface of floor to the lowest point of the false ceiling or air conditioned duct shall be 2.4 mts.
- iv) The minimum height under the beam shall be 2.4 mts.
- v) In the hostels or educational institutions, the minimum area of single occupancy room shall be 7.5 sqmt.

4.1.2 KITCHEN

- i) The minimum area of kitchen shall be 5.0 sqmt. with a minimum width of 1.8 mts.. But in a plot with area of 60 sqmt. or less, the minimum area of 3.5 sqmt, with a minimum width of 1.5 mts. shall be permissible.
- ii) The minimum height of kitchen from the surface of floor to the ceiling shall be 2.75 mts.
- iii) In case there is a separate store room, the area of kitchen may be reduced to 4.5 sqmt. A kitchen which is intended to be used dining purposes also shall have floor area of not less than 9.5 sqm. with a minimum width of 2.4 mts.

4.1.3 TOILET AND BATHROOM

- i) The minimum area of the bathroom shall be 1.5 sqm. with a minimum width of 1.0 mt.
- ii) In case of a combined bathroom and toilet, the minimum area shall be 2.8 sqm. with a minimum width of 1.2 mt.
- iii) The minimum area of toilet shall be 1.1 sqm. with a minimum width of 0.9 mt. and height of 2.2 mts.

- iv) Provision of a wall shall be essential in the direction of the open space.

4.1.4 MEZZANINE FLOOR

- i) The minimum area of the mezzanine room shall be 9.5 sqm.
- ii) The maximum area of the mezzanine floor shall be 33% of the total plinth area of the building with a minimum height of 2.2 mt. and shall be counted in the FAR.
- iii) The light and ventilation provision on the mezzanine floor shall be as per the norms of National Building Code.

4.1.5 PLINTH

- i) The plinth, along with adequate water drainage facility shall be at a minimum level of 0.30 mts from the surface of surrounding land or crest of the road level.
- ii) The internal courtyard and garage shall be at a minimum level of 0.15 mt, from the road / general ground level and shall have provisions for proper drainage of water.
- iii) The height of the approach road to the building shall not be more than 0.15 mt. from the centre of the road. For the entry of vehicles, the length of ramp made over the KC drain shall not be more than 1.0 mt from the boundary of the plot.

4.1.6 LOFT

- i) The maximum coverage of the loft shall not be more than 25% of the room area.
- ii) The loft may be constructed above the corridor in the residential buildings.
- iii) The headroom shall be maximum of 1.0 mt.
- iv) The headroom below the loft shall be 2.0 mts.

4.1.7 GARAGE

- i) The minimum area of the garage shall be 13.75 sqm. with a minimum width of 2.5 mts.
- ii) The minimum height of the garage shall be 2.4 mts.

4.1.8 OTHER REQUIREMENTS

- i) The other requirement of the building shall be as according to the Bureau of Indian Standards (BIS) of the National Building Code.

4.2.0: Light And Ventilation Requirements

4.2.1 LIGHTING AND VENTILATION OF ROOMS

- i) The room shall have for admission of light and ventilation one or more apertures such as windows and ventilators opening directly to the open space or verandah not more than 2.3 mts in width.
- ii) The aggregate area of the opening in the form of windows /ventilators excluding doors, of a room, shall be minimum of 10% of the floor area.
- iii) No portion of a room shall assume to be lighted if it is more than 7.5 mts. for the open area.
- iv) If the light and ventilation of any habitable room is from an internal open space then such as open space shall have a minimum area of 7.5 sqm. for buildings having height of 10 mts and minimum width of 2.5 mts. For buildings having more than 10 mts height, the internal open space shall have a minimum width of 3.0 mts and the area shall be equal to 1/5 the of area of the highest wall abutting it.

4.2.2 KITCHEN

- i) Kitchen shall have a window, having minimum area of 1.0 sqm. or 10% of the floor area (whichever is more) which shall directly open into the internal or external open space.

4.2.3 TOILET AND BATHROOM

- i) For ventilating the bathroom and toilet, if not opening on to the front, rear, side space or internal open space or not more than the 3.0 mts wide verandah, then the ventilation shall be done by a ventilation shaft, the size and dimension of which shall be as follows :

S.N.	Height of the building (in meter)	Size of Ventilation shaft (in square meter)	Minimum width of shaft (in meter)
1.	Upto 06	1.2	0.9
2.	Upto 12	2.8	1.2
3.	Upto 18	4.0	1.5
4.	Upto 24	5.4	1.8
5.	Upto 30	8.0	2.4
6.	Above 30	9.0	3.0

- ii) For building having more than 10 mts height, there shall be adequate provision for entry into the ventilation shaft for cleanliness and maintenance.
- iii) For buildings having more than 30 mts height, in addition to the minimum provisions of ventilation shaft, there shall be provision for mechanical ventilation also.

4.3.0: Other Internal Structures

4.3.1 STAIRCASE

- i) In all buildings excluding residential buildings of up to 3 storeys, the internal staircase shall be of non combustible material.
- ii) No staircase shall be arranged around the lift, unless it is surrounded by fire resistance materials.
- iii) To be classified and combustible constructions shall not be permitted.

- iv) The minimum width of internal staircase shall be 1.0 mt. for unitary residential buildings, 1.2 mts. for group housing and guest houses, 2.0 mts. for assembly buildings namely auditorium, cinema, theatre etc, and 1.5 mts for other buildings. But the minimum width of the staircase may be permitted upto 75 cms. For unitary residential building upto 2 storeys in height.
- v) The minimum width of tread for an internal staircase shall be 25 cms in residential buildings and 30 cms. in other buildings.
- vi) The maximum height of the riser shall be 19 cms. for residential buildings and 15 cms. for other buildings.
- vii) There shall be a maximum of 12 risers per flight in the case of residential buildings and upto 15 risers in the case of other buildings.
- viii) The minimum height of the handrail shall be 85 cms from the centre of the tread.

4.3.2 BOUNDARY WALL

- i) The maximum height of the front compound wall shall be 1.65 mts from the level at centre line of the road.
- ii) The maximum height of the side and rear compound wall shall be 2.0 mts or maximum 3.0 mts height from the level at centre line of the service road.
- iii) For the corner plot, the height of boundary wall shall not be more than 1.65 mts., depending on the location of front road.
- iv) The above regulations shall not apply to jails, sanitarium, offices, industry and institutional buildings.

4.3.3. Basement

4.3.3.1 STRUCTURE / USE

- i) The construction of basement shall be permissible in residential and other buildings within the setback line.
- ii) The construction of the basement shall be allowed after ensuring the structural safety of adjoining property the basement shall be located at a distance of 2.0 mts from the adjoining property.
- iii) The Basement shall be used for the following purposes, whereas it shall be counted in FAR if it is used for other purposes:-

- a) Storage of household goods, non-inflammable goods and other goods.
- b) Dark room.
- c) Bank cellar, strong room etc.
- d) Air conditioning equipment and other machines required for necessary services of the building.
- e) Garage and parking space.
- f) Store for library.
- g) Office and commercial use in building if air conditioning is provided except for Convenient Shopping, Commercial & Professional Offices, Institutional, Hospital, IT Park, Sector Shopping, Community Centre/Shopping Complex, Cinema Hall/Multiplex & Hotel/Motel.

4.3.3.2 OTHER REQUIREMENTS OF THE BASEMENT.

- i) Every part of the basement shall be minimum of 2.4 mts. from the surface of floor to the ceiling.
- ii) The basement shall have adequate provision for ventilation. Lack of ventilation shall be compensated by providing mechanical ventilation devices such as, blower, exhaust fans or air conditioning systems.
- iii) The height of the basement roof shall be minimum of 0.9 mts. and maximum of 1.2 mts from the adjacent ground level.
- iv) There shall be adequate provision to check the entry of surface water in to the basement.
- v) The moisture resistant treatment shall also be arranged keeping in view the surrounding soil and moisture conditions.
- vi) The basement, being used for commercial and office purposes shall have adequate numbers of exits, the purpose being that one may not have to walk more than 15 mts.

vii) Kitchen, bathrooms and toilets shall not be provided in the basement.

viii) In Convenient Shopping, Commercial & Professional Offices, Institutional, Hospital, IT Park, Sector Shopping, Community Centre/Shopping Complex, Cinema Hall/Multiplex & Hotel/Motel; the basement (upto double basement) shall be permissible within the setback line on each floor, provided there is adequate provision for ventilation. However, if basement is use for commercial and office use, it shall be counted in the FAR.

4.4.0 : Parking

4.4.1 AREA OF CAR PARKING SPACE

i) The norm for each on-street or off-street parking space provided for motor vehicles shall be equal to "equivalent car space" having not less than 13.75 sq.mts. of area and there shall be provision for parking of all types of vehicles viz., car, scooter, cycle, light and commercial vehicles, in it.

4.4.2 PARKING NORMS

i) For buildings of different occupancies, off street parking space for vehicles shall be provided as per norms cited under various Use premises in chapter 3 of this Regulation. as below:

S.No.	Occupancy	Equivalent car-space Per 100 Sq.M F.A.R
1.	City centre/ general business district	3.0
2.	Sub-city center	3.0
3.	Hotel, cinema, theatre, auditorium	3.0
4.	Unitary residence (more than three units)	1.5
5.	Group housing	1.5
6.	Community building, Assembly building & Barat-ghar	3.0
7.	Local sectoral market, shops for daily needs bank, restaurant	2.0
8.	Hospital	2.0
9.	Offices	2.5
10.	Social/ Cultural Institutes, club	2.0
11.	Wholesale market	3.0
12.	Freight Complex	3.0
13.	Stadium	3.0
14.	Degree college, University etc. and higher order technical educational institutes	1.0
15.	Industries / Godown	1.0

Note:

i) Road side or off-street parking facilities shall be provided for the vehicles (with adequate exit).

ii) The provision for drive way and space for maneuvering of all type of vehicles, shall be in addition to the parking provisions prescribed above.

iii) Lock-up garages for parking purposes shall be counted in the FAR unless they are provided in the basement or under a building constructed on stilts with no external wall.

iv) In case of the building having 15 mts. or or more height, no parking shall be permitted in the open space compulsorily left around the building for fire-fighting.

v) In case of building, less than 15 mts in height, 50% of the open space may be used for parking, provided that an area within a distance of 3.6 mts from the building shall be kept free from parking or loading / unloading activities. However, there shall be no such restriction of 3.6 mts distance in unitary residential buildings.

vi) In case of local sectoral market, Shops for daily needs, bank & restaurant for plots less than 4000 sq.m. Parking norms shall be 2.5 ECS per 100 sq.m.FAR and for plots above 4000 sq.m. Parking norms shall be 3.0 ECS per 100 sq.m.FAR. For allotted plots prior to 20.7.2007 in Tronica City & Surajpur Site-4 & 5 notified areas for these uses, if allottees are unable to meet above stipulated parking norms even after making provision for double basement, in such situation, to meet balance parking requirement plots for parking shall be reserved in selected sectors of area.

4.5.0 F.A.R, GROUND COVERAGE, BUILDING HEIGHT GENERAL PROVISIONS

4.5.1 FLOOR AREA RATIO (F.A.R)

- i) The ground coverage and FAR in any plot shall not be less than that permissible in a smaller category of plot and the calculation of ground coverage shall be done according to telescopic method.
- ii) If the basement is used for purposes other than parking, machine room, electricity and air conditioning equipment, then it shall be counted in the FAR
- iii) In multistoreyed institutional and office buildings, 5% of covered area subject to a maximum of 50 sqmt., additional covered area shall be permissible for guard room, generator room, electric switch room, meter room and tube-well room.

4.5.2 GROUND COVERAGE

- i) The covered area will not include garden, open swimming pool, open platform, swing, slides fountain, walled enclosures, uncovered staircase of pergola, Porch & terrace upto the permissible limit having no construction above.

4.5.3 BUILDING HEIGHT

- i) The following subsidiary constructions shall not be included in the height of building:
 - a) The maximum height of the building shall be measured from the road or the average ground level of the surrounding land.
 - b) The tank and its subsidiary construction which are not more than 2.0 mts, in height, air conditioning equipment and lift room which are not more than 4.5 mts in height, other service equipment and stair covered by mumty not more than 3.0 mts in height, chimney, parapet wall and other features which add to the beautification of the building which are not more than 1.5 mts in height, provided that the total area of such features including barsati shall not be

more than one third of the total roof area upon which they are erected.

- c) The height of buildings near the aerodrome shall not be as per the directions of Government of India issued from time to time.

4.5.4 SETBACKS

- i) For buildings upto 10 mts height, following relaxation in the set-backs may be given :
 - a) Roof or terrace upto a maximum of 1.0 m. may be projected on to the open space which shall not be more than half the width of the open space.
 - b) Within the set-back above the drive way near the entrance gate, a portico with a maximum width of 3.0 mts and length of 5.0 mts, shall be permissible, which shall either be projected or supported on columns.
 - c) A pergola, with a maximum area of 6.0 mts in which the open area shall be a minimum of 40%, with a minimum height of 2.2 mts., shall be permissible

4.6.0 Other Requirements And Expectations:

4.6.1 FIRE ESCAPES OR EXTERNAL STAIRS

- i) The area of fire escape shall not be counted in the floor area of the building.
- ii) The entrance to the fire escape shall be separate and remote from the internal staircase.
- iii) All fire escapes shall be directly connected to the ground.
- iv) A door, opening towards fire escape shall be of fire resistant capacity and the route leading towards fire escape shall be free of obstructions at all times.
- v) Fire escape shall be constructed of non-combustible material.
- vi) Fire escape stairs shall have straight flight not less than 75 cms wide with minimum 28 cm tread and the riser, not more than 19 cms.
- vii) The no. of risers shall be limited to 16 per flight.

viii) The minimum height of the railing shall be 1.0 mts.

4.6.2 SPIRAL STAIRCASE

i) The use of spiral staircase shall be limited to low occupant load and to the buildings upto to 10 mts. height unless they are connected to platforms such as balconies and open terraces to allow safe exit.

ii) They shall be connected to open terraces or balconies.

iii) A spiral staircase shall have a minimum diameters of 150 cms with adequate headroom.

4.6.3 RAMP

i) The maximum slope in general shall be of 1:10 but in no case it shall be more than 1:8

ii) It shall comply with all the applicable requirements of enclosure capacity and limitations of dimensions, as required for staircase.

iii) Slopes shall be limited for special uses and for all slopes exceeding 1:10 and wherever the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping material.

4.6.4 FIRE SAFETY, STRUCTURAL SAFETY AND SERVICES REQUIREMENTS

a) FIRE SAFETY REQUIREMENTS

(i) Building shall be so planned, designed and constructed as to ensure fire safety and this shall be done in accordance with Pan IV 'Fire Protection' of the National Building Code of India, 1970 corrected upto date.

(ii) In case of multi-storeyed buildings above 15 mtrs- in height building which are more than three storeys and Building with more than 400 sq. mtrs. ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, shall also be got cleared by the Local Fire Brigade Authority for completion.

b) STRUCTURAL DESIGN

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

c) QUALITY OF MATERIAL AND WORKMANSHIP

All materials and workmanship shall be of good quality conforming generally to accepted standards of Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India 1970 revised upto date.

d) BUILDING SERVICES

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

e) PLUMBING

The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in accordance with the Part IX (Plumbing Services Section 1, Water Supply, Section-2, Drainage and Sanitation, Section-3, Gas Supply as the case may be) of National Building Code of India prepared by ISI and as prevalent at the time of execution of the work.

f) WATER SUPPLY REQUIREMENTS

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

g) SANITARY FITTINGS

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

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

h) STRUCTURAL SAFETY FOR NATURAL HAZARD PROTECTION

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

i) PROVISIONS FOR PHYSICALLY HANDICAPPED

Physically Handicapped persons shall be made in all buildings and facilities used by public in accordance with the provisions of Part III of National Building Code (Appendix E).

j) CERTIFICATION OF SAFETY STANDARDS

The Owner, Licensed Technical Person shall be fully responsible for all provisions to be made in accordance with clauses cited above. A certificate to this effect shall be given as per Appendix-4.

4.6.5 DISTANCE FROM ELECTRIC LINE

The minimum distance required as per the Indian Electricity Rules, required to grant permission for construction/ reconstruction are :

i) For low and medium voltage lines and service lines, the vertical distance of 2.7 mts and the horizontal distance shall be 1.2 mts.

ii) For high voltage lines up to 33000 volts, the vertical distance of 3.7 mts and horizontal distance shall be 2.0 mts.

iii) For extra high voltage beyond of 33000, the additional high voltage line shall be at a vertical distance of 3.7 mts and for every additional 33000 volts or part thereof it shall be 0.3 mts. and a horizontal distance of 2.0 mts and for every additional 33000 volts or part thereof shall be 0.3 mts.

Appendix-1

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

To,

The Authorised Officer,

----- Development Area Office,

..... District.....

Uttar Pradesh State Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby give application that I intend to erect/re-erect or to make material alteration in the building on Plot No..... in Sector..... ofU.P. State Industrial Development Area in accordance with the Uttar Pradesh Industrial Development Area Building Regulations and Planning and Development Directions of the Authority, and I enclose herewith the documents as per checklist 1-A/1-B annexed to this application.

I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters).

Address of the applicant :

Dated :-

i) NOTE : - Strike out which is not applicable.

Appendix-1A

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

- i) Ownership documents: copies of allotment letter (transfer letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority)
- ii) Form for first application to erect, re-erect, or to make material alteration in a building (Appendix 1)
- iii) Certificate prescribed in Appendix-2 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorized Officer in writing.
- iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3
- v) Certificate for sanction of Building Plan as per Appendix-4
- vi) Indemnity bond as per Appendix-5 in case where basement is proposed to be constructed on Rs.100/- stamp paper duly attested by a Notary
- vii) Specification of proposed building as per Appendix-6
- viii) Application for drainage of premises as per Appendix-7
- ix) Photocopy of the registration of the licensed technical person as per Appendix-12 duly authenticated with Plot No. for which it is submitted.
- x) Application form for water and sewer connection.
- xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xiii) Any other document as may be required by the Authority from time to time

Appendix-1B

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

- i) Ownership documents; copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.
- ii) Form for first application to erect, re-erect or to make material alteration in a building (Appendix-1)
- iii) Certificate prescribed in Appendix-2 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorised Officer in writing.
- iv) Structural stability certificate from the Architect / Structural Engineers as per Appendix-3
- v) Certificate for sanction of Building Plan as per Appendix-4
- vi) Indemnity bond on Rs.100/- stamp paper duly attested by a Notary as per Appendix-5 in case where basement is proposed to be constructed.
- vii) Specification of proposed building as per Appendix-6
- viii) Application for drainage of premises as per Appendix-7
- ix) Photocopy of the registration of the licensed technical person as per Appendix 12 duly authenticated with plot No. for which it is submitted.
- x) Application form for water and sewer connection (if applicable)
- xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xiii) Certificate of registered structural engineer and owner regarding earthquake resistance of building as per Appendix 8/A/B/C₁ if applicable.
- xiv) Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- xv) Approval from the competent authority in case of hazardous buildings.
- xvi) Soft copies of the drawings.
- xvii) Valid time extension, if applicable.
- xviii) Any other document, as may be required by the Authority from time to time.
- xix) In case of revision and revalidation original sanction plan to be surrendered

APPENDIX-2

Form for supervision of Building Work

To,

The Authorised Officer,

..... Development Area Office.

..... District

Uttar Pradesh Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection on plot and material alteration of building on plot No..... in Sector of.....U.P.State Industrial Development Area shall be carried out under my supervision and I certify that all the material (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plan.

Signature of Licensed Technical Person

Name of Licensed Technical Person

License no. of Licensed Technical Person

Address of the Licensed Technical Person

Date :

NOTE - Strike out which is not applicable.

APPENDIX-3

Certificate for Structural Stability

To,

The Authorised Officer,

.....Development Area Office

.....District.....

Uttar Pradesh State Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby certify that the structural design of the Building on Plot No.
..... in Sector.....of.....,
..... U.P. State Industrial Development Area shall be done by
me/us and carried out in accordance with Part/IV structural design of National
Building code of India corrected upto date.

Signature of Licensed Technical Person

Name of the Licensed Technical Person

License No. Licensed Technical Person

Address of Licensed Technical Person

Dated :

APPENDIX-4

Certificate for Sanctioning of Building Plan *(To be given by Licensed Technical Person as per Appendix-12)*

It is certified that the plans and all other drawings submitted for approval for building on PlotNo..... in Sector of.....Uttar Pradesh State Industrial Development Area prepared in accordance with the U.P. State Industrial Development Area Building and Land development Regulations 2004 and the U.P. State Industrial Development Planning and Development Directions 2004 , National Building Code, ISI Code and all other provisions as given in Chapter 2 of this Regulation, as applicable.

Signature of Licensed Technical Person

Name of the Licensed Technical Person

Registration No.

Address of Licensed Technical Person

Enclosure

- ❖ Attested photocopy of the certificate of Council of Architecture/Institution of Engineer**
- ❖ Building Plan and all prescribed documents.**

Date :

Place :

APPENDIX-5

Indemnity Bond

In consideration of the Uttar Pradesh State Industrial Development Authority, a body constituted under section - 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no. 6 of 1976) (hereinafter referred to as 'the promisee' - which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned the construction of the basement in the building plans of the House/Factory building to be constructed on Industrial/Residential/Facility Plot No in Sector,of..... U.P. State Industrial Development situated in theU.P. State Industrial Development Area in District....., Uttar Pradesh. On production of the bond of indemnity by son of aged about years resident of(hereinafter called the 'promisor' which expression shall unless the context does not so admit include his/her heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused in respect of construction of basement referred to above the promisor hereby agrees to execute this bond of Indemnity.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS

In consideration of the promisor having sanctioned the construction of the basement in the building plan of the factory/residential building to be constructed in Industrial/Residential/Facility Plot No..... in Sector situated in the..... U.P. State Industrial Development Area,District the promisor agrees to indemnify the U.P. State Industrial Development Authority and at all times holds himself liable for all damages and losses caused to the adjoining building (s) on account of the construction of basement referred to above and further undertakes to indemnify the U.P. State Industrial Development Authority any such amount to the full

extent which the promisee may have or to be required to pay to any person (s) having rights in the adjoining properties on account of the construction of the basement (said) by way of compensation or otherwise and further to pay all costs and expenses which the promisee may have to spend in defending any action in the Court of Law regarding thereto.

In witness whereof the promisor executed this Bond of Indemnity at
Office of U.P State Industrial Development Authority, District on
..... day of

(Promisor),

Witness:

APPENDIX-6

General Specifications Sheet U.P. State Industrial Development Authority Specification of Proposed building

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

Signature of the Applicant

Full Name (In Block Letter)

Address

APPENDIX-7

**U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY
(To be submitted in duplicate)
APPLICATION FOR DRAINAGE OF PREMISES**

To,
The Authorised Officer,
..... Development Area Office,
.....District.....
U.P. State Industrial Development Authority,
Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on plot No..... in SectorofU.P. State Development Area The sanitary in the accompanying plans and sections in triplicate and described in the Appendix - 9 (submitted in triplicate) and the premises are open to inspection by the Officers of U.P.State Industrial Development Authority. I/We undertake to carry out the work in accordance with the provisions of U.P. State Industrial Development Authority Building Regulations 2004 and to pay the Authority the cost of connection to the sewer at the rate given in the scheme of fees.

Signature of the Applicant

Full Name (In Block Letters)

Address

Name of the Plumber/Licensed Technical Person carrying out work
..... License no

Address of the Plumber/Licensed Technical Person

Dated :

APPENDIX - 8(A)

Structural Safety And Natural Hazard Protection Of Buildings

Kindly tick the relevant codes that have been followed

Requirements specified in the following Bureau Indian Standards, Codes and guidelines and other documents needs to be observed for

structural safety and natural hazard protection of buildings etc:-

a) FOR GENERAL STRUCTURAL SAFETY

- 1) IS : 1905 - 1987 "Code of practice for structural safety of buildings; masonry walls" Bureau of Indian Standards , March 1981**
- 2) IS : 1904 - 1978 "Code of practice for structural safety of buildings; foundation" Bureau of Indian Standards**
- 3) IS : 456 - 2000 "Code of practice for plain and Reinforced Concrete" Bureau of Indian Standards, September 2000.**
- 4) IS : 800 - 1984 "Code of practice for general construction in steel" Bureau of Indian Standards , February 1985**
- 5) IS : 883 - 1966 "Code of practice for design of structural timbers in buildings; " Bureau of Indian Standards , March 1967
Besides any other relevant Indian Standards will need to be referred to**

b) FOR EARTHQUAKE PROTECTION

- 1) IS : 1893 - 1984 "Criteria for Earthquake resistant Design of Structures (Fourth Revision)" June 1986**
- 2) IS : 13920 - 1993 "Ductile detailing of reinforced concrete structures subjected to Seismic forces-Code of Practice" November 1993**
- 3) IS : 4326 - 1993 "Earthquake Resistant Design and Construction of Buildings Code of Practice (Second Revision)" October 1993**
- 4) IS : 13828 - 1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines" August 1993.**
- 5) IS : 13827 - 1993 "Improving Earthquake Resistance of Earthen Building Guidelines" October 1993**

- 6) IS : 13935 - 1993 "Repair and Seismic Strengthening (if Buildings-Guidelines" November 1993.
- 7) "Improving Earthquake Resistance of Building - Guidelines" by expert group, Bureau of Indian Standards Government of India, Ministry of Urban Affairs and Employment.
- 8) The National Building Code of India 1983

For location of the building in hazard prone area of earthquakes, cyclone or wind storms and floods, reference may be made to the following;

- "Vulnerability Atlas of India" by expert group. Government of India. Ministry of Urban Affairs and Employment.

NOTE:

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

Signature of owner with date

Signature of the Engineer who had/will

Supervised the construction (with qualification and experience as mentioned in Appendix 12)

Name (Block)

Name (Block)Address:

.....

Legible Seal:

(with address)

Signature of the Licensed Technical Person who had/will Supervised the construction

**Name (Block) ...
Registration No.
Legible Seal : ...
With address**

Appendix -8 (B)

Building Information Schedule

1. Building Address	Plot No.	Sector	Development Area	District
2. BUILDING FUNCTION & LOCATIONS				
2.1 Use	Industrial	Residential	Facility	*
2.2 Importance	Ordinary	Important	Hazardous	* IS:1873
2.3 Seismic Zone				
(Design Intensity Used V(1X))	IV (V111)	III(VII)	II(VI)	
3. Design EQ Factor	a0=.....	I=.....	b= ah=.....	IS : 1893
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.	Footings /Raft	Bearing Piles Friction Piles 1S:1893_
5. LOAD BEARING WALL BUILDINGS				
5.1 Building Category	A(ah<.05) B(ah=.05 to .06) C(ah.06 to<.08) D(ah.08 to a <0.12) E(ah>0.12)			1S:4326
5.2 Bearing Walls	Brick	Stone	Solid Block	Hollow Block
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? Yes/No/NA	Control used on location? Yes/No/NA	Strengthening around? Yes/No/NA	1S:4326 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	R.C. screed & Band	Peripheral band & connectors	Diagonal planks & allround band	1S:4326

FLOORS/ROOFS

6. STEEL/R.C- FRAME BUILDINGS

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

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

6.3 Ductile Detailing of Beams? Columns? Beam/column Joint? Sheer Walls? IS: 13920
RC Frames Yes/No Yes/No Yes/No Yes/No

6.4 Ductile Detailing of Beams? Columns? Beam/column Joint? Sp6(6)
Steel Frames Yes/No Yes/No Yes/No

Notes

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

The above information is factually correct.

Signature of owner with date

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

Name (Block)

Name (Block)

Address:

Address.....

**Legible Seal:
(with address)**

APPENDIX - 8(C)

**Certification Of Compliance Safety Standards
Submitted with application for Building Permit**

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

1. **Certified that the building plans submitted for approval also satisfy the safety requirements as stipulated in the Indian Standard, Codes, guidelines and documents specified in the Appendix 8A regarding earthquake safety awareness and the information given in the attached Building Information Schedule is factually correct to the best of my knowledge and understanding.**

2. **It is also certified that the structural design including safety from natural hazards including Earth Quake has been prepared by duly qualified Civil Engineer along with qualification and experience as mentioned in Appendix 12.**

3. **Location /Address of Building**

Plot No. -----

Sector -----

-----Development Area

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

**Signature of the Engineer who had/ will
Supervised the construction (with**

**Qualification and experience
as mentioned in Appendix 12)
Name (Block)Address:**

Name (Block)-----

**Signature of the Licensed Technical Person who had/will
Supervised the construction**

Name (Block).....

Registration No.

Legible Seal:

With address.....

APPENDIX 8D
Certificate for Compliance of Safety Requirements
Submitted with application for Completion Plan

(To be submitted with the application for obtaining completion certificate)

1. Certified that the building plan for which completion plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Appendix 8-A in respect of Structural Safety in general and 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 where 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

4. Particulars of Building

i). Ground Coverage (sq mt)

ii). Total covered area (sq mt)

iii) Maximum Numbers of Floors above ground.

Signature of owner with date

Name (Block).....

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

Name (Block)Address:
Legible Seal:
(with address)

Signature of the Licensed Technical Person who had Supervised the construction

Name (Block)..

Registration No.

Legible Seal : -.

With address

APPENDIX-9

Form for Completion Certificate for Building Work

The Authorised Officer,

U.P. State Industrial Development Authority,

..... **Development Area Office.**

.....**District**

Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection/material alteration of building on Plot No in Sector of Development Area has been supervised by me and the completion plan along with the required documents are attached herewith . The plans were sanctioned vide letter no..... dated..... and the work has been completed to my best Satisfaction. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.

Name of the Licensed Technical Person_____

Address of Licensed Technical Person._____

Dated:

NOTE—Strike out the words which are not applicable ,

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

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person, and owner.
- ii) Completion Fees
- iii) Valid time extension certificate, if applicable.
- iv) Photographs of the building from front and side setbacks.
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes-
- vi) Copy of receipt of payment of Water/Sewer connection charges and any other charges as may be required by the Authority.
- vii) Floppies /CD's of the building plan submitted.

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

- i) 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person and owner.
- ii) Completion fees
- iii) Valid time extension certificate, if applicable,
- iv) Photographs of the building from front and side setbacks,
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes.
- vi) NOC from Chief Fire Officer, wherever applicable-
- vii) NOC from Explosive Department, wherever applicable.
- viii) Certificate from owner and Structural Engineer regarding earthquake resistance of building as per Appendix 8/A/B//D. if applicable.
- ix) Copy of receipt of payment of water/sewer connection charges or any other charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
- x) Flopies /CD's of the building plan submitted.

APPENDIX-10

Form for Sanction or refusal of Building permit

From:

The Authorised Officer,
.....Development Area Office
..... District
U.P. State Industrial Development Authority,
Uttar Pradesh.

To:

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

Sir,

With reference to your application no..... ..Dated.....for grant of permit for the erection/re-erection/material alterationof building on Plot No In..... Sector..... Development Area. I have to inform you that the sanction has been granted/refused by the Authority on the following conditions-

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

Office Stamp.

Signature
Office communication no.

Name of the Officer

Dated.

Designation of the Officer

NOTE—Strike out which is not applicable

APPENDIX-11

Form for Occupancy Certificate

From.

The Authorised Officer,
.....Industrial Development Area.
.....District.....
U.P. State Industrial Development Authority,
Uttar Pradesh.

To,

.....
.....

Sir,

I hereby.....certify.....that..... .the erection/re- erection /

**alteration of building on Plot Noinsector
of..... U.P. State Industrial Development Area completed under
the supervision of Licensed Architect/Engineer/Draftsman/Group Licensee
No.....has been inspected by the officers of the Authority and declare that
the building conforms in all respects to the requirements of the regulations in
respect of occupancy. Structural safety based upon the structural stability
certificate and the completion certificate submitted by the concerned licensed
technical personnel, for fire safety, hygienic and sanitary conditions inside and
the surrounding and is fit for occupation.**

Signature

Name:.....

Dated:

Designation.....

APPENDIX—12

Qualifications of Licensed Technical Personnel for Preparation of Building Plans for Building Permit and Supervision

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

a) ARCHITECTS

a-1) QUALIFICATION

The qualification for licensing Architect will be the Membership of the Council of Architecture India.

a-2) COMPETENCE

licensed Architect shall be competent to carry out work related to building permit and shall be entitled to submit the following:

- (i) All plans and related information connected with building permit.**
- (ii) Structural details and calculations for building on plots up to 500 sq. mtrs. and up to four storeys high, and**
- (iii) Certificate of supervision for all buildings in accordance with the provisions of clause 4.6.4 of this regulation.**

Note: *All Architects having membership of Council of Architecture India shall be Deemed as licensee Architect of the Authority.*

b) ENGINEERS

b-1) QUALIFICATIONS

The qualifications for licensing of the engineers will be associate/corporate Membership (Civil) of the Institution of Engineers or such degree/in Civil, Engineering which makes him eligible for such membership .

(b-2) COMPETENCE

A licensed engineer shall be competent to carry out the work related to building permit and shall be entitled to submit the followings:

- i) All plans and related information connected with building permit on plots upto 500 sq. m. and upto four storeys.**
- ii) Certificate of supervision for all buildings.**

iii) **Sanitary/water supply works for all type of buildings.**

iv) **Structural Calculation and details for building mentioned in accordance with clause 4.6.4 shall be as per following:**

S.no	Type of Buildings	Number of years of experience for Structural Engineer for structural design and supervision	
		Graduate Civil Engineer	Post Graduate Structural Engineer
1	Multistoreyed/ important facility buildings as per clause 4.6.4 which are upto 4 storeys or 12 m high or 2500 sq m covered area.	5	3
2	Multistoreyed/ important facility budings as per clause 4.6.4 which are upto 8 storeys or 24 m high or 5000 sq m covered area	-	7
3	Multistoreyed/ important facility buildings as per clause 4.6.4 which are above 8 storeys or above 24 m high or above 5000 sq m covered area.	-	8

c) GROUP OR AGENCY

When an agency or group comprising of qualified architect/engineer is practicing, then the qualifications and competence of work will be combination of the individual qualification and competence of Architects and Engineers as cited above. The Group or agency shall be licensed by the Authority .

d) SUPERVISOR

d-1) QUALIFICATIONS

The Qualification for licensing of Supervisor could be:

- i) Three years Architectural Assistantship or Intermediate in Architecture with two years experience;**
- ii) Diploma in Civil Engineering with two years experience; or**
- iii) Draftsman in Civil Engineering from I.T.I with years experience under Architect/ Engineer; from a recognized Institution Which would enable him for the post of**

supervisor recognized by the Union Public Service Commission.

d-2) COMPETENCE

Supervisor will be entitled to submit;

- i) All plans related and related information connected with Building Permit on plots upto 200 sq.m and upto two storeys**

e) PLUMBERS

Plumbers shall be licensed by the Authority through an examination of the candidates having the following minimum qualifications : -

e-1) QUALIFICATIONS :

- i) A fair knowledge of English/Hindi/Urdu.**
- ii) Working knowledge of drawings and sketches.**
- iii) Certificate of training from I.T.I, for the trade with minimum two years experience of execution of sanitary and plumbing works under any Govt. Deptt-/Local bodies or licensed Architect/Engineer.**

or

A sound practical knowledge of experience of sanitary and plumbing work under any Govt. Deptt./local bodies or licensed Architect for a period of five years.

E-2) COMPETENCE

A licensed plumber shall be competent to do following jobs independently:

- i) Submission of sanitary plans up to 500 sq.mtrs plot size and 4 storeyed buildings.**
- ii) Execution / Supervision of works up to 500 sq. mtrs plot size and 4 storeyed buildings.**
- iii) Execution of sanitary works for all kind of buildings under the supervision of all licensed Engineer.**

f) LICENSING:

TECHNICAL PERSONNEL TO BE LICENSED-

The qualified technical personnel or group as given above shall be licensed with the Authority and licence will be valid for Three years ending on 31st December after which it can be renewed.