

REGARDING AMENDMENT IN UTTAR PRADESH DEVELOPMENT AUTHORITY BUILDING CONSTRUCTION AND DEVELOPMENT BYE-LAWS-2025.

Clause No." Clause No. Title 1.6 Sectoral Policies and Urban Planning Department 1. 1. 2. 1/150135/2025 8-3099 208 202 21 2025 i 2008 gq 1973 uRT-57 2025" wit-1323/2025/8-3099/208/2025 04.07.2025 fiqu U*qY-2025 Current Provision Sectoral Policies Amended Provision The following policies are included in Paragraph 1.6 of the Bye-Laws:- 1. Ili-Tech Township Policy- 2003 / 2007 2. Integrated Township Policy- 2005 3. Integrated Township Policy- 2014 4. Uttar Pradesh Township Policy —2023 2. (i) (a) Plots of size up to 100 square meters for residential purpose and plots of size up to 30 square meters for commercial purpose in shall be approved layouts low-risk under classified category. Building permissions in such plots shall be as per sl. no. (ii) below. (b) Plots of size up to 500 square meters for residential purpose (except multi-unit) and plots of size up to 200 square meters for commercial purpose, where the plans are prepared by a licensed technical person and certified that the proposed construction/ is as per the reconstruction master plan and building bye- laws shall be classified under (b) Plots of size up to 100 square meters for residential purpose and plots of size up to 30 square meters for shall be commercial purpose classified under low-risk category. Building permissions in such plots shall be as per sl. no. (ii) below. Plots of size up to 500 square meters for residential purpose (except multi- unit) and plots of size up to 200 square meters for commercial purpose, in approved layouts, where the plans are prepared by a licensed technical person and certified that the proposed construction/ reconstruction is as per the master plan and building bye-laws, shall be classified under medium-risk category. Building permissions in such plots shall be as per sl. no. iii and iv below. 8-3099/208/2025.YræT and Urban Planning Department 3. 2.1.3 Pre-issued Permissions and provisions for plots allotted by Authority. 2.9.3.1 Classification of buildings 3.1.1.3 Means of Access medium-risk category. Building permissions in such plots shall be as per sl. no. (iii) and (iv) below. 2.1.3.2: (vii) Certain areas which were earmarked as Developed Areas and Un- developed areas by Authorities in the Master Plans, will now be a part of Non-built-up area. Situations may arise where the base FAR for Non-built-up- area as prescribed in these byelaws will be higher than the base FAR for Developed Areas. In such cases, the Differential FAR Benefit Charge shall be due, but it shall be calculated using the formula of purchasable FAR, irrespective of whether the area falls in a layout developed/approved by the Authority or not. 2.9.3.1 Classification of buildings (i) 'Form-A' for Residential Building. Note: It shall not be necessary to obtain completion certificate for residential buildings on plots of area less than 500 square meters. (Appendix-7) (ii) 'Form-B' for group housing, commercial and multi-storey buildings. (Appendix-7) (iii) 'Form-C' for all types of residential buildings except housing, buildings, group commercial and multi-storey buildings. (Appendix-7) 1/150135/2025 2.1.3.2: (vii) Certain areas which were earmarked as Developed Areas and Un- developed areas by Authorities in the Master Plans, will now be a part of Non-built-up area. Situations may arise where the base FAR for Non-built-up-area as prescribed in these byelaws will be higher than the base FAR for Developed Areas. In such cases, the Differential FAR Benefit Charge shall be due, but it shall be calculated using the formula of purchasable FAR, irrespective of whether the area falls in a layout developed/approved by the Authority or not. For plots located outside the layout approved/developed by the Authority, where the increase in Base FAR is only due to re-designation of the development area as unbuilt area no DFBC will be applicable. 2.9.3.1 Classification of buildings (iii) (iv) Sl. 'Form-A' for Residential Building. Note: It shall not be necessary to certificate obtain completion for residential buildings on plots of area less than 500 square meters. (Appendix-7) 'Form-B' for housing, and multi-storey commercial buildings. (Appendix-7) 'Form-C' for all types of buildings except residential buildings, group housing, commercial and multi- storey buildings. (Appendix-7) 'Form-D' for "Lay-out Plan". (Appendix-4) (iv) 'Form-D' for (Appendix-7) 1. layout— Minimum Width se type of Access Road (Built- up) resident 6m 1 al "Lay-out Plan". Minimum Width o Access Road (Non- Built-up) 9m up to 10 acres 12m from >IO to 25 acres 18m above 25 acres Layout — Use Type Residential Minimum Width of Access Road (Built: up) 6m Minimum Width of Access Road (Non-Built-up) 9m up to IO acres 12m from to 25 acres 18m above 25 acres 2 Non- Residential .Com merci al& Institution al) and Urban Planning Department 12m up to IO acres 18m from to Non- 2 Residential 12m 12m 25 acres 24m above 25 acres 1/150135/2025 12m up to IO acres 18m from to 25 acres 4m above 25 cures 6. 8. 3.1.4.1

Standards for community facilities 3.2.1 Plot sizes and requirements 3.2.2.3 Commercial — Shops / Convenience Shopping / Other Commercial & 15.3.2 Major Land use Zones and Notations, Standard Use 3.1.4 Standards for community other uses/activities 3.1.4. I Standards for community facilities and 3.1.4 Standards for community and other uses/ activities 3.1.4.1 Standards for community facilities Standard Minimum St. 4. (a) Category Social and cultural facilities Marriage Hall/ Community centres Per 25000 population Minimum lot area 750 (Built-up area 1000-3000 (Non-built up area) >3000 3.2.1 Plot sizes and requirements Note: For Petrol Pump/Filling Station, in case any amendment is issued by MoPNG or any competent authority, it shall automatically prevail. 3.2.2.3 Commercial Convenience Shopping Commercial 3.2.1 Plot sizes and requirements Note 1: For Petrol Pump (Filling Station, in case any amendment is issued by MoPNG or authority, it shall any competent automatically prevail. Note 2: For built up areas, if road width less than 4 meters is available then Building permit can be sanctioned if the front of the plot is 2 meters from road centre line. 3.2.2.3 Commercial — Shops / Convenience Shopping / Other Commercial Group I Use I. s (a) round Road Type Cover Shops / / Other Max. FAR Base FAR 0.10 86) Use Types Petrol Filling Station w/o service station (Built up) d Cover age s Petroi Filling Station service station (Built up idth 212 m Road Width 212m Bisc FAR 0.10 fü373qäm.3.Housing and Urban Planning Department 8 Petrol (b) Filling Station w/o service station (Non Built Petrol Filling Station w/o service station (Non Built 218m 1/1150i35/202S 0.15 224 0.15 m 9

10. Exemption in setback 3.2.4.7 Community Facilities - Public Amenity buildings height up to 15.meters 3.3.1.9 Exemption in setback 3.2.4.1 Residential Plotted Development (Single units up to 15-meter height/Multi-units up to 17.5- meter height) Note-5: The setbacks specified in the table at paragraph 3.2.4.1 shall be applicable in the new subdivision/ layout plan. But in non-built-up areas, the residential plots within layouts in which set-back is not prescribed shall also have set-back as per the above paragraph 3.2.4.1. 3.2.4.7 Community Facilities — Public Amenity buildings height up to 15- 3.2.4.1 Residential — Plotted Development (Single units up to 15-meter height/Multi units up to 17.5-meter height) Note-5: The setbacks specified in the table at paragraph 3.2.4.1 shall be applicable in the new subdivision/layout plan. But in non- built up areas, the residential plots within layouts shall also have set-back as per the above paragraph 3 2 4 1 — Public 3.2.4.7 Community Facilities Amenity buildings height up to 15-meters Setback (meter) Plot Area (sqm) Front 12 12 Auditorium Convention Setback meter Centre 21500 to 12 12 Rear 5 6 Side-1 5 6 Side-2 3 6 (sqm) Plot Area <3000 2300 Auditorium / Convention Centre 2300 Front 6 12 12 12 12 Rear 3 4.5 4.5 6 side-1 s 4.5 4.5 6 Note-I: Weigh-bridge facility shall be provided with minimum 6m front and 3m rear & side setback. 3.3.1.9 Porch/Portico Porch/Porticos shall be permitted within the boundary line of the plot subject to the following minimum requirements: a) Porch/portico shall be minimum 3 m wide and maximum dimension shall be Note-I: Weigh-bridge facility 3 3 6 shall be provided with minimum 6m front and 3m rear & side setback. Note 2: Setbacks for Other community facilities such as Clubs, Guest Houses, Hostels etc. shall be as per table 3.2.4.4. Note 3: Setbacks for other commercial buildings not specified elsewhere will be as per 3.2.4.3. 3.3.1.9 Porch/Portico Porch/Porticos shall be permitted within the boundary line of the plot subject to the following minimum requirements: a) Porch/portico shall be minimum 3 m wide and maximum dimension shall be 8m x 4m 373Eävr-3-Housing and Urban Planning Department {6m x 3m }, b) Porch/porticos shall be used as open terrace only, c) Spaces under porch/portico shall be paved and channelled, and d) Porch/porticos in high rise buildings shall not interfere with the fire tender movement. the standards of parking arrangement for buildings of different uses/occupancies shall be as follows: 1/1150135/2025 b) Porch/porticos shall be used as open terrace only, c) Spaces under porch/portico shall be paved and channelled, and d) Porch/porticos in high rise buildings shall not interfere with the fire tender movement. The standards of parking arrangement for buildings of different uses/occupancies shall 12. 13. 14. 3.3.4.3 Parking standards 4.1.3 Means of Access 6.1.4 Ground Coverage and FAR (2) Commercial Commercial 4 Use Type Hotel Parking Requirements in ECS 1.5 per 100 sqm be as follows: (2) Commercial Commercial Use Type 4 Hotel Parking Requirements in ECS 1.25 per 100 sqm (4) Industrial Building (4) Industrial Building Industrial Use Parking Requirements Sl. Industrial Use Type Industrial Buildings Flatted 2 Factories Data 3 Centres Parking Requirements in ECS 1 per 300 sqm I per 200 sqm I per 300 sqm Type Industrial 1 Buildings Flatted 2 Factories 3 Data Centres in ECS I per 300 sqm of Built U area I per 200 sqm of Built U area I per 300 sqm of Built U area 4.1.3 Means of Access (i) For single units, the minimum

width of the road shall be 4.0 meters in built-up areas and 9- meters in non-built-up areas. However, for non-built-up area, minimum width of the road adjacent to the park/open space or roads with abutting plots proposed only on one side shall be 6.0-meter-wide up to 150- meter length and shall be 7.5- meter-wide up to 300-meter length road is permissible. (ii) For multi-units, the minimum width of road shall be 9-meters

Note-2: No purchasable or premium purchasable FAR shall be allowed for non-bedded medical establishments permissible on roads up to 12 meters. Base FAR shall be the maximum permissible FAR. i 1

4.1.3 Means of Access (i) For single units, the minimum width of the road shall be 4.0 meters in built- up areas and 9-meters in non-built-up areas. However, for non-built-up area, minimum width of the road adjacent to the park/open space or roads with abutting plots proposed only on one side shall be 6.0-meter-wide up to 150-meter length and shall be 7.5- meter-wide up to 300-meter length road is permissible. For built up areas, if road width less than 4 meters is available then Building permit can be sanctioned if the front of the plot is 2 meters from road centre line. (ii) For multi-units, the minimum width of road shall be 9-meters Deleted. 8-3099/208/2025-38TR at 3738*Ä-3-Housing and Urban Planning Department 15. 16. 17. 18. 19. 4- 1. 16.33 Compoundable Construction 16.3.5(i) Calculation of Compounding Fee 16.3.7 (e) Realization of Compounding Fee Appendix -16 Case-3 Case examples with illustrated calculations Appendix -16 Case-9 Note-I: Compounding shall not allow for change of category of the building. compounding If in any case construction falls under illegal construction of more than one kind, the compounding fee of highest category use shall be realized as per charges applicable for compounding of FAR in calculation of 16.3.8. Besides, compounding fee for each floor shall be done separately, However, separate compoundable fee for compoundable ground-coverage shall not be payable. Refer Appendix-16. 163.7 (e) In addition to charges payable as per rules for purchasable FAR, Compounding fee shall also be payable at the rates prescribed under Serial No.- 2 of the Schedule. However, purchasable FAR charges for first 10% purchasable FAR shall not be payable. Clarification: No DFBC shall be chargeable for plots lying outside layouts approved/ developed by the Authority, where increase in base FAR is due to redesignation of development area as nonbuilt-u area. Amalgamation of residential plots of sizes Plot-P (100 sqm) and Plot-Q (200) sqm (A)-Amalgamation Charges Amalgamation Charges (Residential) Amalgamated Plot Area * Circle Rate * 1% Amalgamation (Non-residential) = Amalgamated Plot Area * Circle Rate 2% 1973 tIRT-41 11 1/tS0135/2025 Note-I: Compounding shall not allow for change of category of the building, if not permissible under applicable Zoning Regulations. If in any case compounding construction falls under illegal construction of more than one kind, the compounding fee of highest category use shall be realized as per charges applicable for compounding of FAR in 16.3.8. Besides, calculation of compounding fee for each floor shall be done separately, However, separate compoundable fee for compoundable ground-coverage shall not be payable. 163.7 (e) In addition to charges payable as per rules for purchasable FAR, Compounding fee shall also be payable at the rates prescribed under clause 16.3.8.1 However, purchasable FAR charges for first 10% purchasable FAR shall not be payable. Deleted Amalgamation of residential plots of sizes Plot-P (100 sqm) and Plot-Q (200) sqm (A) Amalgamation Charges Amalgamation Charges (Residential) = Amalgamated Plot Area * Circle Rate * 1% Amalgamation (Non-residential) = Amalgamated Plot Area * Circle Rate * 10/0 1965 Digitally signed by GURU PRASAD PORAL-A 11 8-3099/208/2025.s.yrarg fiaYoqa•m-3-Housing and Urban Planning Department 7.7TTéFTfil l/ls013S/202S