

No. 1668/8-3-13-04 LUC/2010

From,
Rajeev Agarwal,
 Secretary,
 Government of Uttar Pradesh

To,
Vice Chairman,
 All Development Authorities
 Uttar Pradesh.
 Housing and Urban Planning Section-3

Lucknow: Dated: July 20, 2013

Subject: Regarding amendment in the Building Construction and Development Bye-laws prevalent in the Authorities for the development of bus stations to be developed on the basis of "Public-Private Partnership (PPP)" in Uttar Pradesh.

Sir,

Please refer to the proposal provided by the Uttar Pradesh State Road Transport Corporation regarding the permissibility of activities and amendment in FAR under the bus stations to be developed on the basis of "Public-Private Partnership (PPP)".

2- In this regard, I have been directed to state that in pursuance of the proposal received from the Uttar Pradesh State Road Transport Corporation, with a view to determining the provision of facilities related to buses and passengers and commercial uses under the bus stations to be developed on the basis of "Public-Private Partnership (PPP)", the procedural arrangements as per the enclosed list are being substituted in the building construction and development bye-laws of the concerned authorities in the light of Section 57 of the Uttar Pradesh Urban Planning and Development Act, 1973.

3- In this regard, please obtain the approval of the Authority Board on the procedural arrangements substituted by the enclosed list and adopt the same. Further, if any refinement is required in view of local specific requirements, please provide the proposal with the recommendation of the Board to the Government so that the proposal can be considered at the government level.

Enclosure: As above.

Yours faithfully,

(Rajeev Agarwal)
 Secretary

Building Construction and Development Bye-laws

Government Order No. 1668 8-3-2013 dated 20/07/13. Annexed List:

Procedural arrangements for the construction and development of bus stations to be developed by Uttar Pradesh State Road Transport Corporation on PPP model:

1.	Bus Station Minimum Area	4000 square meters
2.	Access Road	☐ Minimum 18 meter wide road for Built/Developed area ☐ Minimum 24 meter wide road for New/undeveloped
3.	Ground Coverage and FAR	Maximum ground coverage of 30 percent will be permissible. Maximum FAR up to 2.5 will be permissible subject to the condition that the width of the access road, availability of infrastructure facilities, set-back, parking and fire fighting requirements, etc., should be fulfilled as per rules in relation to the proposed FAR. Purchasable FAR will be permissible under the rules of the applicable building
4.	Ratio of Activities	Minimum 55 percent of the permissible basic FAR for the bus station will be allowed for bus and passenger-related facilities and a maximum of 45 percent for commercial use.

5.	Permissibility	The permissibility of activities under bus station and commercial use will be as per zoning regulations.										
6.	(For buildings up to 18 meters height)	<table><tr><td>Plot Area (square meters)</td><td>Set-back (meters) Front</td><td>Rear</td><td>Side – 1</td><td>Side - 2</td></tr><tr><td>4000 or more than 4000</td><td>12</td><td>6</td><td>6</td><td>6</td></tr></table> Note: In case the building height is proposed to be more than 18 meters, the set-back will be determined as per the provisions given in paragraph 3.4.5 (I) of the Building Construction and Development Bye-laws - 2008.	Plot Area (square meters)	Set-back (meters) Front	Rear	Side – 1	Side - 2	4000 or more than 4000	12	6	6	6
Plot Area (square meters)	Set-back (meters) Front	Rear	Side – 1	Side - 2								
4000 or more than 4000	12	6	6	6								
7.	Parking	• Parking provisions must be made for the proposed activities within the bus station, such as retail/multiplex, offices, hotels, restaurants, commercial shops, etc., according to the standards prescribed in the applicable building and development bylaws. In addition to the circulation area and parking required for the bus station as per regulations, separate parking arrangements must be made for the above-mentioned activities. ☐Along with parking for buses at the bus station, arrangements must also be made for taxis, auto-rickshaws, bicycles, cycle rickshaws, motorcycles, etc., for the movement of passengers. ☐The area for bus parking will be determined based on the ~~estimated/proposed number of buses during the peak hour of the~~										
8.	Other Requirements	• The planning and design of the bus station and the circulation plan will be prepared in such a way that the entry and exit for commercial activities do not conflict with bus traffic. ☐Fire safety, structural safety, and other requirements, such as facilities for physically challenged persons, etc., will be as per the applicable building and development bylaws. ☐The planning, design, construction, and installation of water supply, drainage, sanitation system, and waste disposal will be done as per										

(Rajeev Agarwal)
Secretary