

**(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 metre. 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:
  - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage
  - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - c) 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 from 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 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) **15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage**
1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not be counted in Ground Coverage.
  2. Loft up to maximum height of 1.5 metre .
  3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
  4. Watchmen/ Security shelters and watch towers
  5. Garbage shafts , lift shafts and 10sqmtr lobby in front of each lift( excluding area of corridor beyond the lift).
  6. Fire escape staircases
  7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
  8. Mumty, machine room for lifts.
  9. Cupboards up to a depth of 0.60mtr.and 1.80mtr.in length.
  10. Refuge area as per definition for fire evacuation and *National Building Code 2005*.
  11. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
  12. Covered walkways and pathways.
  13. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.
- (5) **Distance between two adjacent building blocks**  
Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1mtrs.for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of *Development Control Rules, part 3 of National Building Code -2005*. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.
- (6) The Authority shall have a right to impose such restriction and limitations as to the number of storey 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 buildings by recording reasons.
- (7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (8) The height of basement shall be maximum 1.5metres up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (10) At least one of the lifts provided shall be of the specification of goods lift.

(11) **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-

S.NO.	SIZE OF PLOT(SQ. MTRS.)	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

**NOTE :**

(i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.

(ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

(iii) In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12) **Provision of following item in building shall be mandatory for issue of completion certificate:**

(i) Flooring:/ i.e hard surface and completely finished floors for common areas or public use areas.

(ii) Electrical wiring;

(iii) Plumbing work to be complete.

(iv) Parking and landscaping as per Table no. 5 and Table no. 6 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 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.

## 24.8 General Provisions for Building /projects in regulation 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7

(1) (i) Category of buildings mentioned above *regulation* is indicative only. If there is any variation in the zoning regulations of Development Plan/ Master Plan, the provisions of Master Plan shall prevail.

(ii) In case of mixed land use Ground coverage and F.A.R shall be determined on the basis of time use/ activity as decided in the scheme.

(2) Total height shall be counted from top of external drain to top of the building except for

(i) Illuminated boards

(ii) Water Tanks, mummy and machine room

(iii) Other such structures with non usable height.

(3) Minimum permissible setbacks as per Table no2 and if there is no mention in the lease deed then as per Building Regulations prevailing at the time of allotment.

(4) Maximum permissible density shall be as per lease deed. Maximum density variation of -50 percent and +5 percent shall be allowed.

(5) The above regulations are for general applications.

(6) The authority shall however prepare and provide Architectural control drawing/Architectural control for each commercial project.

(7) 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/ sector and the width of road abutting and the Development Plan, permit such ground coverage FAR, height and setback in relation to a building or a group of buildings by recording reasons.

(8) Provisions of Ground coverage, FAR, building height, parking etc., for *Information Technology (IT)* and *Information Technology and Electronic Services (ITES)* in Industrial plots shall be applicable as per the provisions for *Information Technology (IT)* and *Information Technology and Electronic Services (ITES)* in Institutional plots. This provision is applicable for those plots which were originally allotted for IT/ITES.

(9) In case of any activity other than listed above, the ground coverage and FAR shall be decided by the Authority keeping in view the similar kind of activities mentioned in these regulations.

(10) For buildings of height 30 metres 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 external drain to top of the building without exemption.

(11) The above regulations are for general applications.

(12) Purchasable FAR shall be available only for those allottees whose allotment was based on specific FAR.

(13) For Horticulture Nursery, the following provisions shall be applicable:

(i) Green house up to maximum 10 percent of plot area.

(ii) Watchman shelters as per *clause (v) of sub regulation 1 of 24.6.1* and also permitted in setbacks.

(iii) Meter room as per norms of Electricity Authority and shall also permitted in setbacks.

(iv) Shops and support facilities shall be permitted maximum upto 15sqmtrs included in permitted Ground Coverage.

(v) Setback shall be as per Table 2.

(14) The applicant who shall construct Green Building on a plot of 5000sqmtrs and above shall be allowed an additional FAR of 5% of the permissible/ allowed FAR (excluding additional FAR for services), free of cost, provided that the applicant fulfils the following conditions:-

(i) The Building is completed and rated by *Leadership in energy and Environmental Design (LEED)* as 'Gold or Platinum'.

- (ii) The Building is recommended by the Bureau of Energy Efficiency nment f India for the provision of energy efficiency.
- (iii) The Building has been completed fulfilling the parking and landscaping norms of the prevailing regulations.
- (iv) The applicant has made sufficient provisions for using the additional FAR.

**Explanation :** The applicant has to submit a certificate of compliance of green building from *Leadership in energy and Environmental Design (LEED)*/ Bureau Energy of Efficiency after every three years. In case he fails to submit this certificate the Authority, after giving him one month notice, may charge the compounding fees of the FAR given free of cost at the rate of 200% of the cost of purchasable FAR.

(15) Enclosure of balcony in any type of building shall not be permitted or/ and compounded. Any enclosure shall be considered as illegal construction.

(16) The Chief Executive Officer is authorized to permit additional height at focal points wherever it is considered appropriate, by recording reasons.

#### 24.9 INFORMAL SECTOR

(1)	<b>Plotted Development</b>			
	I.	Plot Size	:	20-25 square metre
	II.	Ground Coverage	:	80 percent
	III.	FAR	:	2.00
	IV.	Height	:	10 meter maximum
	V.	Setback	:	1.5 meter in front
	VI.	Roads	:	Main vehicular roads shall not be less than 9.0 metres and access to plots shall be provided through roads/passages not less than 6.0 metres.
	VII.	Open space	:	May be provided in a group or Cluster
(2)	<b>Flatted Development</b>			
	I.	Ground coverage	:	40 percent
	II.	FAR	:	2.00
	III.	Setback	:	9.0 front 3.0 metre rear and 3.0 metre side setback
	IV.	Height	:	No Limit
	V.	Balcony	:	0.9 metre wide.
	VI.	Roads	:	Main vehicular roads 12 metre
	VII.	Other spaces	:	60 percent (Open + Roads + Parks)
(3)	<b>Dormitory</b>			
	I.	Ground coverage/FAR	:	40 percent/1.60
	II.	Setback	:	9.0 in front 3.0 metre and 3.0 in side setback
	III.	Height	:	15 metre (Maximum)
	IV.	Balcony	:	0.9 meter wide.

#### Common facilities for development

- Toilet blocks.
- Proposed plantation on road side has to be ever green trees planted 10 metre centre to centre.

- iii. Provisions for community facilities like Creche, Balwadi, Health care centre etc. to be made as per population requirement.
- iv. The population size of unit shall be 2.5 person per unit as decided by the Authority.
- v. The number of Dwelling Units permissible will be equivalent to number of members in the registered society or as decided by the Authority with the maximum variation of  $\pm 10$  percent.

#### 24.10 LAYOUT AND SUB-DIVISION OF LAND:

1. All provisions shall be as per sub-division regulations in master plan approved by the 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

#### 24.11 Standards for facilities for group housing projects as per following population norms:

S.No.	Use premises	Service population per unit	Minimum area per unit ( in ha)
<b>(a)</b>	<b>Education</b>		
1.	Nursery school / crèche	10000	0.10
2.	Senior Secondary school	20000-30000	0.80
3.	College	80000-100000	1.0
<b>(b)</b>	<b>Health</b>		
1.	Nursing home / Dispensary	15000-20000	0.10
2.	Hospital	100000	2.0
<b>(c)</b>	<b>Socio – Cultural</b>		
1.	Community Hall and library	25000	0.40
2.	Recreational club	100000	1.00
<b>(d)</b>	<b>Shopping</b>		
1.	Convenient shopping/ Local / sector shopping	1%of permissible group housing FAR	
<b>(e)</b>	<b>Other community facilities</b>		
1.	Milk booths	10000-15000	0.020
2.	Religious building	25000-35000	0.100
<b>(f)</b>	<b>Recreation / Green Parks</b>		
1	Park and Play Ground	15% of plot area	
<b>(g)</b>	<b>Utilities</b>		
1.	Overhead tank	As per requirement	
2.	Electric sub station	As per requirement	
3.	Auto cum taxi stand	25000	0.050
4.	Police Chowki	25000	0.050
5.	Petrol pump/ Gas station	50000-100000	0.200

**Explanation--(i)** Provision of these facilities is mandatory in Group Housing/Residential schemes. However, the Authority may allow more numbers for social/community facilities (Non-commercial) and more areas as per requirement of any project within the limits of permissible FAR.

**(ii)** For facilities like Nursery School/ Creche, Nursing Home, Dispensary, convenient shops, etc. instead of earmarking plots, the permissible FAR may be planned on Ground Floor of Group housing Blocks or as separate building blocks within the permissible ground coverage. The allottee shall be free to plan the facilities either in the form of plots or building blocks.

**24.12 Provision of Social and Physical Infrastructure at Sector Level (Zone R) ( If facilities are provided as per sector norms then in individual group housing pockets the facilities indicated in regulation 24.11 shall not be applicable)**

Sl. No.	Use Premises	Service Population Per Unit	Unit Area in Ha
(a)	Education		
1.	Creche and Day Care Centre	5000-25,000	0.100
2.	Nursery School	5,000 – 7,500	0.100
3.	Primary School	7,500-15,000	0.200
4.	Senior Secondary School	15,000 — 25,000	0.800
(b)	Health		
1.	Dispensary	7,500 — 15,000	0.100
2.	Nursing Home	5,000 – 7,500	0.100
(c)	Shopping		
1.	Convenient Shopping Centres, sector shopping cum service centre	7,500 — 15,000	0.5000
2.	Kiosks/hawker area		
(d)	Other Community Facilities		
1.	Community Centre	7,500 — 15,000	0.4000
2.	Milk and Vegetable Booth	5,000 – 7,500	0.020
(e)	Recreation		
1.	Park and Playground	15% of plot/sector	Min area per unit 0.2500
(f)	Utilities		
1.	Electric Sub-Station 11 KV	As per requirement	0.050
2.	Auto Cum Taxi Stand	As per requirement	0.050

**24.13 Explanation--**In special circumstances the Authority for its own purpose can, depending on merits of the case, relax the provisions mentioned herewith in the regulation no. 2.4.12 by recording reasons.

**24.14 Explanation--**Provisions of minimum parking and landscaping requirement shall be as per Table 5 and Table 6 respectively. However, the Authority may stipulate higher provisions in future as per public requirements and issue directions in this regard.

**CHAPTER - IV****25.0 Structural Safety—Fire Safety and Service****25.1 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 as amended from time to time.

(b) In case of multi-storeyed buildings above 15 metre in height, building which are more than three storeys and building with more than 400 square metres 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 Adhiniam (Act no. 6 of 2005) shall apply.

**25.2 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 the case may be) of National Building Code of India *National Building Code -2005* prepared by Indian Standard Institution and as prevalent at the time of execution of the works.

**25.3 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 2005 as amended from time to time .

**25.4 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 2005 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.

**25.5 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 1, Drainage and Sanitation, Section-1, Gas Supply, section 2, of National Building Code of India prepared by Indian Standard Institution as amended from time to time.

**25.6 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.

**25.7 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.

**25.8 Structural Safety for Natural Hazard Protection**--For buildings more than three storeys (including ground floor) or more than 12.0 metre 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.

**25.9 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, Annex D of National Building Code-2005 .

**25.10 Note:-** 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 amended from time to time. The technical person shall be responsible for ensuring the same as per Appendix-4.

**25.11 Note:-** The Owner, Technical Person shall be fully responsible for all provisions to be made in accordance with clause 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9 & 25.10. A certificate to this effect shall be given as per Appendix-4.



**CHAPTER -V****26.0 Construction of Farm House Building in Agricultural Use Zone—****26.1 Minimum size of plot-**

Minimum size of a plot for farm house shall not be less than 1.0 hectare.

**26.2 Maximum coverage and FAR**

(a)	Maximum permissible ground coverage for all types of activity	10 percent
(b)	Maximum permissible FAR	0.15
(c)	Residential accommodation of watch and ward/maintenance staff	15 percent of permissible FAR
(d)	Maximum height	10.0 m
(e)	Setbacks	Front/side abutting road 15.0 metre and all other sides 9.0 metre

**26.3 Other provisions**

(a) The maximum permissible floor area includes the area of mezzanine floor also.

(b) The maximum height of boundary wall shall be 2.1 metres from external drain top with railing above it.

(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.

(e) Basement within the outerwalls of the equivalent to the area of ground coverage shall be allowed. In the event of open areas falling within the outer walls of the buildings, maximum area of basement may be allowed equivalent to double the area of ground coverage.

(f) Minimum requirement for sanction and completion shall be 25% of permissible FAR

**26.4 Water supply, sewerage and drainage:**

(a) In case of a plot for a farm house having dwelling unit 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.

**26.5 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.

**26.6 Other Provisions for Farm Houses:**

**(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.

- Meter room as per norms of Electricity Authority..
- Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- Other features as mentioned in Table 3
- 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.
- 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.
- 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**

- Mezzanine
- 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 metre . No construction of any type or any material shall be permitted over projections.
- (ii) Basement shall be for storage, services and parking only. One basement equivalent to the ground coverage may be permitted below the main building, if applicant proposes more than one building. In the event of open areas falling within the outer walls of the buildings, maximum area of basement may be allowed equivalent to double the area of ground coverage.
- (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 from 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 metrehigh 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) 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.

**(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage**

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre.
3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers

5. Garbage shafts , lift shafts and 10sqmtr lobby infront of each lift( excluding area of corridor beyond the lift).
  6. Fire escape staircases
  7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
  8. Mumty, machine room for lifts.
  9. Cupboards upto a depth of 0.60mtr.and 1.80mtr.in length.
  10. Bay window upto a depth of 0.60mtr.and 2.0mlength.
  11. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
  12. Covered walkways and pathways.
  13. Any other utilities and facilities as decided by *the* Chief Executive Officer depending on its requirement.
- (5) The *Authority* shall have a right to impose such restriction and limitations as to the number of storey 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 building *by retaining the boundary*.
- (6) The height of basement shall be maximum 1.5metres up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (7) Provision of following item in building shall be mandatory for issue of completion certificate:**
- Flooring;/ i.e hard surface and completely finished floors for common areas or public use areas.
- (i) Electrical wiring;
  - (ii) Plumbing work to be complete.
  - (iii) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher;
  - (iv) Number plate and illumination board as per direction amended or direction issued from time-to-time;
  - (v) Internal and external finishing (Plastering may not be mandatory);
  - (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 violation should be there in the overall building or site at the time of issue of occupancy certificate;
  - (ix) Any other special provision as mentioned in the lease deed;
  - (x) 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.

## CHAPTER-VI

**27.0 Construction of Building in Village abadi :-** Notwithstanding anything contained in these regulations hereinafter mentioned.

The ownership and area of village abadi shall be determined by the land department of the Authority, the construction of buildings in village abadi shall be regulated as follows.

**27.1 SETBACK**

Plot Size	Front setback	Rear setback	Side setback for corner
Upto 200 square meter	2.0 metre	...	1.2 metre
201-500 square meter	3.0 metre	...	1.2 metre
501-1000 square meter	4.5 metre	3.0 metre	3.0 metre
1001-2000 square meter	10 metre	4.5 metre	4.5 metre
2001-4000 square meter	12 metre	6.0 metre	6.0 metre
Above 4000 square meter	15 metre	6.0 metre	6.0 metre

\*Side setbacks will be applicable for all plots (including corner plots) on both sides for sizes above 500 square meters.

**27.2 COVERED AREA**

(a) Ground floor

Plot Size	Maximum permissible ground coverage
Upto 200 square metre	80%
201-500 square metre	75%
501-1000 square metre	70%
1001-2000 square metre	65%
2001-4000 square metre	60%
Above 4000 square metre	55%

(b) First floor- equivalent to maximum permissible ground coverage.

(c) Barsati floor- 50 percent of the ground floor including mumty.

(d) *Maximum height* 11.0mtrs.

**27.3 Explanation:-** Basement shall be permitted within the building line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metres and maximum 4.0 metres and shall be used for parking and storage only.

All formalities as per regulation no. 6.1 will have to be completed for construction of basement.

**27.4. Use of the Plot--**

On plots in village abadi which have not been notified for acquisition under the Land Acquisition Act or have been recommended for de-notification/lease back under the Land Acquisition Act by the competent authority.

Non-residential activities shall be allowed maximum up to 50 percent of the total permissible ground coverage on payment of prescribed charges in regulation 27.9

**27.5 Fire safety requirements shall be as per National Building Code and U.P. Agni Nivaran Adhiniyam (Act No. 6 of 2005)**

**27.6 Items permissible in the setback and calculation of FAR shall be carried out as per regulation 24.0.**

**27.7 Provisions of parking, loading and unloading spaces—**

(a) Parking space to be provided for motor vehicles, shall not be less than 20 square metre in open area (under stilts: 30 square metre) and for scooters and cycles the parking spaces provided shall not be less than 3 square metre and 1.40 square metre respectively.

(b) Parking space for vehicles shall be provided as per table-5 annexed to these regulations.

**27.8 Explanation :-** Boundary wall height provision shall be as per prevailing directions issued by Authority from time to time.

**27.9 Fees for Conversion of use--**

(i) Development charge shall be charged only on commercial conversions upto a maximum conversion of 50% of plot area, which shall be levied as follows:

(ii) On roads of ROW upto 12.00 metre -prevailing residential rate revised from time to time.

(iii) On roads of ROW above 12.0metre and up to 18.0metres. 1.25 times of the prevailing residential rate revised from time to time.

(iv) On roads of ROW above 18.0metre and up to 24.0metres. 1.50 times of the prevailing residential rate revised from time to time.

(v) On roads of ROW above 24.0metre and up to 45.0metres. 100% of the prevailing reserved commercial rate as per plot size, revised from time to time minus the land cost.

(vi) For corner plot 5% additional of above mentioned charges shall be levied.

(vii) For safety requirements shall be as per National Building Code and Uttar Pradesh Fire Act.

(viii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per clause(A) of regulation 24.1.

(x) Provisions of parking, loading and unloading spaces:

(a) Parking space to be provided for motor vehicles, shall not be less than 20 square metre in open area (under stilts; 30 square metre) and for scooters and cycles the parking spaces provided shall not be less than 3 square metre and 1.40 metre respectively.

(b) parking space for other vehicles shall be provided as per table-5.

**27.10 Fees for Sanction and completion of building plans:-**

(i) Plan processing fees shall be as per regulation 10

## CHAPTER-VII

**28.0 Construction on Plots allotted to the farmers against land acquisition (5% or 6% or 7% as the case may be) in planned village abadi Expansion scheme in sectors.****28.1 SETBACKS**

Plot Size	Front setback	Rear setback	Side setback for corner
Upto 200 square metre	2.0 metre	...	1.2 metre
201-500 square metre	3.0 metre	...	1.2 metre
501-1000 square metre	4.5 metre	3.0 metre	3.0 metre
1001-2000 square metre	10 metre	4.5 metre	4.5 metre
2001-4000 square metre	12 metre	6.0 metre	6.0 metre
Above 4000 square metre	15 metre	6.0 metre	6.0 metre

\*Side setbacks will be applicable for all plots (including corner plots) on both sides for sizes above 500 square metre

**28.2 COVERED AREA**

## (a) Ground floor

Plot Size	Maximum permissible ground coverage
Upto 200 square metre	80%
201-500 square metre	75%
501-1000 square metre	70%
1001-2000 square metre	65%
2001-4000 square metre	60%
Above 4000 square metre	55%

(b) First floor- equivalent to maximum permissible ground coverage.

(c) Barsati floor- 50 percent of the ground floor including mumty.

(d) Maximum Height 11.0mtrs.

**28.3 Explanation:**--Basement shall be permitted within the building line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.0 metre and shall be used for parking and storage only.

All formalities as per clause No.6.1 will have to be completed for construction of basement.

**28.4 Use of the Plot--**

**On plots allotted in planned village expansion scheme or in sectors (5% or 6% or 7%):** Non-Residential activities shall be allowed maximum up to 50 percent of the total permissible ground coverage on payment of prescribed charges and it should be a part of the following activities--

1. Dharmshala/Night shelter/baratghar
2. Dispensary/clinic/laboratory
3. Hostel

4. Guest House/lodging house
5. Motor garage and workshop
6. Office for professionals – out of which minimum 50% of the space shall be used for self use.
7. Restaurant
8. Vending booth/kiosks
9. Bank
10. Post Office
11. Telegraph Office
12. Creche and Day-care centre
13. Retail shop
14. Telecommunication tower (only ground based)

No activity whatsoever other than those mentioned above shall be allowed. Allottees under this category will intimate in advance and provide an undertaking to the Authority that the proposal is in conformity to the bye-laws and other regulations prevalent at that time.

#### 28.5 Fees for Conversion of use

- (i) On roads of ROW up to 12.00 metre -prevailing residential rate revised from time to time.
- (ii) On roads of ROW above 12.0metre and up to 18.0metres. 1.25 times of the prevailing residential rate revised from time to time.
- (iii) On roads of ROW above 18.0metre and up to 24.0metres. 1.50 times of the prevailing residential rate revised from time to time.
- (iv) On roads of ROW above 24.0metre and up to 45.0metres. 2.00times of the prevailing reserved residential rate as per plot size.
- (v) For corner plot 5% additional of above mentioned charges shall be levied.

#### 28.6 OTHER PROVISIONS

- (i) For safety requirements shall be as per National Building Code and Uttar Pradesh Agni Nivaran Act, 1960 (No. 11 of 2005)
- (ii) Items permissible in the setback and calculation of Floor Area Ratio shall be done as per regulation 24.
- (iii) Provisions of parking, loading and unloading spaces:
  - (a) Parking space to be provided for motor vehicles, shall not be less than 20square metre in open area( under stilts; 30square metre) and for scooters and cycles the parking spaces provided shall not be less than 3square metre and 1.40metre respectively.
  - (b) parking space for other vehicles shall be provided as per table-5.
- (iv) Boundary wall height provision shall be as per prevailing direction issued by the Authority from time to time.

#### 28.7 Fees for Sanction and completion of building plans:-

Plan processing fees shall be as per regulation 10

#### 28.8 : Provisions regarding Commercial activities

1. On plots situated along the 30.0m and above wide roads, commercial activities shall be allowed in addition to the activities as mentioned in regulation 28.4.

2. The activities as mentioned in sub regulation (1) above and in regulation 28.4 shall also be allowed the allotted plots of those farmers whose land was acquired and due any special circumstances a part of land has been returned to as per lease back policy of the Authority.



## CHAPTER-VIII

## 29.0 Purchasable FAR

29.1 **Explanation** :- Provision of purchasable FAR in Group Housing, Commercial, Institutional, Industrial, Sport and amusement complex, recreational greens and Low Density Sports plot may be considered, where:

- (i) The Plots exist on 24mtrs. and above wide road.
- (ii) The construction has not started.

OR

The allottee wants to construct a new additional building within the limits of permissible ground coverage.

OR

The allottee wants to construct new building on the vacant plot.

OR

The allottee has already constructed building within purchasable F.A.R limits

OR

Purchasable F.A.R may be allowed on minimum 18.0mtrs. road width and above road width for institutional and industrial use.

**Explanation:** The Purchasable FAR shall be allowed up to the maximum limit of the applicable FAR in the Building Regulations.

## 29.2 Purchasable FAR shall be allowed with the following provision/ conditions:-

- (i) No construction shall be allowed beyond the limit of maximum permissible ground Coverage.
- (ii) Parking facilities shall be provided within the plot as per the provisions of the building bylaws.
- (iii) No objection certificate from the Airport Authority of India/ Competent Authority shall be obtained for the height of the building.
- (iv) Structure design duly checked and verified by the I.I.T/ N.I.T/ Government Engineering College shall be submitted along with the proposal in case where additional floors are being proposed.
- (v) No objection certificate from Fire Safety and Environmental Clearance shall be obtained from the Competent Authorities.
- (vi) Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure.
- (vii) Use of purchasable FAR shall be governed by the terms and conditions of lease deed.
- (viii) In case where purchasable FAR is allowed, the Authority shall permit increase in the height of building as per requirement.
- (ix) Additional Proportionate residential units shall be allowed on the purchasable FAR for Group Housing.

**Explanation:-**

(i) Purchasable FAR is an enabling provision. It shall not be allowed to any Allottee as a matter of right.

(ii) With the consideration of Traffic density, conditions of approach road, availability of physical infrastructure, distance from the protected area and heritage sites or in the light of planning the Authority may identify the zones/ areas where purchasable FAR shall not be allowed.

(iii) In case of mixed land use permitted in any pocket/plot:

- Permissible FAR for various uses shall be as applicable for respective use including the purchasable FAR.
- The total FAR in the pocket/plot shall be subject to the overall permissible FAR for the pocket/plot.
- Purchasable FAR shall be calculated on the basis of the FAR of the individual uses within that pocket/plot.

### 29.3 Calculation Method for the rate of charges of Purchasable FAR:-

Rate assessment for purchasable FAR shall be calculated in proportion to the land requirement for additional built up area. The Fraction of land value shall be charged from the allottee on the basis of following formula:-

$$C = Le \times Rc \times P$$

C=Charge

Le=Proportionate Land required against purchasable FAR

i.e.  $F_p \times 100/FAR$

$F_p$  = Allowed Additional covered area(sq.mtr.) as per purchasable FAR.

FAR=Permissible Floor Area Ratio as per Building regulations.

Rc= Prevailing sector rate or allotment rate of related plot (on the basis of auction/sealed bid) whichever is higher.

P=Value of purchasable Factor is as follows:-

Group Housing =0.40

Commercial =0.60

Institutional /Institutional green\* =0.30

Industrial =0.30

Green/sport/recreational Areas =0.20

### 29.4 Explanation:-

\* (i) The purchasable FAR in institutional green plot shall only be permissible for the institutional use in the plot.

(ii) The purchaseable FAR shall be allowed to a maximum permissible FAR allowed for the particular use above the constructed building. If the allottee has done the construction before sanctioning, the *compounding charges* of un-sanctioned area shall be payable at the rate of Rs. 200/-per sqmtrs. This *compounding charges* shall be over and above the fee charged for purchaseable FAR. In case of the construction is beyond the limit of purchasable F.A.R the allottee will have to first remove the extra construction beyond permitted F.A.R., then allottee may be allowed the extra purchasable F.A.R.

(iii) The Authority may also allow additional ground coverage with purchaseable F.A.R upto the maximum limit of 40% in commercial plots of more than 5000 sq. mtr. area on the basis of additional charges.

Additional Charges for Purchasable Ground Coverage shall be calculated as follows:

$$C = L \times 0.30 \times R$$

C= Cost of additional purchasable ground coverage

L= Land required under ground-cover for additional ground coverage

R= Rate of land per sq.mt. (current reserve price or auction/ bid/allotment rate whichever is higher).

0.30 is a constant factor for purchasable ground coverage.

However, additional coverage will not considered in the setback area.

**TABLE No. 1 (Zonal Plan)**  
(see regulation 24.1)

BUILDING ENVELOPE	SET BACKS/ZONAL PLAN FOR ALL CATEGORY OF PLOTS														
	UP TO 30.0 SQ.M AREA UP TO 15.0 M	AREA 30.1 SQ.M UP TO 30.0 M	AREA 31.1 SQ.M UP TO 30.0 M	AREA 32.1 SQ.M UP TO 30.0 M	AREA 33.1 SQ.M UP TO 30.0 M	AREA 34.1 SQ.M UP TO 30.0 M	AREA 35.1 SQ.M UP TO 30.0 M	AREA 36.1 SQ.M UP TO 30.0 M	AREA 37.1 SQ.M UP TO 30.0 M	AREA 38.1 SQ.M UP TO 30.0 M	AREA 39.1 SQ.M UP TO 30.0 M				
MINIMUM COVERAGE OR EXEMPTION AND RECORD AREA	75	75	75	75	75	65	65	60	55	55	50	50	45	45	40
MAXIMUM P.A.L.	180	180	180	180	180	180	180	150	150	150	130	130	120	100	100
MAXIMUM HEIGHT	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
HEIGHT SET BACK (AS PER ENVELOPE PLAN)	1.50	1.50	2.0	3.0	3.25	4.00	4.50	5.00	6.00	7.00	10.00	12.50	12.50	15 WIDE	20 WIDE
SET BACK FROM FRONT OF PLOT (AS PER ENVELOPE PLAN)	-	-	-	-	2.0 X 4.5	3.0 X 15.0	3.0 X 20.0	2.5 X 25.0	3.5 X 30.0	4.0 X 35.0	4.5 X 35.0	6.0 X 40.0	5.0 X 43.0	6 WIDE	9 WIDE
SET BACK FROM REAR OF PLOT (AS PER ENVELOPE PLAN)	-	-	-	-	-	-	-	2.50	2.50	2.50	2.50	2.50	2.50	3 WIDE	4.5 WIDE
MINIMUM SET BACK FROM ENVELOPE PLAN	2.4 X 1.5	3.0 X 2.0	4.4 X 2.4	5.2 X 2.4	5.5 X 3.0	6.0 X 3.0	9.0 X 3.5	11.0 X 3.9	14.0 X 4.0	16.5 X 4.5	19.5 X 4.5	21.5 X 4.5	24.0 X 5.0	9 WIDE	10.5 WIDE

**TABLE-1**  
**SET BACK FOR BUILDING ON RESIDENTIAL PLOTS OTHER THAN GROUP HOUSING FLATTED.**  
NOTE:- 1) SPECIFIC SETBACK SHALL BE AS PER ZONAL PLAN PREPARED BY THE AUTHORITY/DEVELOPER.  
2) ALL DIMENSIONS GIVEN ABOVE ARE IN METER.  
3) TOTAL HEIGHT SHALL BE COUNTED FROM TOP OF DRAIN TO TOP OF BUILDING WITHOUT EXEMPTION.  
4) IN CASE THE PERMISSIBLE COVERAGE IS NOT ACHIEVED WITH IN SETBACKS, THE SETBACKS OF THE PRECEDING CATEGORY MAY BE FOLLOWED.

TABLE No. - 2

(see regulation 24.2, 24.3, 24.4, 24.5, 24.5, 24.6, 24.7)

Setbacks for all category and uses for plots other than individual residential are given below:

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 151 upto 300	3.0	3.0	0	0
3.	Above 301 upto 500	4.5	3.0	3.0	0
4.	Above 501 upto 2000	6.0	3.0	3.0	3.0
5.	Above 2001 upto 6000	7.5	6.0	4.5	4.5
6.	Above 6001 upto 12000	9.0	6.0	6.0	6.0
7.	Above 12001 upto 20,000	12.0	7.5	7.5	7.5
8.	Above 20,001 upto 40,000	15.0	9.0	9.0	9.0
9.	Above 40,001	16.0	12.0	12.0	12.0

**Explanations:**

(1) Specific setbacks shall be as per **scheme/layout/zonal plan prepared by the Authority** whenever such a plan has been 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

(see regulation 24.2, 24.3, 24.4, 24.5, 24.5, 24.6, 24.7)

Features permitted in the setbacks of the plots after leaving 6.0m clear space for fire tender

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 0.30mtrs x 0.30mtrs
2	Buttresses	Buttresses, any number, shall be permitted in setback up to maximum width of 0.750 mtrs 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 0.750 mtrs Maximum depths of such planters shall not exceed 0.600 mtrs.
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 jalties shall not be more than 0.75 mtrs.
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 0.50mtrs and maximum width of 0.75mtrs