

#### **PREAMBLE**

In the exercise of the power conferred under sub section (2) of Section (9) of the Uttar Pradesh Industrial Development Act 1976 (U.P. Act no. 6 of 1976) in supersession of all existing regulations under the subject the Authority is pleased to make following regulations with prior approval of Government of Uttar Pradesh. The Greater Noida Industrial Area Building (Amendment) Regulations 2000 published in Uttar Pradesh Gazette, extra-ordinary dated 22 July 2000, is hereby repealed.

# GREATER NOIDA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2005

## CHAPTER -1

### 1. Short title, commencement and application.

- 1.1 These regulations may be called the Greater Noida Industrial Development Area Building Regulation, 2005.
- 1.2 They shall come into force with effect from the date of their publication in the *Gazette*.
- 1.3 Chapter 1 to IV shall apply to the building activity within the urbanisable area and Chapter V shall apply to the area designated for agricultural use by the Authority.
- 1.4 They shall not apply to village abadis (registered in revenue records) or to the areas declared by the Authority for village abadi expansion. The Authority shall decide the specifications/ standards to be followed by such building.
- 1.5 Nothing in these regulations shall apply or effect any map already sanctioned or building constructed or under construction as per the sanctioned map and any action taken in accordance with the Greater Noida Industrial Area Building (Amendment) Regulations 2000.

### 2. Definitions :- In these regulations, unless the context otherwise requires,--

- 2.1 'Act' means Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976).
- 2.2 'Agricultural use' means use of land for the purpose of the agriculture, horticultural, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming, any activity related to agriculture or milk chilling plant.
- 2.3 'Applicant' means the person who has legal title to a land or building and includes,
  - (i) An agent or trustee who receives the rent on behalf of the owner;
  - (ii) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
  - (iii) A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge, or to exercise the rights of the owner; and
  - (iv) A mortgagee in possession.
- 2.4 'Approved' means approved by the Greater Noida Industrial Development Authority.
- 2.5 'Area' means the Greater Noida Industrial Development Area.
- 2.6 'Authorised Officer' means an officer authorized by the Chief Executive Officer.
- 2.7 'Atrium' – A sky lighted central area, often containing plants, in some modern buildings especially for public of commercial nature.

- 2.8 '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 but does not include illumination board, outdoor display structure, tent, shamiana, tarpaulin shelter or any other structure erected for temporary purpose on ceremonial occasion with the permission of the Authority.
- 2.9 'Building activity' means erection, re-erection, making material alteration, or demolition of any building.
- 2.10 'Building height' means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building and in the case of sloping roof the mid point between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of taking heights.
- 2.11 'Building line or envelope' means a line up to which the plinth of a building may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.
- 2.12 'Canopy' means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns (maximum diameter 30.0 centimeters in case of circular and maximum 30.0 centimeters X 30.0 centimeters in case of rectangular columns).
- 2.13 'Chajja' means a slopping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.
- 2.14 'Direction' means the direction issued by the Authority under Section 8 of the Act, and would include, unless the context otherwise indicates, any executive instructions issued here under.
- 2.15 'Drain' means a conduit or channel for the carriage of storm water or other used water.
- 2.16 'Drainage' means the removal of any liquid by a system constructed for this purpose.
- 2.17 'Dwelling Unit' means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.18 'Evergreen tree' means tree that remains green most part of the year and sheds leaves slowly throughout the year.
- 2.19 'Existing building or use' means building structure or its use as sanctioned / approved by the competent authority, existing before the commencement of these regulations.
- 2.20 'Farm House' means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- 2.21 'Floor' means the lower surface in the storey on which one normally walks in building.
- 2.22 'Floor Area Ratio (FAR)' means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.
- 2.23 'Hazardous building' means a building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalis, acids or other liquids or

chemicals producing flame, fumes or explosive, poisonous, irritant or corrosive gases and the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition .

- 2.24 'Hedge' means number of shrubs or trees (often similar species) planted closely together in the line. A hedge may be pruned to shape or allowed to grow to assume its natural shape.
- 2.25 'Layout Plan' means a plan of the entire site showing location of plots / building blocks, roads, open spaces, entry / exits, parking, landscaping etc. indicating the activity for all land parcels.
- 2.26 'Licensed Technical Person' means a draftsman / architect / civil engineer / town planner recognized or licensed by the Authority.
- 2.27 'Master Plan' means the Master Plan of the Authority in respect of the area.
- 2.28 'Mezzanine floor' means an intermediate floor, between two floors, above ground level, accessible only from the lower floor.
- 2.29 'Mumty or Stair cover' means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 2.30 'Occupancy' means the main purpose for which a building or a part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it.
- 2.31 'Open Space' means a space forming an integral part of the plot left open to the sky.
- 2.32 '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.
- 2.33 'Parking space' means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles.
- 2.34 'Permit' means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 2.35 '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.
- 2.36 'Plinth' means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.
- 2.37 'Plot' means a piece of land enclosed by definite boundaries.
- 2.38 'Road / Street Right of Way' means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough - fare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, roadside trees and hedges, retaining walls, fences barriers and railings within the street lines.
- 2.39 'Road / Street Line' means the line defining the side limits of a street.

- 2.40 'Road / Street Width' means distance between boundaries of the road measured at right angles to the course of the road.
- 2.41 '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.
- 2.42 'Soft Landscape' means the components of landscape design that are animate.
- 2.43 'Table' means a table annexed to these regulations.
- 2.44 'Urbanisable Area' means the area earmarked for any of the following uses in the Development Plan:
- (i) Residential;
  - (ii) Commercial;
  - (iii) Industrial;
  - (iv) Institutional;
  - (v) Green area;
  - (vi) Transportation, and
  - (vii) Special uses.
3. The words and expressions used but not defined in these Regulations and defined in the Act, shall have the meanings assigned to them in the Act, National Building Code, Indian Standard Institution Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

## CHAPTER II

### Layout / Building Permit and Occupancy

4. **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 authorised by the Chief Executive Officer for this purpose.
5. **Application for building permit** --
- (1) Every person who intends to erect a building within the Area shall give application in the Form given at Appendix - 1
  - (2) The application for building permit shall be accompanied by documents as mentioned in checklist annexed to Appendix - 1.
  - (3) Such application shall not be considered until the applicant has paid the fees mentioned in Regulation no. 7.
  - (4) In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order.
  - (5) No application for building permit shall be necessary for the following additions / alterations provided they do not violate any of the provisions

regarding general building requirements, structure stability and fire safety requirements specified in National Building Code--

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

An intimation to this affect shall be submitted to the Authority in writing before commencement of construction.

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

**(A) Layouts regarding sub-division of land**

- (I) The site plan shall show,
  - i) the boundaries of the plot and the name and number of the properties and road abutting to the plot;
  - ii) plot number of the property on which the building is intended to be erected;
  - iii) all existing buildings and physical features standing on, over or under the site;
  - iv) building envelope at each floor level in relation to the site;
  - v) the total plot area and the break-up of area under different uses, roads and open space with their percentages in terms of the total area of the plot;
  - vi) total floor area ratio, ground coverage and height of the building on each category proposed;
  - vii) setbacks of total plot as well as individual proposed plots;
  - viii) details of setback, floor area ratio, ground coverage, on each irregular shaped plots in the proposed layout on at least 1 : 500 scale;
  - ix) sewerage and drainage lines upto discharge point and water supply lines;
  - x) details of boundary wall, plinth, culvert and ramp, trees;
  - xi) scale used and the direction of north point relating to plan of proposed building;
  - xii) parking plans indicating the parking spaces for all the buildings;
  - xiii) landscape plan;
  - xiv) location and size of temporary structures like stores, labour hutments, site office and such like, and
  - xv) electrical load requirement.

2. Building Plan : For any proposed structure requirement of building plan shall be as per clause 6.1 (B), 6.1 (C) and 6.1 (D) as the case may be.



3. Service Plans – Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water harvesting system & solar passive architecture as per Uttar Pradesh Government orders.
  4. Specification – General specification of materials to be used in different parts of the building as given in Appendix -6.
  5. Documents as per Checklist 1C annexed to Appendix 1.
- (B) Residential building on plots other than group housing (flatted):**
- (1) The plan shall show--**
    - (i) Key Plan – A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a development / building permit showing the boundary locations of the site with respect to neighbourhood landmarks;
    - (ii) the boundaries of the plot and the name / number of the properties and road abutting the plot;
    - (iii) plot number of the property on which the building is intended to be erected;
    - (iv) all existing building and physical features standing on, over or under the site,
    - (v) building envelope at each floor level in relation to the site,
    - (vi) the total plot area and the break-up of covered areas on each floor with their percentages 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 upto discharge point, rain water harvesting and water supply lines;
    - (xi) details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jaali;
    - (xii) car parking, if applicable;
    - (xiii) scale used and the direction of north point relating to plan of proposed building;
  - (2)** Document as per Checklist 1-B enclosed with Appendix -1.
  - (3)** Specification: General specification of material to be used in different parts of the building as given in Appendix -6.
- (C) Other buildings**
- (1) The site plan shall show:--**
    - (i) the boundaries of the plot and the name / number of the properties and roads abutting to the plot;
    - (ii) plot number of the property on which the building is intended to be erected;
    - (iii) all existing buildings and physical features standing on, over or under the site;
    - (iv) building envelope at each floor level in relation to the site;
    - (v) the total area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot;

- (vi) total height of the building;
- (vii) setbacks;
- (viii) details of projections and structures in setbacks;
- (ix) sewerage and drainage lines upto discharge point and water supply lines;
- (x) details of boundary wall, plinth, culvert and ramp, trees;
- (xi) scale used and the direction of north point relating to plan of proposed building;
- (xii) parking plan indicating the parking spaces of all the buildings;
- (xiii) landscape plan;
- (xiv) location and size of temporary structures like stores, labour hutments, site office;  
and
- (xv) electrical load requirement.

**(2) Building Plan** – 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 direction of the north point in relation to the plan and scale used.

**(3) Building plans for all types of multi – storeyed buildings** –For multi –storeyed buildings which are more 15 meters in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause (2);

- (i) access for fire appliances and vehicles and details of vehicular turning circle and clear motorable access way around the building;
- (ii) size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- (iii) location and details of lift enclosures;
- (iv) location and size of fire lift;
- (v) smoke stop lobby doors, if provided;
- (vi) 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 hospital and special lifts;
- (ix) location of generator, transformer and switch gear room;
- (x) smoke exhaustor 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 installations;
- (xv) location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO<sub>2</sub> installation, etc.
- (4) Service Plans – Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water harvesting system and solar passive architecture as per the Government of Uttar Pradesh orders.
- (5) Specification – General specification of materials to be used in different parts of the building as given in Appendix -6.
- (6) Documents as per Checklist 1B annexed to Appendix 1.

**(D) Temporary Building**

**(1) The site plan shall show:--**

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

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

- i) the plan shall include 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;
  - v) the plan shall show all street elevations;
  - vi) the plan shall give indication of the north point in relation to the plan and scale used.
- (3) **Specification** – General specification of materials to be used in different parts of the building as given in Appendix -6.
- 4) **Documents** as per Checklist 1 D annexed to Appendix 1.
- 6.2) **Site – plan shall be drawn to a scale as follow:**

<b>TABLE</b>	
Site area	Scale
Up to 0.1 hectare	Not less than 1:200
Up to 0.1 hectare-1 hectare	Not less than 1:500
More than 1 hectare	Not less than 1:1000

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

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

- 6.4 **Preparation and signing of Plans** – All plans shall be prepared and signed by Licensed Technical Person as per Appendix – 12.
7. **Building permit fee, completion fees, temporary structures permit fees and calculation thereof –**
- (1) Applicant shall deposit building permit fees as follows:
- (i) Residential buildings Rs. 2/- per square meter covered area on all floors.
  - (ii) Commercial buildings Rs 10/- per square meter covered area on all floors.

- (iii) For all other type of buildings Rs. 5/- per square meter covered area on all floors.
- (iv) For layout plan – Rs. 1/- per square meter for plot area upto 10.0 acres and Rs. 0.50 per square meter for area above 10.0 acres.
- (2) If the use of the building is changed then the fee in case of additions and alternation of building, shall be calculated with reference to the use proposed.
- (3) In case of re-erection of existing building after demolition, fees chargeable shall be the same as erection of new buildings.
- (4) The fee for revised plan of a building which has already been sanctioned, shall be one fourth of the fee chargeable on the sanctioned plan, subject to the condition that the covered area of the building has not increased than in the original sanctioned plan.
- (5) The area covered in the basement, as the case may be, shall be counted towards the covered area for purpose of calculation of fees.
- (6) The fee in case of buildings with principal and subsidiary occupancies, in which the fees leviable are different than the fees for the total building schemes, shall be as per the rates for individual occupancies.
- (7) The revalidation fee of a building permit shall be 10 per cent of the original building permit fee paid with the application, if the application is made within the period of validity of the building permit. In case the building is under construction as per the sanctioned plans and the application is made after the validity period from the date of sanction then the revalidation fee shall be original building permit fee.
- (8) In case of construction without applying for building permit a penalty at the rate of Rs. 1000/- per square meter of covered area shall be levied, provided all the provisions as per Building Regulations are complied with.
- (9) In case of construction without revalidation, a fess of Rs 20 per square meter of covered area shall be levied if all provisions as per byelaws are complied with.
- (10) In case of revision in layout plan, revision in layout fees shall be charged 1.25 times for portion of plot area of which the layout is submitted for sanction or completion.
- (11) Malba charges of Rs 13.50 per square meter shall be levied over total covered area for all building. In case of plot size above 2000 square meter the same may be exempted if an affidavit duly notarized, is submitted by applicant that all malba during construction shall be kept within the plot.
- (12) The applicant shall deposit completion fees as follows:
- i) Residential buildings:
    - a) Individual residential plots Rs. 200 only.
    - b) Group Housing Re 1.0 per square meter of covered area on all floors.
  - ii) Commercial building Rs 5/- per square meter of covered area on all floors.
  - iii) For all other type of buildings Rs 2.5 square meter of covered area on all floors.
  - iv) For layout plan – Rs. 0.5/- per square meter for plot area upto 10.0 acres and Rs. 0.25 per square meter for area above 10.0 acres.

In case even after two objection letters issued by Authority if rectification of all objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit.

- (13) The applicant shall deposit 25 percent of the building permit fees for temporary structures other than labour hutments as per individual use of the structure. For labour hutments fees shall be Rs 0.25 per square meter of covered area.
  - (14) Water, sewer and other service connection charge shall be paid as levied by the Authority
  - (15) The Authority may be empowered to revise the fees / charge mentioned in this clause.
8. **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.
9. **Scrutiny of the building permit-**
1. The Authorized Officer shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified.
  2. The authorized officer shall check the information listed in clause 6-1 (B) for residential buildings on plots (other than Group Housing flatted).
  3. For layout plan, other buildings and temporary structures the Licensed Technical Person shall provide the information in clause 6.1(A), 6.1(C) and 6.1(D) respectively and provision of fire safety requirements, public convenience, safety provisions and other relevant laws. The Licensed Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, Indian Standard Institution standards and such other provisions as required by the Authority from time to time.
  4. The Owner and Licensed Technical Person shall jointly indemnify the Authority against violation of these Regulations, Planning and Development Directions and provisions of National Building Code.
  5. The Authority, however reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.
  6. In case of any violation, the Licensed Technical Person shall be black listed under intimation to concerned registration organisation from practicing in the Notified Area for a period of 5 years.
  7. In case owner is found responsible for violation, action may be taken as per provision in lease deed.
10. **Sanction or refusal of building permit –**
- (1) After filing of the application for building permit duly certified by the Licensed Technical Person as per Appendix 4 the applicant can commence the construction in accordance with the requirements of Zoning Regulations of Master Plan, these Regulations or Planning and Development Directions. In case of any objections are found during scrutiny of the plans, the same shall be got rectified by the applicant and if any violations are found during or after the construction, the owner shall be required to rectify the same to the satisfaction of the Authority

within a period of 15 days from the date such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of completion certificate.

- (2) If within thirty days of the receipt of the application, refusal or sanction is not granted, the application with its annexures shall be deemed to have been allowed and the permit sanctioned provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the period of thirty days but nothing herein shall be construed to authorize any person to do anything in contravention of these Regulations and Planning and Development Directions prepared under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.
- (3) In case of refusal, the Authorised Officer shall give reasons and quote the relevant provision of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objections.
- (4) Once the plans have been scrutinised and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unremoved for a period of one year, the permit shall be refused.

**11. Appeal against refusal or sanction with modification of a building permit –**

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

**12. Duration of validity of a building permit –**

- 1) A layout plan or building permit sanctioned under these regulations shall remain valid for the period as specified in the lease deed conditions and normally application for Completion Certificate has to be submitted within this period. In special cases or category of cases, depending on the nature of formalities remaining unfulfilled, the Chief Executive Officer may extend this period for submission of completion certificate as he may deem fit. The nature of such formalities and period for extension should be specified by a general order or guideline issued by the Chief Executive Officer. In case part completion has been taken on the plot, then validity of layout plan or building permit shall be for 5 years.
- 2) Validity of a building permit for a temporary structure shall be 5 years or such period as specified in the lease deed whichever is earlier. If the period specified in the lease deed is less than 5 years then beyond such specified period any request for extension, if any, will be granted only in extraordinary circumstances on a case to case basis by the Chief Executive Officer subject to adequate justification and on payment of prescribed fees. In case period specified in lease deed is more than 5 years then extension shall be granted in multiple of 2 years after approval of the Chief Executive Officer.
- 3) After lapses of validity period the applicant shall be liable to remove all such structures and completion certificate shall not be granted without removal of such structures.



13. **Additional or alterations during construction –**

If any external additions or alterations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer shall be obtained in writing before the proposed additions / alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with modification that the time limit referred to in Regulation 10 (ii) shall be thirty days.

14. **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, after opportunity of being heard, cancel such permit and any work done thereunder shall be deemed to have been done without permit. The Licensed Technical Person found responsible for the same shall be blacklisted and debarred for 5 years from practicing in the notified area. If the owner is found responsible for violations, action may be taken as per lease deed.

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

Neither granting of the permit nor the approval of drawings and specifications, nor inspection made by the Authority during such erection shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of Zoning Regulations of Master Plan, these Regulations or Planning and Development Directions. 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 15 days from the time such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of 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.

16. **Documents at site –**

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

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

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

17. **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.

**18. 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 Chief Executive Officer in the Form given in Appendix -11.

Provided that if the Chief Executive Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 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.

**19. Issue of occupancy certificate regarding Multi Storeyed Building –**

In the case of building identified in clause 6.1 (C) (3) the work shall also be subjected to the inspection of the Chief Fire Officer, Uttar Pradesh Fire Service and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of work from the fire protection point of view.

## CHAPTER – III

### GENERAL REQUIREMENTS

#### Site Requirements

**20. Distance from electric lines:**

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

	Vertically	Horizontally
a) Low and medium voltage	2.4 meters	1.2 meters
b) High voltage lines upto and including 33000 volts	3.7 meters.	1.8 meters
c) Extra high voltage lines beyond 33000 volts	(+ 0.03 meters for every additional 33000 volts or part thereof)	(+0.03 meters for every additional 33000 volts or part thereof)

**21. Site and land use pattern:** Notwithstanding anything contained in these Regulations, no building permit on any site shall be sanctioned if:

- (i) The proposed land use does not correspond to the land use in the Master Plan.
- (ii) If the construction of any building is for public worship, which in the opinion of the Authority will affect the religious feelings of any class or persons in the vicinity thereof.
- (iii) Place which will be a source of annoyance to, or injurious to the health of the inhabitants of the neighbourhood.

**22. Ground coverage, Floor Area Ratio, Height and Setbacks:**

**(A) Residential Buildings on plots (other than flatted group housing)**

- (a-1) Ground coverage, Floor Area Ratio, height and setbacks shall be as per Table-I appended to these regulations.
- (a-2) Other provisions:
  - I. The directions of side, rear set back and gate shall be as per the Zonal Plan and directions prepared by the Authority from time to time.
  - II. In case of plots being amalgamated, the set back lines in front and abutting adjoining property are to be followed as per Zonal Plan.
  - III. Subdivision of individual residential plot or building constructed on it shall not be allowed.

- IV. Only two dwelling units and a servant quarter shall be allowed on a plot.
- V. No construction of any kind shall be permitted beyond the building envelope (on set backs) except--
- (i) A chajja (projection) of maximum width of 0.75 meters at lintel or roof level. No construction of any type shall be permitted over projections.
- (ii) Underground water tanks with top flush with the adjoining ground level.
- (iii) In plots of 200 square meter and above, if required, a temporary guard-room of porta cabin 1.5 meter x 1.5 meter shall be permitted after approval by the Authority.
- (iv) Canopy projections of 4.5 meter X. 2.4 meter in front or side set backs (maximum 2 numbers) in plots where front set back is 4.5 meter or more and only one such canopy in side set back where front set back is less than 4.5 meter. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular column of maximum 30 centimeters diameter or rectangular columns of 30 centimeters x 30 centimeter size.
- (v) **Open Plinth steps:**
- (a) Open plinth steps and plinth ramp in front and rear setback.
- (b) Open plinth steps and plinth ramps beyond a depth of 6 meter in side setback.
- (vi) Two end walls upto 0.75 meter from setback lines.
- (vii) In case of corner plots upto 200 square meter category, load bearing columns max size 300 milimeter X 300 milimeter in side setback maximum 2 numbers may be permitted.
- (viii) Other features as mentioned in Table 3.
- (ix) Open ramps for movement of vehicles in side setback only.

**I FAR shall also include**

- i) Mezzanine
- ii) Mumty for staircase
- iii) Cupboards
- iv) Balconies
- v) Bay windows
- vi) Pergola shall be counted towards Floor Area Ratio calculation as per table given below.

Sr No.	Pergola open from number of sides	Pergola with minimum 50percent voids, area to be added towards Floor Area Ratio	Pergola with less than 50 percent voids, area to be added towards Floor Area Ratio
1	Four sides	Nil	Exact area under pergola
2	Three sides	Exact area under pergola	1.25 times the exact area under pergola

3	Two sides	1.5 times the exact area under pergola	2 times the exact area under pergola
4	One side	2 times the exact area under pergola	Not permitted

**II Floor Area Ratio shall not include –**

- i. A Chajja projection (in setbacks) of a width of 0.75 meter at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii. Canopy projections of 4.5 meter X 2.4 meter in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 meter or more and only one such canopy in side setback where front setback is less than 4.5 meters. No construction of any type shall be permitted over the canopy projections (in setbacks).
- iii. Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services and storage.
- iv. Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
- v. Loft upto 1.2 meter height
- vi. Other features as mentioned in Table 3.
- vii. In case of corner plots up to 200 square meter category load bearing columns maximum 300 milimeter X 300 milimeter in side setback maximum 2 numbers may be permitted.
- viii. Open ramps for movement of vehicles in side setback only.

- III**
- i) Basement area shall not exceed beyond building envelope.
  - ii) The height of any basement shall be maximum 1.2 meter (including slab) above the top level of the drain. The maximum height of the basement from floor to ceiling shall be 4 meter.

- IV** Minimum requirement for sanction / completion: 25 percent of maximum permissible ground coverage or 40.0 squares meter whichever is more with provisions of a functional toilet / bath and kitchen subject to maximum of permissible ground coverage. Provision of following items in building shall be mandatory for issue of completion certificate

- i) Flooring;
- ii) Electrical wiring whereas electrical fittings shall not be mandatory.
- iii) Plumbing and chrome plated fittings in at least one toilet and kitchen
- iv) Trees as per Table no. 7 or direction issued from time to time which ever is higher;
- v) Number plate;
- vi) Boundary wall shall not be mandatory. Some feature to identify the plot boundary has to be provided e.g. barbed wire fencing, hedge, boundary upto plinth level etc;
- vii) Internal and external finishing (Plastering and whitewashing shall not be mandatory);

- viii) House shall be lockable i.e. all external doors and windows shall have to be provided. In case grill is provided in the windows then fixing of glasses in the windows panes shall not be mandatory;
- ix) No overall violation of Building Regulations, Zonal Plan Regulations and Master Plan should be there in the overall building at the time of issue of occupancy certificate.

**(B) GROUP HOUSING (Flatted and cluster type)**

- b-1 Minimum Plot Area 2000 square meter
- b-2 Maximum permissible –
  - I) Ground coverage 30 percent
  - II) Floor Area Ratio 175
  - III) Hieght No limit, for buildings above 30 meters in height clearance from Airport Authority shall have to be taken.

Note:

Total height shall be counted from drain top to top of the building except for

- Illuminated boards
- Water Tanks and
- Other such structures with non usable height.

**The Chief Executive Officer reserves the right to permit additional height at focal points wherever it is considered appropriate.**

- b-3 Minimum permissible set backs as per Table no.2
- b-4 Maximum permissible density shall be as per lease deed. Maximum density variation of -50 percent and +5 percent shall be allowed.
- b-5 Other provisions—

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

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

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

**iii) Watchman Shelters and Watch Towers:**

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

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

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

- iv) Canopy projection of area as mentioned in Table 4. No construction of any type shall be permitted over the canopy projections except those mentioned in Table 3.
- v) Open plinth steps and plinth ramps within 1.0 meter from setback line in the setback area.
- vi) Two end walls upto 0.75 meter from setback lines.
- vii) Meter room as per clause 22(C) (b-II)(vi).
- viii) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- ix) In specific cases water bodies and pools, and other landscape features may be permitted with approval from the Chief Executive Officer provided the fire safety requirements are not affected.
- x) Other features as mentioned in Table 3
- xi) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
- xii) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer depending on case to case basis.
- xiii) No temporary structure shall be permitted in front setback or setback towards sides abutting road.
- xiv) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments shall be permitted in open setback as a service utility provided due clearance from the Fire Departments has been taken.

I. **Floor Area Ratio shall include**

- i) Mezzanine



- ii) Mumty or stair cover
- iii) Cupboards
- iv) Balconies
- v) Bay windows
- vi) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- vii) Pergola, shall be counted towards Floor Area Ratio calculation as per table given below—

Sr. No.	Pergola, open from number of sides	Pergola with minimum 50 percent voids, area to be added towards Floor Area Ratio	Pergola with less than 50 percent voids, area to be added towards Floor Area Ratio
1	Four sides	Nil	Exact area under pergola
2	Three sides	Exact area under pergola	1.25 times the exact area under pergola
3	Two sides	1.5 times the exact area under pergola	2 times the exact area under pergola
4	One side	2 times the exact area under pergola	Not permitted

**II. Floor Area Ratio shall not include—**

- i) A chajja projection (in setbacks) of a width of 0.75 meter at lintel or roof level. No construction of any type or any material shall be permitted over projections.
- ii) Canopy projections of area as mentioned in Table No.4. No construction of any type shall be permitted over the canopy projection except those mentioned in Table 3.
- iii) Basement (upto double basement), shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited upto:
  1. Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  2. Basement area, if used for parking, then area equivalent to parking requirement shall be permitted.
  3. Basement, if used for any other use, shall be permitted upto the setback line and this useable area shall be included in the FAR of the building. Stilt area of non-habitable height 2.25 meters from beam bottom proposed to be used for parking, landscaping etc.
- iv) Loft upto 1.2 meter height.

- v) Other features as mentioned in Table 3.
  - vi) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 meter high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
  - vii) Open ramps with no area enclosed below it of usable height of 2.1 meter.
  - viii) Any other feature purely ornamental in nature not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer depending on case to case basis.
  - ix) Only in case of commercial building, Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage its respective area shall be added in total FAR & ground coverage.
- III. **All the common facilities prescribed below will have to be provided and shall be counted in the prescribed FAR of Group Housing.**
- i) Air-conditioning plant, electrical installation, generator room, water works, water-tanks etc.
  - ii) Watchment shelters and watch towers.
  - iii) Garbage and lift shafts.
  - iv) Fire escape staircases.
  - v) Toilet blocks for visitors, drivers, guards etc.
  - vi) Shops and community facilities as per population norms as specified in the lease deed. In case of plots where minimum population required for provision of convenient shopping is not achieved then:--
    - a) Area for convenient shopping equivalent to 0.75 percent of total plot area shall be allowed.
    - b) Minimum four kiosks of 40 square feet of carpet area and two shops of 100 square feet carpet area shall be provided mandatory. Shops can be amalgamated however maximum carpet area of such shop shall not exceed 200 square feet.
    - c) Maximum height of shops and kiosks shall be 4.0 meter from floor to ceiling.
    - d) Ground coverage and Floor Area Ratio shall be as per convenient shopping norms.
    - e) In case of provision of shopping in lease deed the same shall prevail.
  - vii) Mumty, machine room for lifts.
  - viii) **Any other utilities as decided by Chief Executive Officer depending on its requirement.**

- IV. Distance between two adjacent building blocks shall not be less than half of the height of tallest building.
- V. The Chief Executive Officer shall have a right to impose such restriction and limitations as to the number of storeys and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such group housing.
- VI. In density calculation each servant quarter will be reckoned as half dwelling unit.
- VII. A group housing shall conform to the provisions of the Sector Plan and Zonal Development Plan of the area in terms of setbacks, ground coverage, Floor Area Ratio and height restrictions, if any.
- VIII. The provisions contained in this clause shall not apply to housing for economically weaker sections, low income groups, informal sector undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government.
- IX. Basement (upto double basement) in the Group Housing shall be permitted within the setback line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 meter and maximum 4.5 meter. Except wherever height of equipments such as electric generator, air conditioner and fire hydrant etc. is more than 4.5 meter additional height equivalent to height of equipments shall be permitted, subject to a maximum of 9.0 meters.
- X. The height of any basement, including slab, shall be maximum 1.2 meter above the top of drain level. The height of basement shall be maximum 1.2 meters (including slabs) above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- XI. Toilet block for visitors, drivers etc. comprising of a water closet, a bath and 2 urinals shall be provided.
- XII. In case of group housing having more than two storey, steps must be taken to ensure water at higher floors. For this purpose booster pumps and overhead tanks must be installed.
- XIII. At least one of the lifts provided shall be of the specification of goods lift.
- XIV. **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed on Memorandum of Understanding. Provision of following item in building shall be mandatory for issue of completion certificate:
- i) Flooring;
  - ii) Electrical wiring;
  - iii) Plumbing chrome plated fittings and fixtures;

- iv) Parking and landscaping as per Table no. 6 and Table no. 7 respectively or directions issued from time to time whichever is higher;
- v) Number plate and illumination board as per direction amended or direction issued from time-to-time;
- vi) Internal and external finishing (Plastering may not be mandatory);
- vii) Boundary wall and gates shall be mandatory;
- viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
- ix) No overall violation should be there in the overall building or site at the time of issue of occupancy certificate;
- x) Any other special provision as mentioned in the lease deed;
- xi) In case of completion of whole project, all temporary structures to be removed.

In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

(C) ALL OTHER BUILDINGS

a) Industrial buildings/film centre:

a-1) SETBACKS, GROUND COVERAGE, FAR, HEIGHT LIMITATIONS:

S.No.	Plot Area (square meter)	Maximum Ground coverage (%)	Maximum Floor Area Ratio
1.	Upto 100	60	120
2.	Above 100 but not exceeding 500	60	100
3.	Above 500 but not exceeding 1000	55	80
4.	Above 1000 but not exceeding 2000	55	80
5.	Above 2000 but not exceeding 5000	55	70
6.	Above 5000 but not exceeding 12000	55	70
7.	Above 12000 but not exceeding 20000	50	65
8.	Above 20000	50	60

Notes:

- i) Setbacks as per Table No.2
  - ii) There will be no height restriction provided that for buildings of height 30 meter and above, necessary clearance from Airports Authority of India shall be taken.
  - iii) Total height shall be counted from top of drain to top of the building without exemption.
- b) BUILDING OTHER THAN GROUP HOUSING, INDIVIDUAL RESIDENTIAL PLOTS, INDUSTRIAL, INFORMAL SECTOR AND HORTICULTURAL NURSERY.

**b-1) Ground coverage, Floor Area Ratio, height and setbacks**

Sl. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in meters
1	Convenient Shopping Centre*	40%	80	15.0
2	Sector Shopping*	40%	120	15.0
3	Sub District Centre, Shopping along Street and other Master Plan level Shopping Centres*	30%	150	No limit**
4	Hotel	30%	215	No limit**
5	Banks*	30%	150	No limit**
6	Cinema	***	***	***
7	Dharam Kanta *	30%	30	15.0
8	Petrol Pump *	30%	30	15.0
9	Wholesale Market *	30%	130	No limit**
10	Gas Godown *	30%	30	15.0
11	Warehousing/Godowns	30%	130	No limit**
12	Dharamshala/Lodge/Guest House	30%	130	30.0
13	Community Centre, Club Building and Barat Ghar	30%	85	15.0
14	Fire Station	30%	85	15.0
15	Police Station	30%	100	15.0
16	Post Office	30%	100	15.0
17	Sport and Amusement Complex, Swimming Pool, Shooting Range	20%	40	15.0
18	Low Density Sports & Amusement Complex, Recreational Club, Social Cultural Centre	10%	20	15.0
19	Bus Terminal, Light Rail Transit Terminal, Bus Depots/Workshop, Booking Offices, Transport Nagar	30%	130	No limit**
20	Taxi Stand	10%	10	15.0
21	Nursery School/Creche	40%	85	15.0
22	All Other Educational Institutions, Research and	30%	130	No limit**



	Training Centre, Testing Laboratory			
23	Religious Building	30%	60	15.0
24	Dispensary	30%	60	15.0
25	Hospital, Naturopathy, Specialized Health Centre, Nursing Home	30%	130	No limit **
26	Government, Semi-Government, Corporate Offices	30%	150	No limit **
27	Hostel, Boarding House	30%	130	30
28	Museum, Art Gallery and Exhibition Center	30%	130	No limit **
29	Other Utilities	30%	85	15.0
30	Multiplex	30%	As per Government Order	No limit **
31	Information Technology and Information Technology Enabled Services	30%	187.5	No limit.

Notes:

- I. Setback shall be as per Table No.2.
  - II. \*Setbacks shall be as per control drawing, whenever such control drawings are prepared by the Authority.
  - III. Total height shall be counted from drain top to top of the building except for
    - Illuminated boards
    - Water Tanks and
    - Other such structures with nonusable height
  - IV. In case of any activity other than listed above, the ground coverage and FAR shall be decided by the Authority from time to time.
  - V. \*\* There will be no height restriction provided that for buildings of height 30 meter 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.
  - VI. \*\*\* As per Cinematography Act of Uttar Pradesh.
- c) **Other Provisions--**
- I) Permissible structures in setbacks
    - i) A chajja (projection) of maximum width of 0.75 meter at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
    - ii) Underground water tanks with top flush with the adjoining ground level.



iii) Canopy projections of area as mentioned in Table 4. No construction of any type shall be permitted over the canopy projection except those mentioned in Table 3.

iv) Open plinth steps and plinth ramps within 1.0 meter from setback line.

v) Watchman Shelters and Watch Towers

No projection of watchman shelters and watch towers shall be allowed outside the plot line. Maximum height of watchman shelter shall be 4 meter and watch towers 15 meters. Total area as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers.

S. No.	Plot Size	Total Area for watch man shelter and watch tower	Maximum area under each watchmen shelter	Maximum area under each watchmen tower	Maximum area under each time office	Total area under each watch tower
1	Upto 0.5 acres	15 sqm	15 sqm	5 sqm	Nil	Nil
2	Above 0.5 acres up to 10 acres	30 sqm	24 sqm	5 sqm	Nil	Nil
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm	12 sqm	24 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm	12 sqm	24 sqm
5	Above 50 acres an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm	24 sqm	48 sqm

vi) Meter room

vii) Other features as mentioned in Table 3.

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

ix) In specific cases water bodies and pools, and other landscape features may be permitted with approval from the Chief Executive Officer, provided the fire safety requirements are not affected.

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

- xi) No temporary structure shall be permitted in front setback or in setback of sides abutting road.
  - xii) Open diesel generator set, filtration plant, electrical distribution equipments, feeder pillar, telephone distribution equipments shall be permitted in open setback as a service utility, provided due clearance from Fire Department, has been taken.
- II. FAR shall also include--
- i) Mezzanine
  - ii) Mumty for staircase
  - iii) Cupboards
  - iv) Balconies
  - v) Bay windows
  - vi) Meter room of following sizes shall be permissible within the open space in the setback of plot. This shall be counted towards FAR.
    - 1) 33 Kilo Volt with internal arrangement - 5.0 meters x 5.0 meters x 3.2 meter
    - 2) 33 Kilo Volt with external arrangement- 6.0 meters x 3.5 meters x 3.2 meters
    - 3) 11 Kilo Volt with external arrangement – 4.5 meters x 4.5 meters x 3.2 meters
    - 4) Low Transmission meter room - - 2.5 meters x 2.5 meters x 3.0 meters
- Note: In case of specific requirement of size more than above mentioned sizes, the same shall be permitted only after verification by Electricity Distribution Company of Greater Noida.
- vii) Pergola shall be counted towards Floor Area Ratio calculation as per clause 22B (I)(vii).
  - viii) The shafts provided for lifts shall be taken for covered area calculations only of one floor and included in ground coverage.
  - ix) Only in case of commercial building, Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR and ground coverage, its respective area shall be added in total FAR and ground coverage.
- III. FAR shall not include
- i) A chajja projection (in setbacks) of a width of 0.75 meter at lintel or roof level. No construction of any type or any material shall be permitted over projections to provide access to the chajja.
  - ii) Canopy projections of areas mentioned in Table 4. No construction of any type shall be permitted over the canopy projections except those mentioned in Table 3.
  - iii) Basement (upto double basement), shall be permissible within the setback line on each floor. However, only in case of building other than commercial maximum permissible area under basement shall be limited upto
    - 1. Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.

2. Basement area, if used for parking, then area equivalent to parking requirement shall be permitted.
  3. Basement, if used for any other use, shall be permitted upto the setback line and this useable area shall be included in the FAR of the building.
  4. Stilt area of nonhabitable height proposed to be used for parking, landscaping etc.
- iv) In buildings for Hotels, Hospitals, Nursing Homes, Specialized Health Centre and such similar buildings a service floor upto 100 percent of maximum permissible ground floor coverage. The maximum height of service floor between floor to ceilings shall be 2.25 meters.
    - v) Loft up 1.2 meter height.
    - vi) Other features as mentioned in Table 3.
    - vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 meter high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
    - viii) Open ramps with no area enclosed below it of usable height of 2.1 meter.
    - ix) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by Chief Executive Officer depending on its merits on case to case basis.
  - IV i) Basement area shall not exceed beyond building envelope.
    - ii) The internal height of the basement (floor to ceiling) shall be minimum 2.4 meter and maximum 4.5 meter, except wherever height of equipments such as electric generator, air conditioner and fire hydrant etc. is more than 4.5 meter additional height equivalent to height of equipments shall be permitted subject to maximum 9.0 meters.
  - V 15 percent of the prescribed FAR shall be added towards common areas, which shall include
    - i) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
    - ii) Watchmen shelters and watch tower
    - iii) Garbage shafts and lift shafts
    - iv) Fire escape staircases
    - v) Toilet blocks for visitors, drivers, guards etc.
    - vi) Mumty, machine room for lifts
    - vii) Any other utilities as decided by Chief Executive Officer depending on its merits.
  - VII In plots above 10 acres following public utilities/facilities such as mentioned below shall be not counted in FAR—
    - i. Taxi stand

- ii. Bus terminal and the like
- iii. Telephone exchange
- iv. Fire station
- v. Public toilets detached from the main building.
- VII Minimum requirement for sanction/completion: Minimum area required for completion shall be as per lease deed or as mentioned in project report at time of allotment or phasing plan approved by Chief Executive Officer. Provision of following items in building shall be mandatory for issue of completion certificate:
  - i) Flooring;
  - ii) Electrical wiring;
  - iii) Plumbing, chrome plating fittings and fixtures;
  - iv) Parking and landscaping as per Table 6 and 7 respectively;
  - v) Number plate and illumination board as per direction amended from time to time;
  - vi) Boundary wall and gates shall be mandatory;
  - vii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
  - viii) No overall violation should be there in the overall building or site at the time of issue of occupancy certificate;
  - ix) Any other special provisions as mentioned in the lease deed;
  - x) In case of completion of whole project all temporary structures have to be removed.

**In case any special clause is mentioned in lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.**

- D) LAYOUT AND SUB-DIVISION OF LAND:
  - 1. All provisions shall as per sub-division regulations in master plan approved by Authority. In case of any special provision in lease deed, the conditions of lease deed shall prevail.
  - 2. Setbacks, FAR, ground coverage and height permissible on the sub divided plot shall be as per maximum permissible in each individual use in these Regulations.
- E) NURSERY
  - c-1) FAR, Ground Coverage:
    - Maximum permissible ground coverage and covered area shall be upto 5 percent of plot area or 300 square meter whichever is less.
  - c-2) Height 6 meters

Note:

- 1. Total height shall be counted from drain top to top of the building except for
  - Illuminated boards
  - Water Tanks and

- Other such structures with non usable height.
- c-3) FAR shall not include—
  - i) Green house up to maximum 25 percent of plot area.
  - ii) Watchman shelters as per clause 22(B) b-5 (iii) and also permitted in setbacks.
  - iii) Meter room as per clause 22(C)II (b) (vii) and shall also permitted in setbacks.
- c-4) Shops and support facilities shall be permitted maximum upto 10 percent of maximum permissible FAR.
- c-5) Setback shall be as per Table number 2.
- F) INFORMAL SECTORS (ECONOMICAL WEAKER SECTION)

(c-1)	Plotted Development		
	I.	Plot Size	: 20-25 square meter
	II.	Ground Coverage	: 80 percent
	III.	FAR	: 160
	IV.	Height	: 10 meter maximum
	V.	Setback	: 1.5 meter in front
	VI.	Roads	: Main vehicular roads shall not be less than 9.0 meters and access to plots shall be provided through roads not less than 6.0 meters.
	VII.	Open space	: Can be provided in a group or Cluster
(c-2)	Flatted Development		
	I.	Ground coverage	: 40 percent
	II.	FAR	: 160
	III.	Setback	: 9.0 front 3.0 meter rear and 3.0 meter side setback
	IV.	Height	: 15 meter maximum
	V.	Balcony	: 0.9 meter wide and 50 percent shall be included in FAR.
	VI.	Roads	: Main vehicular roads 9.0 meter
	VII.	Other spaces	: 60 percent (Open + Roads + Parks)
	VIII.	Individual toilets or group may be provided	
(c-3)	Dormitory		
	I.	Ground coverage/FAR	: 40 percent/160
	II.	Setback	: 9.0 in front 3.0 meter and 3.0



				in side setback
	III.	Height	:	15 meter (Maximum)
	IV.	Balcony	:	0.9 meter wide and 50 percent of area of balcony will be included in FAR.

(c-4) Common points for development

- Toilet blocks.
  - Proposed plantation on road side has to be ever green trees planted 10 meter centre to centre.
  - Provisions for community facilities like Creche, Balwadi, Health care centre etc. to be made as per population requirement.
  - The population size of unit shall be 2.5 person per unit as decided by the Authority.
  - The number of Dwelling Units permissible will be equivalent to number of members in the society as decided by the Authority with the maximum variation of  $\pm 10$  percent.
  - The Planning and Development Directions shall not be applicable to the informal sector layout.
- 23A. Notwithstanding anything contained in these regulations, the Authority may where it considers expedient to do so, having regard to the special features of a particular zone and the width of road abutting and the Development Plan, permit such ground coverage, height and setback in relation of a building or a group of buildings as it thinks fit.
- 23B. In special circumstances the Authority can, depending on merits of the case, relax any of the provisions mentioned herewith in the regulations as it thinks fit.
- 23C. Provisions of minimum parking and landscaping requirement shall be as per Table 6 and Table 7 respectively. However, the Authority may stipulate higher provisions if required in future as it thinks fit and issue directions in this regard with due approval.



## CHAPTER-IV

### Structural Safety – Fire Safety and Service

24. **Fire Safety Requirements**
- (a) Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India 1970 corrected upto date.
- (b) In case of multi-storeyed buildings above 15 meter in height, building which are more than three storeys and building with more than 400 square meters ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, provisions of Uttar Pradesh Agni Nivaran aur Agni Suraksha Adhinium (Act no. 6 of 2005) 2005 shall apply.
25. **Structural Design**
- The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part VI (Structural Design, Section-1, Boards, Section-2, Section-5, Contrete, Section-6 Steel, as in the case may be) of National Building Code of India 1970 prepared by Indian Standard Institution and as prevalent at the time of execution of the works.
26. **Quality of Material and Workmanship**
- All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Work Department of Uttar Pradesh, Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India 1970 revised upto date.
27. **Building Services**
- The planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part VIII (Building Services, Section 2, Electrical Installations, Section 3, Air-conditioning and heating, Section-5, Installation of lifts and escalators, as the easy may be) of National Building Code of India 1970 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.
28. **Plumbing**
- The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in accordance with the Part IX (Plumbing Services Section I, Water Supply Section 2, Drainage and Sanitation, Section-3, Gas Supply as the case may be, of of National Building Code of India prepared by Indian Standard Institution and as prevalent at the time of execution of the work.
29. **Water supply requirements**
- The requirements of water supply in a building shall be in accordance with the provision of National Building Code as amended from time to time.

30. **Sanitary Fitting**

- (1) Subject to the provision of any law for the time being in force, the sanitary fittings and installations in building shall be in accordance with the provisions of National Building Code as amended from time to time.
- (2) Every factory building within the area shall be provided with such latrines and urinals as may be prescribed by or under the provisions of the Factories Act 1948 as amended from time to time.

31. **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 substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for structural safety and natural hazards protection of buildings. The details of the relevant codes and guidelines are given in Appendix 8-A/B/C/D.

32. **Provision for Physically Handicapped**

Provisions for physically handicapped persons shall be made in all buildings and facilities used by public in accordance with the provision of Part III of National Building Code (Appendix E)

33A. All the provisions made in the building which are not specifically provided in these regulations shall be as per the provisions of National Building Code, Indian Standard Institution Code as applicable from time to time. The licensed technical person shall be responsible for ensuring the same as per Appendix-4.

33B. The Owner, Licensed Technical Person shall be fully responsible for all provisions to be made in accordance with clause 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33A. A certificate to this effect shall be given as per Appendix-4.

**CHAPTER-V**

For Construction of Farm House Building in Agricultural Use Zone—

34. **Minimum size of plot--**

Minimum size of a plot for farm house shall not be less than 0.5 hectares.

35. **Maximum coverage and FAR**

(a)	Maximum permissible ground coverage for all types of activity	10 percent
(b)	Maximum permissible FAR	20 percent
(c)	Residential accommodation of watch and ward/maintenance staff	15 percent
(d)	Maximum height	10.0 meters
(e)	Setbacks	Front/side abutting road 15.0 meter and all other sides 9.0 meter

36. OTHER PROVISIONS

- (a) The maximum permissible floor area includes the area of mezzanine floor also.
- (b) The height of boundary wall shall be as specified in the Directions.
- (c) Running creeper or flowering creeper will be planted all along the wall.
- (d) Minimum 50 percent of the total area of the farm house shall be under plantation/cultivation. At least 100 trees per hectares have to be planted out of which at least 50 percent shall be evergreen trees.

37. WATER SUPPLY, SEWERAGE AND DRAINAGE:

- (a) In case of a plot for a farm house having dwelling units the owner thereof shall be responsible to make lawful arrangements for potable water in the farm house.
- (b) The owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm open or closed sanitary drains to clean sheds, as may be required by the Authority.
- (c) The owner shall be responsible to provide septic tank with necessary dispersion trenches for disposal of human and animal wastes in the farm house within his own premises.

38. ELECTRIFICATION

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

TABLE No.2

S.No.	Plot Size (in square meter)	Front (in meter)	Rear (in meter)	Side (1) (in meter)	Side (2) (in meter)
1.	Up to 150	3.0	1.5	0	0
2.	Above 150 upto 300	3.0	3.0	0	0
3.	Above 300 upto 500	4.5	3.0	3.0	0
4.	Above 500 upto 2000	6.0	3.0	3.0	3.0
5.	Above 2000 upto 4000	9.0	6.0	6.0	6.0
6.	Above 4000 upto 10,000	15.0	6.0	6.0	6.0
7.	Above 10,000 upto 20,000	15.0	9.0	9.0	9.0
8.	Above 20,000 upto 40,000	20.0	9.0	9.0	9.0
9.	Above 40,000 upto 1,00,000	25.0	9.0	9.0	9.0

Notes:

- (1) Specific setbacks shall be as per zonal plan prepared by the Authority whenever such a plan has prepared by the Authority.
- (2) In case the permissible coverage is not achieved within setbacks, the setbacks of the preceding category may be followed.

Table No.3  
Features permitted in the setbacks of the plots

S.No.	Features	Description
1.	Decorative Column	Columns purely decorative and not load bearing shall be permitted in setback. Such columns of any material and number shall be permitted but maximum size of each column shall not exceed 300 millimeter x 300 millimeter.
2.	Buttresses	Buttresses, any number, shall be permitted in setback up to maximum width of 750 millimeter in setback.
3.	Moulding, Cornices and Murals	Murals, moulding and cornices if provided along under any projection shall be permitted upto a maximum width of 150 millimeter over and above the maximum permissible dimensions of a projection or a canopy.
4.	Planters and Sun Control Devices	Projection in form of planter, cantilevered fins, egg crates and other sun control devices shall be permitted in setback upto maximum width of 750 millimeter. Maximum depths of such planters shall not exceed 600 millimeter.
5.	Jali	Jali of any material shall be permitted over projections which are primarily meant to cover window Air-conditioning units and dessert cooler. Maximum width of such jalies shall not be more than 75 millimeter.
6.	Casing Enclosure to cover Rain Water pipe	Casing/enclosures of any material to cover rain water pipe shall be permitted in setback upto depth of maximum 250 millimeter and maximum width of 600 millimeter.

Table 4  
Area under canopy on building other than residential building on plots

S.No.	Plot size (in square meter)	Maximum area under canopy (in square meter)
1.	Upto 150	Nil
2.	Above 150 upto 500	12 (only in side setback)
3.	Above 300 upto 500	25
4.	Above 500 upto 2000	40
5.	Above 2000 upto 4000	55
6.	Above 4000 upto 10,000	70

7.	Above 10,000 upto 20,000	85
8.	Above 20,000 upto 40,000	100
9.	Above 40,000 upto 1,00,000	115

Note: Minimum width/radius of canopy shall be 1.8 meters.

**Table No. 5**

1. Excess coverage beyond permissible coverage on each floor

S No.	Particular	For Commercial buildings	For all other type of building
1	5 percent of the achieved coverage on each floor*.	3 times of current prevailing land rate	Equal to current prevailing land rate
2	Beyond 5 per cent.	Not permitted	Not permitted

2. Setback infringement on each floor.

S. No.	Particular	For Commercial Buildings	For all other type of building
1	Upto 0.15 meters	3 times of current prevailing land rate	Equal to current prevailing land rate
2	Beyond 0.15 meter and upto 0.30 meters	12 times of current prevailing land rate	Four times of current prevailing land rate
3	Beyond 0.30 meters	Not permitted	Not permitted

**Note:** \* Mean excess coverage permissible shall be subject to maximum of 5 percent of floor area ratio.

**Table No. 6**

**Provisions of parking, loading and unloading spaces –**

- (a) When parking space is to be provided for motor vehicles, it shall not be less than 20 square meter in area (under stilts : 30 square meter) and for scooters and cycles the parking spaces provided shall not be less than 3 square meter and 1.40 square meter respectively.
- (b) For buildings of different types, parking space for vehicles shall be provided as specified below--

<u>Sl. No.</u>	<u>Occupancy</u>	<u>Parking space</u>
1.	a) Group Housing	One parking space per 65 square meter of covered area.
	b) Lodges, Guesthouse, Hotel	One parking for every 3 guest room.



2.	Educational and corporate office for administrative area	One parking space for every 66 square meter of covered area and parking space for every 30 square meter for administrative office.
	a) Auditorium	One Parking space per 15 seats
	b) Bus parkings	One bus parking per 750 square meter of covered area.
	c) Off street parking	Higher Secondary School 15 feet off-street parking depth in the entire frontage with boundary wall shifted back and front set back will be considered from property line and in other institutions upto 15 feet in half the width of the front of the plot would be required for providing off-street parking.
	d) Hostels and Residential area parking	One parking space per 75 square meter of covered area.
3.	Medical	One parking space for every 66 square meter covered area. One ambulance for every 375 square meter covered area.
4.	Commercial	One parking space for 30 square meter of covered area.
5.	Industrial	One parking space per 85 square meter of covered area.
6.	Storage	One parking space for 66 square meter of covered area.
7.	Loading/Unloading space for industries and storage building	One parking space for every 100 square meter with a size of 4.5 meter x 3.0 meter
8.	Hotel	One parking space for every 66 square meter of covered area and one parking space of every 30 square meter for administrative office.
9.	Cinema	One parking space per 5 seats
10.	Multiplex	One parking space per 30 square meter of covered area.
11.	Religious	One parking space per 66 square meter of covered area.
12.	Utilities (Fire Station, Police Stations, Post Office, Taxi Stand etc.)	One parking space per 66 square meter of covered area.
13.	Recreational	One parking space per 30 square meter of covered area.

**Note:** 50 per cent of the above specified parking provision shall be made for the cycle and scooter parking space.

**Table No. 7**  
**Provisions for Landscaping**

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

Plot size (in square meter)	Number of trees required	Minimum open space to be kept for landscaping
Upto 2000	One tree per 100 square meter of open space out of which minimum 50 percent to be in the category of	25 percent of open area. Incase of industrial plots no soft landscaping is required

	evergreen trees, having height of 20 feet or more	
Above 2000 to 12000	One tree per 100 square meter of open space out of which minimum 50 percent trees to be in the category of evergreen trees, having height of 30 feet or more	25 percent of open area
More than 12000-	One tree per 100 square meter of open space out of which minimum 50 percent to be in the category of evergreen trees, having height of 40 feet or more	50 percent of open area

- b) In case of plotted development in group housing plantation provision shall be as per Landscape Master Plan and following norms shall be followed.
- i) On 18.0 meter and 24.0 meter wide road, alternate variety of evergreen and ornamental trees shall be planted @ 7.5 meter centre to centre.
- ii) On road upto 12 meter ornamental trees will be planted @ 5 meter centre to centre of single variety in each pocket.
- c) Recreational, Institutional Green: In addition to the requirement as mentioned in clause (a) detailed landscape plan will have to be got approved by the Authority as per specification in Landscape Master Plan and landscape manual approved by the Authority.
2. Residential plots other than group housing (flatted) :-
- 1 One tree in every plot for plot size upto 120 square meter.
  - 2 Two trees in every plot for plot size above 120 and upto 300 square meter.
  - 3 Three trees in every plot for plot above 300 square meter.
3. The minimum height of plantation of sapling as mentioned in Clause (1) and (2) should be 3.6 meters as per stipulations of Uttar Pradesh Government letter number 4146/77-4-2005-128/2005 (as amended from time to time. All provisions regarding plantation shall be as per Uttar Pradesh Government letter number 4146/77-4-2005-128/2005 (as amended from time to time).