

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no 2159 /77-4-10-284 Bha./91, dated 20 December, 2010

NOTIFICATION

No 2159/77-4-10-284bha/91

20 December, 2010

In exercise of the powers under sub-section (2) of section 9 and section 19 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) and read with section 21 of the Uttar Pradesh General clauses act , 1904 (U.P. act no.1 of 1904) and in supersession of notification no 34/77-4-067284Bha/91 dated January 28, 2006. The Greater Noida Industrial Development Authority hereby makes the following regulations with the prior approval of the State Government to regulate the erection of buildings within Greater Noida Industrial Development area.

THE GREATER NOIDA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010

CHAPTER -1

PRELIMINARY

1. Short title, commencement and application--

- 1.1 These regulations may be called the Unified Industrial Development Area Building Regulation, 2010.
- 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 building activities within the urbanisable area and Chapter V, shall apply to the area designated for agricultural use by the Authority.
- 1.4 These regulations shall be applicable for Greater Noida Industrial Development Authority.
- 1.5 Chapter VII shall apply to the allotment of plots to the farmers against their land acquisition (5% to 7%) of the acquired land as per policy of the Authority.
- 1.6 The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building where construction has not started or any new addition required in building which has not been completed and for which occupancy has not been issued.
- 1.7 F.A.R., Ground coverage, density and setback as indicated in these Regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these Regulations. However the calculation of FAR and Ground Coverage in the new buildings in such plots shall be done as per these regulations. The purchasable F.A.R and Ground coverage as per applicability may be allowed.
- 1.8 Not with standing any thing contained in these regulations, the special provisions contained in the-
 - a. lease deed executed before commencement of these regulations, and
 - b. bids accepted by the Authority before commencement of these regulations. shall continue to be effective.

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 **'Air conditioning'** means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 2.3 **'Alteration'** means the structural change, such as addition to the area or height or the removal of part of a building, or construction of cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixtures or equipments of the building.
- 2.4 **'Applicant'** means the person who has legal title to a land or building and includes,
(i) An agent or trustee who receives the rent on behalf of the owner;
(ii) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
(iii) A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge, or to exercise the rights of the owner; and
(iv) A mortgagee in possession.
- 2.5 **'Approved'** means approved by the Industrial Development Authority.
- 2.6 **'Area'** means the Industrial Development Area as notified for the Industrial Development Authority.
- 2.7 **'Authorised Officer'** means an officer authorized by the Chief Executive Officer.
- 2.8 **'Atrium'** - A sky lighted central area, often containing plants, in modern buildings especially for common area.
- 2.9 **'Balcony'** means a horizontal projection including a handrail or balustrade to serve as sitting out place.
- 2.10 **'Basement or Cellar'** means the lower storey of a building below or partly below ground level.
- 2.11 **'Building'** means any permanent structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial, institutional, recreational or other purposes for the use and benefit of human being whether in actual use or not.
- 2.12 **'Building activity'** means erection, re-erection, making material alteration, or demolition of any building.
- 2.13 **'Building height'** means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building and in the case of sloping roof the mid point between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of measuring heights.
- 2.14 **'Building line or envelope'** means a line up to which the plinth of a building may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.
- 2.15 **'Canopy'** means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns.
- 2.16 **'Chajja'** means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.
- 2.17 **'Direction'** means the direction issued by the Authority under Section 8 of the Act, and would include, unless the context otherwise indicates, any executive instructions issued here under.

- 2.18 '**Drain**' means a conduit or channel for the carriage of storm water or other used water.
- 2.19 '**Drainage**' means the removal of any liquid by a system constructed for this purpose.
- 2.20 '**Dwelling Unit**' means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.21 '**Evergreen tree**' means tree that remains green for most part of the year and sheds leaves slowly throughout the year.
- 2.22 '**Existing building or use**' means building structure or its use as sanctioned / approved by the competent authority, or existing before the declaration of the notified area of respective Authority.
- 2.23 '**Extended Basement**' means the construction of floor(s) below the ground leaving a minimum setback of 6.0 meter all-round from the plot boundary for the purpose of fire tender movement. The top slab of basement to flush with the ground level and such slab to be designed for fire tender load with adequate mechanized ventilation.
- 2.24 '**Floor**' means the lower surface in the storey on which one normally walks in building.
- 2.25 '**Floor Area Ratio (FAR)**' means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.
- 2.26 '**Foundation**' means that part of the structure, which is in direct contact and transmitting loads to the ground.
- 2.27 '**Green Building**' A green building is one which uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, compared to a conventional building.
- 2.28 '**Group Housing**' means a premises of size not less than 2000 sq. mtrs. comprising of either residential flats or a cluster of flats and independent houses/villas, with basic amenities like parking, park, convenience shop, public utilities, etc.
- 2.29 '**Hazardous Buildings**' means a building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes or explosive, poisonous, irritant or corrosive gases. and the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition.
- 2.30 '**Hard Landscape**' means the Civil work component of landscape architecture such as pavement, walkways, roads, retaining walls, sculptures, street activities, fountains and other built environment.
- 2.31 '**Hedge**' means number of shrubs or trees (often similar species) planted closely together in the line. A hedge may be pruned to shape or allowed to grow to assume its natural shape.
- 2.32 '**Jali**' A grill or screen made of metal, brick, ferro-cement, wood or any other material which is placed in front of a window, door or any opening or piece of machinery in order to protect it.
- 2.33 '**Layout Plan**' means a plan of the entire site showing location of plots/building blocks, roads, open spaces, entry / exits, parking, landscaping etc. indicating the activity for all land parcels.
- 2.34 '**Loft**' means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purpose.
- 2.35 '**Development Plan**' means the Development Plan / Master Plan of the Authority in respect of the area prepared by the Authority.
- 2.36 '**Mezzanine floor**' means an intermediate floor, between two floors, above ground level, accessible only from the lower floor.
- 2.37 '**Multi Level Parking**' means a separate block or a part of any building on a property to be used primarily for parking of vehicles through mechanized or conventional methods..

- 2.38 **'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.
- 2.39 **'Mixed Land use'** means mixing/planning of compatible uses, horizontally or vertically, on a property, such as commercial, offices, residential or institutional.
- 2.40 **'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.
- 2.41 **'Open Space'** means a space forming an integral part of the plot left open to the sky.
- 2.42 **'Owner'** means a person, group of persons, a company, trust, registered body, State or Central Government and its departments, undertakings and like in whose name the property stands registered in the relevant records.
- 2.43 **'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.
- 2.44 **'Permit'** means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 2.45 **'Planning and Development Directions'** means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time, and would include, unless the context otherwise indicates, any executive instructions issued hereunder.
- 2.46 **'Pergola'** means a perforated slab constructed in such a manner that at least 50% of which is open to sky.
- 2.47 **'Purchasable FAR'** means the additional FAR, means the additional FAR, which an old allottee can purchase over and above the FAR that was specifically allowed to him at the time of allotment. The maximum purchasable FAR shall be allowed up to the maximum limit of applicable FAR in these regulations.
- 2.48 **'Plinth'** means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.
- 2.49 **'Plot'** means a piece of land enclosed by definite boundaries.
- 2.50 **'Podium parking'** means floor / floors above ground, of maximum 2.4mtrs.height each below the bottom of beam, if served by a ramp for movement of vehicles for entry and exit from parking area or alternatively mechanized parking as per standard plan by the registered company undertaking such construction and duly approved by the competent Authority.
- 2.51 **'Refuge Area' means**
For all building exceeding 24 meters height, refuge area of 15sqmtrs shall be provided as follows:
(i) The refuge area shall be provided on the periphery of the plot or preferably on a cantilever projection and open to air on atleast one side protected with suitable railings.
(a) The floors above 24 meters and up to 39 meters- one refuge area on the floor immediately above 24 meters.
(b) For floors above 39 meters - one refuge area on the floor immediately above 39 meters and so on after every 15mtrs.
(ii) Residential flats in multi storeyed buildings with balconies neednot be provided with refuge area, however flats without balcony shall provide refuge area as above.
- 2.52 **'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.

- 2.53 'Road / Street Line' means the line defining the side limits of a street/ road.
- 2.54 'Road / Street Width' means distance between boundaries of the road measured at right angles to the course of the road.
- 2.55 'Rain Water Harvesting' means utilizing rain water for recharging of ground water, sanitation, irrigation etc. by adopting various techniques approved by the Authority.
- 2.56 'Service floor' means a storey of maximum 2.10 mtrs. height below the beam between any two storeys to be used for running electrical cables, water or sewerage lines, service ducts or AC ducts and services and their maintenance only.
- 2.57 'Setback' means a specified line parallel to the plot boundaries.
- 2.58 'Soft Landscape' means the natural elements in a landscape design, such as plant materials and the soil itself.
- 2.59 'Storage' means a place where goods of non hazardous nature are stored and including bank safe vault and cold storage.
- 2.60 'Table' means a table annexed to these regulations.
- 2.61 'To abut' with its geometrical variations and cognate expressions means abutting on road in such a manner that any portion of the building is on the road boundary.
- 2.62 'Technical Person' means an architect / civil engineer /town planner recognized by the Authority as per Appendix 12.
- 2.63 "Temporary Building"- means any structure or erection or part of structure or erection which is intended to be used only for temporary purpose for a definite period and which is made of temporary and quickly removable building material such as canvas cloths, straw mat, lay tarpolin, asbestos sheets/plastic sheets, etc, without any permanent foundation. wall, beam, column, concrete and such other material of permanent nature.
- 2.64 "Unsafe Building" means building which is structurally and instructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life on which is relation to existing use by reason of inadequate maintenance, dilapidation or abandonment.
- 2.65 'Urbanisable Area' means the area earmarked for any of the following uses in the Development Plan/ Master Plan.
- (i) Residential;
 - (ii) Commercial;
 - (iii) Industrial;
 - (iv) Institutional;
 - (v) Green area
 - (vi) Transportation, and
 - (vii) Any other Special uses as specified in the Development Plan/Master Plan/ Scheme duly approved by the Authority
- 2.66 "Village Abadi" means such land and building which is inhabited by the villagers including the plots of land in which cattle is penned, manure stored, straw stacked, and other activities related to community facilities and services are constructed or erected and other waste attached to the village site which is not assessed in land revenue.

3. NOTE--

The words and expressions used but not defined in these regulations and defined in the Act, shall have the meanings assigned to them in the Act, If not defined in the Act or these regulations, shall have the meaning assigned to them in the Master Plan/ Development Plan, National Building Code, Indian Standard Institution Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

CHAPTER - II**Layout / Building Permit and Occupancy**

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

5.0 Application for building permit –

- (1) Every person who intends to erect a building within the Area shall give application in the Form given at Appendix – 1
- (2) The application for building permit shall be accompanied by documents mentioned in checklist annexed to Appendix – 1.
- (3) Such application shall not be considered until the applicant has paid the permit fees mentioned in Regulation no. 10.
- (4) In case of objections, the permit fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional permit fees after complying with all the objections within a period of sixty days from the date of receipt of the objection order. If plan is submitted after sixty days, fresh permit fee shall be charged.
- (5) No application for building permit shall be necessary for the following additions / alterations provided they do not violate any of the provisions regarding general building requirements, structure stability and fire safety requirements specified in National Building Code-2005:-
 - (a) Whitewashing and painting;
 - (b) Plastering, patch work, flooring.
 - (c) Renewal of roof at the same height;
 - (d) Reconstruction of portions of building damaged by any natural calamity to the same extent as previously approved;
 - (e) Internal additions / alterations within the building envelop certified and supervised by a Technical Person registered;
 - (f) Digging or filling of earth;

6.0 INFORMATION ACCOMPANYING APPLICATION FOR LAYOUT PLAN OR BUILDING PERMIT**6.1 Layouts regarding sub-division of land****The site plan shall show,**

- (i) The boundaries of the plot and the name and number of the properties and road abutting the plot;
- (ii) Plot number of the property on which the building is intended to be erected;
- (iii) All existing buildings and physical features standing on, over or under the site;
- (iv) Building envelope at each floor level in relation to the site;
- (v) The total plot area and the break-up of area under different uses, roads and open space with their percentages with reference to the total area of the plot;
- (vi) Total floor area ratio, ground coverage and height of the building of each category proposed;
- (vii) Setbacks of total plot as well as individual proposed plots;
- (viii) Details of setback, floor area ratio, ground coverage, on each irregular shaped plots in the proposed layout on at least 1 : 500 scale;
- (ix) Sewerage and drainage lines up to discharge point and water supply lines;

- (x) Details of boundary wall, plinth, culvert and ramp, trees;
- (xi) Scale used and the direction of north point relating to plan of proposed building;
- (xii) Parking plans indicating the parking spaces for all the buildings;
- (xiii) Landscape plan;
- (ivx) Location and size of temporary structures like stores, labour hutments, site office and such like, and
- (xv) Electrical load requirement.

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

III 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.

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

V Documents - as per Checklist 1C annexed to Appendix 1.

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

(1) The plan shall show-

- (i) Key Plan – A key plan drawn to a scale of not less than 1:1000 shall be submitted along with the application for a building permit showing the boundary locations of the site with respect to neighbourhood landmarks;
- (ii) The boundaries of the plot and the name / number of the properties and road abutting the plot;
- (iii) Plot number of the property on which the building is intended to be erected;
- (iv) All existing building and physical features standing on, over or under the site,
- (v) Building envelope at each floor level in relation to the site,
- (vi) The total plot area and the break-up of covered areas on each floor with their percentages with reference to the total area of the plot;
- (vii) Total height of the building;
- (viii) Setbacks;
- (ix) Details of projections and structures in setbacks;
- (x) Sewerage and drainage lines upto discharge point, rain water harvesting and water supply lines;
- (xi) Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jali;
- (xii) Car parking, if applicable;
- (xiii) Scale used and the direction of north point relating to plan of proposed building;

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

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

6.3 Other buildings

6.3.1 The site plan shall show:--

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

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

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

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

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

- (ix) Location of generator, transformer and switch gear room;
- (x) Smoke 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 and fire fighting equipment and installations;
- (xv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO₂ installation, etc.
- (xvi) Location and details of facilities to be provided for physically challenged persons.

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

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

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

6.4 Temporary Building

6.4.1 The site plan shall show:--

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

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

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

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

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

7.0 Site – plan shall be drawn to a scale a

TABLE

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

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

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

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

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

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

(i) For all type of buildings Rs. 15.00 per square metre covered area on all floors.

(ii) For layout plan – Re. 1/- per square metre plot area upto for first 4.0ha and Rs. 0.50 per square metre for balance area.

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

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

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

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

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

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

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

(9) Malba charges of Rs 10.00 per square metre shall be levied over total covered area for all building, on plots up to 2000sqmtrs., Rs.5.0 per sqmtrs., on plots of 2001 to 10000sqmtrs, Rs.2.0 per sqmtrs on plot size above 10000 square metre.

- (10) The applicant shall deposit completion fees as follows:
- (i) For all type of buildings Rs 10/- *per square metre* of covered area on all floors.
 - (ii) For layout plan – Rs. 0.5/- *per square metre* plot area for first 4.0ha acres and Rs. 0.25 *per square meter* for balance area.
 - (iii) In case even after two objection letters issued by Authority if rectification of all objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit.
- (11) The applicant shall deposit 25 percent of the building permit fees for temporary structures other than labour hutments as per individual use of the structure. For labour hutments fees shall be Rs 0.25 *per square metre* of covered area. Temporary structure shall be allowed till completion of the building.
- (12) Water, sewer and other service connection charge shall be paid as levied by the Authority
- (13) The Authority shall be competent to revise the amount / *rate* of permit fees / charge mentioned in these regulation.

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

12.0 Scrutiny of the building permit-

- (i) The Authorized Officer shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified. All documents submitted with the plans should be self attested by the owner and Architect/ Authorised Technical person.
- (ii) The Authorized Officer shall examine the information listed in regulation 6.3 for residential buildings on plots (other than Group Housing).
- (iii) For layout plan, buildings and other temporary structures the Technical Person shall provide the information in regulation 6.3, 6.4 and 6.5 respectively and provision of fire safety requirements, public convenience, safety provisions and other relevant laws. The Authorised / Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, Indian Standard Institution standards and such other provisions as required by the Authority from time to time.
- (iv) The Owner and Technical Person shall jointly and severally liable and all of them shall submit indemnify bond in favour of the Authority against violation of these Regulations, Planning and Development Directions and provisions of National Building Code.
- (v) The Authority, however reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.
- (vi) In case of any violation, the Technical Person shall be black listed under intimation to concerned registration organisation from practicing in the Industrial Development Area for a period of 5 years.
- (vii) In case owner is found responsible for violation, action may be taken as per provision in lease deed.

13.0 Sanction or refusal of building permit –

- (1) After filing of the application for building permit duly certified by the Technical Person as per Appendix 4, the applicant can commence the construction in accordance with the requirements of Zoning Regulations of Development Plan/Master Plan, these Regulations or Planning, Development Directions and terms of lease deed. In case any objections are found during scrutiny of the plans, the same shall be got rectified by the applicant and if any violations are found during or after the construction, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the date such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of occupancy certificate.
- (2) If within sixty days of the receipt of the application, refusal or sanction is not granted, the application with its annexures shall be deemed to have been allowed and the permit sanctioned, provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the period of sixty days but nothing herein shall be construed to authorize any person to do anything in contravention of the Master Plan, lease conditions, these Regulations and Planning and Development Directions issued under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.
- (3) In case of refusal:-
 - (a) The Authorised Officer shall give reasons and quote the relevant provision of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objections.
 - (b) The Authority shall demolish the unauthorised construction at the expense and cost of owner/ lessee/sublessee. In case the owner/ lessee/sublessee fails to pay the above said cost, the same be recovered from him as arrear of land revenue.
- (4) Once the plans have been scrutinised and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unremoved for a period of sixty days, the permit shall be refused and the plan shall stand rejected and fee submitted shall be forfeited.
- (5) When Allottee submits the application for seeking the occupancy certificate without actually completing the building, inspection shall be done within 30 days. If during the inspection for issue of completion certificate any building is found incomplete the allottee will be penalised 50% of occupancy charges or Rs. 5000/- which ever is more and his/her/their application for occupancy shall be rejected. On such rejection of application the allottee will be required to apply afresh along with penalty charges and time extension charges if required. The action against all the concerned Technical person who has prepared the plan will be taken in following steps
 - (i) First time–Warning to concerned Technical person
 - (ii) Second time–black listed in Authority for one year.
 - (iii) Third time–refer to Council of Architecture/ITPI/MIC for cancellation of Registration.

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

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

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

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

15.0 Duration of validity of a building permit–

- (1) A layout plan or building plan permit sanctioned under these regulations shall remain valid for the period of 5 years. In case part completion has been taken on the plot, then also validity of layout plan or building plan permit shall remain valid only for 5 years. If there is any alteration/ revision in the plan, fresh revised plan permit shall be required.
- (2) Validity of a building permit for a temporary structure shall be 5 years. Temporary structures shall be removed immediately after the construction of building is over.
- (3) After lapses of validity period the applicant shall be liable to remove all such structures and completion certificate shall not be granted without removal of such structures.

16.0 Additions or alterations during construction–

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

17.0 Cancellation of permit for building activity –

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

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

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

19.0 Documents at site –

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

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

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

20.0 Notice for issue of occupancy–

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

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

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

20.1.2 Issue of occupancy certificate regarding Multi Storey Buildings–Without prejudice to the provisions of regulation 20.1.1, In case of multi storeyed buildings, 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. Other certificates such as fees, structural safety, water harvesting, etc also have to be submitted along with the completion drawings.

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

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

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

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

CHAPTER – III GENERAL REQUIREMENTS

Site Requirements

21.0 Distance from electric lines:

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

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

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

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

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

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

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

- (1) Ground coverage, Floor Area Ratio, height and setbacks shall be as per Table-I appended to these regulations. However, the set back shall be applicable as per regulations prevailing at the time of initial allotment of sector.
- (2) **Other provisions:**
 - (i) The directions of side, rear set back and gate shall be as per the Setback/Layout Plan and directions prepared by the Authority from time to time.
 - (ii) In case of plots being amalgamated with the approval of the Authority, the set back lines in front and adjoining property are to be followed as per Setback Plan.
 - (iii) Subdivision of individual residential plot or building constructed on it shall not be allowed.
 - (iv) Only two dwelling units and a servant quarter shall be allowed upto a plot size of 100sqmtrs. For plots above 100 mtrs and upto 500sqmtrs maximum three dwelling units shall be allowed. For plots above 500 sqmtrs. maximum four dwelling units shall be allowed. In density calculation 4.5 person per dwelling unit shall be considered in all kind of residential plots. Each servant quarter shall be counted as half dwelling unit.
 - (v) Stilt parking shall be allowed upto maximum height of 2.4 mtrs upto bottom of beam free from FAR for plot size above 112 sqmtrs.
 - (vi) No construction of any kind shall be permitted beyond the building envelope (on set backs) except—

- (a) A chajja (projection) of maximum width of 0.75 metres at lintel or roof level. No construction of any type shall be permitted over such projections.
- (b) Underground water tanks with top flush with the adjoining ground level.
- (c) In plots of 200 square meter and above, if required, a temporary guard room of porta cabin 1.5 metre x 1.5 metre shall be permitted after approval by the Authority.
- (d) Canopy projections of 4.5 metre X 2.4 metre in front or side set backs (maximum 2 numbers) in plots where front set back is 4.5 metre or more and only one such canopy in side set back where front set back is less than 4.5 metre. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular column of maximum 30 centimeters diameter or rectangular columns of 30 centimeters x 30 centimeter size.
- (e) Open Plinth steps:
 - (i) Open plinth steps and plinth ramp in front and rear setback.
 - (ii) Open plinth steps and plinth ramps beyond a depth of 6mtrs in side setback.
- (f) In case of corner plots upto 200 square meter category, load bearing columns max size 300 milimeter X 300 milimeter in side setback maximum 2 numbers may be permitted.
- (g) Other features as mentioned in Table 3.
- (h) Open ramps for movement of vehicles in side setback only.
- (i) Balcony up to 1.5 m width (upto 1.0m width where setback is less than 3.0m).
- (j) No enclosure of any type shall be allowed on the balcony, neither shall be compoundable.
- (k) The inner courtyard can be covered by a temporary coverage, at a height of 1.5mtrs. above roof level. If covered at roof level, it shall not be permissible.
- (l) The internal changes within the building envelope are permissible without any revision submission.

vi. **FAR shall also include**

(a) Mezzanine

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

vii. **Floor Area Ratio shall not include -**

- (a) A cantilever projection (in setbacks) of a width of 0.75 metre at any level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- (b) Canopy projections of 4.5 metre X 2.4 metre in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 metre or more and only one such canopy in side setback where front setback is less than 4.5 metres.
- (c) Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services and storage.
- (d) Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
- (e) Loft upto 1.5 metre height

- (f) Other features as mentioned in Table 3.
- (g) Open ramps for movement of vehicles in side setback only.
- (h) Balconies (upto 1.50mtrs. width, If Balcony of more than 1.50mtrs. width is proposed, then 1/4th of its area shall be counted in FAR), Cupboard (0.60m wide), Staircase, Lift, Mumty for staircase, and Bay wndows.

(viii) **Basement:**

- (a) Basement area shall not exceed beyond building envelope.
- (b) The height of any basement shall be maximum 1.5 metre from bottom of the slab above the top level of the external drain. The maximum height of the basement from floor to ceiling shall be 4 metre.
- (c) Basement shall be allowed up to a distance of 2.0 mtrs. from the adjacent plot on the basis of structure stability certificate.

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

- (a) Flooring;
- (b) Electrical wiring whereas electrical fittings shall not be mandatory.
- (c) Plumbing and fittings in at least one toilet and kitchen
- (e) Trees as per Table no. 6 or direction issued from time to time which ever is higher;
- (f) Number plate;
- (g) Boundary wall shall be mandatory.
- (h) Internal and external finishing (Plastering and whitewashing shall not be mandatory);
- (i) House shall be lockable i.e. all external doors and windows shall have to be provided with grill provided in the windows then fixing of glasses in the windows panes shall not be mandatory;
- (j) No violation of Building Regulations, Zonal Plan Regulations and Master Plan should be there in the building at the time of issue of occupancy certificate.

24.2 GROUP HOUSING (Flatted and cluster type)

- (1) Minimum Plot Area 2000 square metre. However, Authority may revise this limit by recording the reason.
- (2) Maximum permissible –

- | | | |
|-------|--------------------------|-------------------------------------------------------------------------------------------------------------|
| (i) | Ground coverage | 35 percent up to 40000sqmtrs and 40% above 40000 sq.mtrs. |
| (ii) | Floor Area Ratio | 2.75 |
| (iii) | Height | No limit. For buildings above 30 meters in height, clearance from Airport Authority shall have to be taken. |
| (iv) | Density(Family size 4.5) | As mentioned in the sector Layout Plan or decided by the Authority for a particular scheme. |

24.2.1 Other Provisions for Group Housing:

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

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

- (ii) Underground water tanks with top flush with the adjoining ground level.
- (iii) Watchman Shelters and Watch Towers with following provisions:
- (iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- (v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

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

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

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

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

(c) Other features as mentioned in Table 3

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

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

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

(2) Floor Area Ratio shall include

(i) Mezzanine

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

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

(iv) Meter room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

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

- (ii) Basement(s) , shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
- Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
 - In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.
- (iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.
- (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
- (v) Balconies (Up to 1.5metre width free and beyond 1.5m width, half of it shall be included in FAR) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.
- (vi) Other features as mentioned in Table 3.
- (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- (viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose , however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
- (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
- (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sqmtrs .
- (xii) In multistorey buildings service floor *may* be allowed after 4 floors. Maximum of 3 service floors *may* be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs.from floor to bottom of the beam.
- (4) **All the common facilities prescribed below will have to be provided and shall be counted in the prescribed FAR of Group Housing**
Shops and community facilities as per population norms as specified in the **earlier** lease deed. In case of plots where minimum population required for provision of convenient shopping is not achieved then:-
- Area for shopping and commercial activities equivalent to 1.0 percent permissible FAR of the plot area shall be allowed.
 - Minimum four kiosks of 4 sqmtrs of carpet area and two shops of 10sqm carpet area shall be provided mandatorily.
 - Maximum height of shops and kiosks shall be 4.0 meter from floor to ceiling.
 - However shops may be allowed as integral part of Group housing building on the ground floor.