

NO: 4384/8-03-11-181Misc/2008 From,
Alok Kumar
Secretary
Govt.of U.P.

To,
Vice Chairman,
All Development Authorities
Uttar Pradesh

Housing and Urban Planning Section-3 Lucknow: Date-27-sept-2011 Subject- Approval by the government to the proposed amendments in Building Construction And Development Bye Laws,2008

Sir,
For the purpose of obtaining suggestions on the above subject from all Development Authorities , Housing and Development Board and developers of the private sector through Awas Bandhu ; it was uploaded on the developmental website. Suggestions from 13 developmental authorities and 09 associations of private developers were received. The suggestions received were discussed in detail in the monthly review meeting of Development Authorities held on 10.09.2011.Discussions were also held on 27.08.2011 with the representatives of hotel business along with officers of the Tourism Department. Taking into cognizance the detailed discussion and the suggestions received, the proposed amendments in Building Construction and Development Bye Laws, 2008 have been finalized after removing the anomalies.

2. Enclosing the copy of proposed amendments in Building Construction And Development Bye Laws,2008 which also includes suggestions received from the Development Authorities And Private Developers , after chapter 22, chapter 23,24 and 25 which respectively relate to requirements for service apartments, standards of affordable housing for economically weaker section and low income groups and other groups and cinema plots planned before creations of authority or requirements for construction of cinema hall having commercial facilities/multiplexes after demolishing existing theaters , I have been directed to state that the said proposed amendments have been approved by the government under section -57 of the Uttar Pradesh Urban Planning And Development Act , 1973. Please obtain approval of the Development Authority Board on the same and adopt these. In case any modification in required keeping the view the specific local requirement, the proposal from the same , along with the recommendations of the board may be made available so that approval of the proposal may be obtained at the levels of the government.

Encls : As above

Yours faithfully

(Alok Kumar)
Secretary

No.& Date : As above

Copy forwarded to following for information and necessary action:-

- 1.Housing Commissioner, Uttar Pradesh Housing And Development Board, enclosing the copy of the proposed amendment in Building Construction And Development Bye Laws,2008 with the purpose to take necessary action for adopting the same after considering the said Bye Law in the Board of the Board
- 2.Director, Awas Bandhu with the directions to upload on the website and make available copies of proposed amendments to Building Construction And Development Bye Laws , 2008 to all concerned.
- 3.Chief Town and Country Planner, U.P. Lucknow
- 4.Addl. Director, Planning , Awas Bandhu , Lucknow

5.Guard File

By Order,

(Ajay Deep Singh)

Special Secretary

Proposed Amendments Following Discussions held in the Review meeting of Development Authorities dated 10.09.2011 on the suggestions received from development authorities and developers of private sector in regard to Development Authorities Building Construction And Development Bye Laws,2008

Clause No.	Existing Provision	Proposed amendment
1	2	3

Chapter -1: Definitions

1.2.41	‘Service Floor’ means a story upto a height of 1.75m between any two storey’s which is used only for building related pipes, service duct etc	‘Service Floor’ means a storey’s upto a height of 2.10m (from floor to ceiling)between related pipes service duct etc
		The definitions of the Service Apartment, as follows , is proposed to be included as new clause 1.2.43 in Building Bye Laws:- ‘Service Apartment’ means fully furnished and ‘self contained apartment’, which cooking facility (kitchen) and which is used for residing for a short period
		The definition of Podium Parking ‘, as follows, is proposed to be included as new clause 1.2.44 in Building By Laws:- ‘Podium Parking’ means a maximum of 2.1m high (from floor to ceiling floor / floor above the ground floor in which ramp will be arranged for movement of vehicles for entry and exist into and from Parking area.

Chapter-2: 2.1 Essentials for Development Permit

2.1.2.5(IX)B	In the layout plans of schemes having area of more than 20 areas about 5% land of the total scheme area, in the parks and open areas , shall utilized for construction of reservoir for the ground water recharging , the minimum area of which will be one acre .Before the construction of the reservoir , under scheme concerned , the natural catchment of rain water may be demarcated and the volume of rain water , hydrogeological ,topography , lithology , soil properties of the area and likely retentions and stagnation of the rain water in the proposed reservoir may be studied	In the layout plans of the scheme having area of more than 20 acres, reservoir may be constructed at approximate places in the parks and open areas. Before the construction of the reservoir,under the scheme concerned, the natural catchment area of the rain water maybe demarcated and volume of the rain water, hydrological, topography, lithology, soil properties of the area and likely retention and stagnation of rain water in the proposed reservoir may be studied and feasibility of the same may be assessed and the depth and size of the reservoir may be determined accordingly , however the maximum depth of the reservoir may be kept at 3m . Apart from that , surface –run-off of only that scheme
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		may be disposed of in the pond and the polluted water and outflow may not be mixed with it.
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	and feasibility of the same may be assessed and the depth of the reservoir may be determined according to that . but in any case the depth of the reservoir must not exceed 03m . Apart from that , surface –run-off of only that scheme may be disposed of in the reservoir and the polluted water and outflow may not be mixed with it.	
2.2	Open spaces	
2.2.1	—	A new provision, as follows , is proposed to be included as (A)in clause 2.2. 1 2.2.1(A)Zonal Development Plan- For the purpose of environment and ecological balance , under the Zonal Development Plan , a minimum of 5% land of total area of the zone shall be reserved for parks and open spaces / in the form of green area.
2.2.1	2.2.1 Layout Plan Level (i)Residential Land Use: In the residential Layout plans a minimum of 15% land of total area of layout shall be reserved for open spaces which shall be proposed as ‘Tot-Lot’ ,Parks and play grounds.	2.2.1(B) Layout Plan (i)Residential Land Use : Under the residential layout plan , which is the part of Zonal Development Plan , a minimum of 10% and of the total area of layout shall be reserved for open spaces, which will be developed as ‘Tot-Lot’, Park and play ground . In case of Zonal Development plan not being effective a minimum of 15% land of total area of layout plan shall be reserved for park and open spaces . If in the layout plan of any scheme , land for the park and open spaces has been reserved as per the norms , then it will not be necessary to provide park and open space in relation to ‘group housing’ plot in such scheme separately again.
	(ii)Non residential Land use: In the Layout plan of non residential area , the area of open spaces shall be 10%of the total area layout , in order to maintain the balance of the park and green belts and ecology , which shall be developed as park , greenery / green belt etc.	(ii)Non- Residential Land Use: Under the layout of non residential area, which is part of Zonal Development Plan, in order to maintain the balance of park , green belts and ecology , the area of open space shall be 5%of the total area of layout , which will be developed as park greenery/ green belt , etc. In case of Zonal Development Plan not being effective, 10% land of total area of layout shall be reserved for open spaces.
2.2.1	NOTE- The required open spaces under (i) and (ii) of above clause 2.2.1 shall be in addition to open spaces proposed in Master Plan meaning there by that in case of submission of Layout plan including open spaces proposed in the Master Plan , it shall be compulsory to make separate	NOTE- The required open spaces under (i) and (ii) of above clause 2.2.1 shall be in addition to open spaces proposed in Master Plan meaning there by that in the case of submission of Layout plan including open spaces proposed in Master Plan , it shall be necessary to make separate provision for open spaces as required by (i) and (ii) of above clause 2.2.1. The calculation of land required for rain water harvesting

	provisions for open spaces as required by (i) and (ii) of above clause 2.2.1. The Calculation of land	may be included in this percentage. However, in case of the proposal of sub-division of the plots of less than an area of 3000 square meters , the provision for
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	required for rain water harvesting may be included in this percentage.	open spaces shall not be necessary.
2.2.2	Standards of Open Spaces : (i)The minimum average width of the open spaces shall be 7.5 meters. However, keeping the view the physical appearance of the site , the authority may permit open spaces in different sizes with the condition that they ensure fulfillment of the needs of the community.	Standards of the Open Spaces : (i)The minimum average width of open spaces shall be 7.5 meters and minimum area of open spaces 200 sqmt. Keeping in view the physical appearance of the site, the authority may permit open spaces in different size with the condition that they ensure fulfillment of the needs of the community.
2.2.3	(ii)The border of the open space shall be at a distance of minimum of 3 meters from the building line.	This clause is to be kept as it is in view of suggestions received.

Chapter-3 3.1- Essentials of Constructions of Building

3.1.1(A)	(XI) After the demarcation of ones plot, construction of boundary wall of maximum of 1.65 meters height from the midline of the road, but construction of boundary wall shall not be permissible on the land falling under the width of the road permissible on the land falling under the width of the road prescribed in Master Plan/ Zonal Plan/ Lay out Plan	(XI) After the demarcation of ones plot, construction of boundary wall, in front , of the maximum of 1.65 meters height from the mid-line of the road but boundary wall of maximum of 2.40 meters height in forefront , back and side , of which a minimum 0.90 meter upper part will have mesh/grill .The construction of boundary wall shall not be permissible on the land falling under the width of the road prescribed in Master Plan / Zonal Plan/ Layout Plan.
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3.2 Sizes And Requirement of Plots

3.2.1	Residential: For residential purpose the minimum area of the plot will be 40 square meters and the minimum width of 3.5 meters. In the specific residential schemes proposed or financed by public agencies (weaker and low income groups), slum clearance schemes , industrial labour housing schemes etc. Under the special Housing scheme , for the economically weaker persons , the minimum size of the plot may be kept upto 25 square meter, in which 75% Ground coverage shall be permissible .On the basis of special design in which the requirements of the open spaces for this group are ensured in the form of ‘ cluster open space’ , the minimum size of plot	Residential: For the residential purpose the minimum area of the plot will be 40 square meters and the minimum width of the plot will be 3.5 meters.For making available affordable housing to the weaker and low income groups and other groups , the requirements of standards shall be accordance with chapter 24 of these Bye - Laws
	may be kept upto 15 square meters and in this , Ground – coverage upto 100% may be permitted with the condition that adequate provision is made for ventilation and light.	
3.2.2	Group Housing : The minimum area of the group housing plot shall be 2000 meters which will be situated at the minimum 12meter wide existing road , but the distance of plot form the 18 meters or more wide road shall not be more than 100 meters . Other requirements for construction of Group Housing shall be in accordance with clause 3.3 of these Bye-Laws.	Group Housing: The minimum area of Group Housing Plot shall be 2000 square meters. Other requirements for the construction of Group Housing shall be in accordance with the clause -3.3 of these Bye-laws.
3.2.6	Petrol Pump / Filling Station: The minimum size of plot Petrol Pump/ Filling station shall be 30m X17m, the minimum size of Filling station cum service station shall be 45m x 36m, which will be situated at existing road of a minimum width of 24 meters. The other requirements for construction of Petrol Filling Station shall be as per chapter -8 of these Bye-Laws.	Petrol Pump/ Filling Stations: The minimum size of the plot for Petrol Pump / Filling station shall be 30m x 17m , the minimum size of the Filling –cum-service station shall be 36m x 30m, the minimum size of Filling-cum-Service station –cum-workshop shall be 45m x 36m and the minimum size of filling stations for two wheelers and three wheelers shall be 18m x 15m, which will be situated at existing road of the minimum of 24m width . The other requirements for construction of Petrol Pump/ Filling Station shall be as per chapter-8 of these Bye Laws.

3.3 Group Housing

3.3.3	The plot proposed for Group Housing shall be situated at existing road of minimum 12 meters width , but the distance of plot from 18 meters or more wide road shall not be more than 100 meters. The width and length of vehicle worthy streets roads under Group Housing lay out plan shall be in accordance with clause 2.3.1(i) of these Bye Laws.	The plot proposed for Grouping Housing shall be situated at existing road of minimum 12m width. The width and length of vehicle worthy streets/ roads under Grouping Housing lay out plan shall be in accordance with the clause 2.3.1(i) of these Bye- Laws.
3.3.5	Parks & Open Spaces and Landscaping: In the plot of the area of 3000 square meter or more , provision for parks and open spaces shall be made at the rate 1.0 square meter per person or 15% of total area of the scheme, whichever is more. Approval for landscaping proposal along with Building Plan shall be essentially according to the trees shall be planted at the rate of 50 trees per hectare in the Group	Parks and Open Spaces and Landscaping: In the plots of the area of 3000 square meters or more which is part of Zonal Development Plan , provision for parks and open spaces shall be made at a rate of 10% of the total area of the scheme. In the scheme of Zonal Development Plan not being applicable , provision for parks and open spaces shall be made at a rate of 15% of the total area of the scheme . Approval for the landscaping proposal along with Building Plan shall be essential , according to which trees shall be planted at the rate of 50 trees per hectare in the Group Housing Scheme.

	Housing Scheme.	
3.3.6(ii)	Maximum 35% Ground coverage shall be permissible	(i)Maximum 40% Ground coverage shall be permissible. In the areas of restricted height of the building, a maximum of 45% Ground coverage shall be permissible. (ii)In Group Housing Projects a maximum of 0.5% F.A.R of total permissible F.A.R shall be permissible for convenient shops.
3.3.6(vii)	In the specific schemes for low income group persons, the maximum density shall be upto 500 housing units per hectare.	This clause is proposed to be deleted ,because provisions relating to this have been included in chapter-24

3.5 Ground –Coverage and F.A.R

3.5.1	8.			8.				
	Hotel	Gro	F.A.R.	Hotel	Groun	dCoverage		F.A.R.
		und Cov erag		(A)Built/ Developed areas	40			2.00

		e			(B) New /	40			2.50
	(A)Built up /Developed Area				undeveloped areas				
	□Upto 3 star	40	1.20						
	□5 star &more	30	2.00						
	(B)New / Undeveloped areas								
	□Upto 3 star	40	1.50						
	□5star & more	30	2.50						

3.5.1	2. Commerical						
	City Center	Ground Coverage	City Center		Ground Coverage	F.A	.R.
	(A)Built up/Developed Area	30%	(A)Built up/Developed Area		35%	2.0	0
	(B)New/Undeveloped areas	30%	(B)New Undeveloped ar	/ eas	35%	3.0	0

3.5.1	10. Medical					
	Hospital	Ground Coverage	F.A.R	Hospital	Ground Coverage	F.A.R
	Built up and Developed Area			Built up and Developed Area		
	For 50-100 beds	35	1.5	For 50-100 beds	35	1.5
	More than 100 beds	35	1.5	NOTE: Over and above 1.5 maximum additional F.A.R 1.00 Shall be permissible on purchasable basis.		

3.5.1		The following provision proposed to be included as serial No.-14 of the table:- <table border="1" data-bbox="255 1881 1445 1912"> <tr> <td data-bbox="255 1881 434 1912">14.</td> <td data-bbox="434 1881 1240 1912">Agricultural Land Use</td> <td data-bbox="1240 1881 1445 1912"></td> </tr> </table>	14.	Agricultural Land Use	
14.	Agricultural Land Use				

		Ground Coverage	10.0
		F.A.R	0.2
NOTE: The above Standards of the Ground coverage and F.A.R. under agricultural Land Use shall be applicable for permissible activities in special circumstances.			

3.6 Internal Structures, Size and Area Of the Building

3.6.8	Service Floor : In the multi storey buildings of the hotel and hospitals , for the use of pipes, service ducts etc. related to the building , a storey of maximum height of 1.75 meters (including the beam)shall be permissible, which will not be counted in F.A.R.	Service Floor: In the multi storey buildings of group housing , commercial, office, industrial, hotel , hospital and mixed use , service . Floor of maximum height of 2.1 meters (from ‘ floor’ to ‘ceiling’)shall be permissible which will not be counted in F.A.R. Provision of Service Floor can be made after every four storey’s, but a maximum of 3 service floors shall be permissible in one building.
3.8.3(v) (B)	The area of the atrium shall not be calculated under Ground Coverage and F.A.R.	5% of the total area of the plot shall be permissible as additional Ground coverage for atrium , which shall not be calculated under Ground Coverage and F.A.R.

3.9 Basement

3.9.3	Provisions of Basement					Provisions of Basement				
	SNo.	Area of plot (sq meter)	Nature of Ground use	Provision for Basement		SNo.	Area of Plot (Square meter)	Nature of Land Use	Provision for Basement	
	1.	Upto 100	1.1 Residential/ other non commercial	Not permissible		1.	Upto 100	1.1 Residential/ Other non commercial	Not Permissible	
			1.2 Office and Commercial	50% of Ground Coverage				1.2 Office and Commercial	50% of Ground Coverage	
	2.	More than 101 but less	2.1 Residential	20% of Ground Coverage		2.	More than 100 but upto 500	2.1 Residential	20% Of Ground coverage	

		than 2000							2.2 Non Residential	Equal to Ground	
			2.2 Non	Equal to						coverage	
			Residential	Ground Coverage			3.	More than	3.1 Residential	One basement upto building	
	3.	More	3.1 Group	Double				500 but		envelop line	

3.9.3 (iv)	Basements provided in land uses/ buildings of all nature mentioned at serial no. 3 in the above table shall be used only for parking, and other shall be prohibited.	It is proposed to delete the clause due to being in contravention of provisions of the clause 3.9.1(iv)
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3.10 Space for Parking and Vehicle

3.10.3	Standards for Parking														
	<table><tr><td>Use</td><td>No. of equal car space</td></tr><tr><td></td><td></td></tr><tr><td>Group Housing</td><td></td></tr><tr><td></td><td></td></tr><tr><td>Business Distt. centre/Central district sub city centre/ sub Distt. central business district/ district shopping centre.</td><td>☐ 1.0 on every flat 50-75 sq meter floor area. ☐ 1.25on every flat of 75-150 sq meter floor area ☐ 1.5 on every flat floor area of more than 151 sq meter.</td></tr><tr><td>Sector shopping centre, Bazar street, convenient shopping</td><td>· t t 3.0 on every 100 sq meter floor area</td></tr><tr><td></td><td>, 2.0 on every 100 sq meter floor area</td></tr></table>	Use	No. of equal car space			Group Housing				Business Distt. centre/Central district sub city centre/ sub Distt. central business district/ district shopping centre.	☐ 1.0 on every flat 50-75 sq meter floor area. ☐ 1.25on every flat of 75-150 sq meter floor area ☐ 1.5 on every flat floor area of more than 151 sq meter.	Sector shopping centre, Bazar street, convenient shopping	· t t 3.0 on every 100 sq meter floor area		, 2.0 on every 100 sq meter floor area
Use	No. of equal car space														
Group Housing															
Business Distt. centre/Central district sub city centre/ sub Distt. central business district/ district shopping centre.	☐ 1.0 on every flat 50-75 sq meter floor area. ☐ 1.25on every flat of 75-150 sq meter floor area ☐ 1.5 on every flat floor area of more than 151 sq meter.														
Sector shopping centre, Bazar street, convenient shopping	· t t 3.0 on every 100 sq meter floor area														
	, 2.0 on every 100 sq meter floor area														
	Hotel														
	(i) Three star hotel	1.0 on two guest rooms and for commercial use 2.0 parking spaces on every 100 sq meter													

		floor area	
	(ii)Four and more stars	1.0 on one guest room and for commercial use 2.0 parking spaces on every 100sq meter floor area	
	Office/court	2.0 Parking spaces on every 100 sq meter floor area.	

Use	No. of Equal space	
Group Housing	Metro city	1.5 on every 100 sq meter floor area
	Other cities	1.25 on every 100 sq meter floor area
Note:- 10% part of the total parking area shall be reserved for ‘ visitors parking’, in which proper arrangements for entry and exit shall be made.		
City Centre/ sub City centre	Metro cities	3.0 on every 100 sq meter floor area
	Other cities	2.0 on every 100 sq meter floor area
Sector shopping Bazaar Street	1.5 on every 100 sq meter floor area	
Convenient Shopping	Metro cities	2.0 on every 100 sq meter floor area
	Other cities	1.0 on every 100 sq meter floor area
Hotel		
For all star category hotels 1.0 parking space on every two guest rooms and for commercial office , service apartments and banqueting 2.0 parking spaces on every 100 sq meter floor area. For star less/ Budget hotels 1.5 parking spaces on every on every 100 sq meter area.		
Office		
	Metro cities	2.0 on every 100 sq meter floor area
	Other cities	1.5 on every 100 sq meter floor area
Note:- A maximum of 5% part of the land reserved for the park and open spaces under layout plan can be used for basement parking.		

3.10.10	In Group Housing , commercial and office complexes and institutional buildings, in addition to clause 3.10.9 , following parking arrangements shall be permissible :- (i) With stilt floor parking arrangement shall be permissible on one subsequent floor and the maximum	In Group Housing , commercial and offices complexes and institutional building, in addition to clause 3.10.9, following parking arrangements shall be permissible :- (i) With stilt floor parking on subsequent floors shall be permissible subject to following provisions:-
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	height of every floor from floor to beam will be 2.10 meters.	(A)The maximum height of every floor from the floor to ceiling will be 2.10meters. (B)Construction of ramp in setback area will not be permissible (C)Parking floors will be covered from all sides with only 1meter high mesh and will not be closed with walls.
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Chapter 5 Requirements for Construction Of Hotels

5.1	(i)For permit of hotel minimum area of plot will be 1000 sq meter , which will be situated on existing minimum 18 meter road in residential area and on existing minimum 24 meter wide road in non residential area. (ii) In residential area maximum upto three star hotel will be permissible. (iii)Construction of hotel on a plot of even lesser area will be permissible on places specified in Master Plan /Regional Plan and Sector /Layout Plan and in local commercial centers.	(i)For permit of hotel minimum area of plot will be 1000 sq meters which will be situated on exiting minimum 18 meter wide road. (ii)Permission for hotel will be given, subject to prescribed terms and conditions , in all land uses, except park and open spaces , gardens, green area , forest area, hazardous industry , flood affected areas etc, for which amendments will be made as necessary , in Master Plan Zoning Regulations. (iii)For permission for hotel in uses other than hotel or commercial use , change fee/ impact fee will not be required to be paid.																																							
5.2	F.A.R andGroundCoverage Ground Coverage and F.A.R will be as follows :- (A)Commercial Land Use <table><tr><td></td><td>Ground Coverage</td><td>F.A.R.</td></tr><tr><td>Built up/Developed Area</td><td>30</td><td>2.00</td></tr><tr><td>New/ Undeveloped Area</td><td>30</td><td>2.50</td></tr></table> (B)Non Commercial Land Use <table><tr><td></td><td>Land Coverage</td><td>F.A.R.</td></tr><tr><td>Built up/Developed Area</td><td>40</td><td>1.20</td></tr><tr><td>New/ Undeveloped Area</td><td>40</td><td>1.50</td></tr></table>		Ground Coverage	F.A.R.	Built up/Developed Area	30	2.00	New/ Undeveloped Area	30	2.50		Land Coverage	F.A.R.	Built up/Developed Area	40	1.20	New/ Undeveloped Area	40	1.50	F.A.R and Groun The standards o built/ developed follows:- <table><tr><td></td><td></td></tr><tr><td>Built up/Developed Area</td><td></td></tr><tr><td>New/ Undeveloped Area</td><td></td></tr></table> For construction meter or more , area of the plot , shall be permissi			Built up/Developed Area		New/ Undeveloped Area		d Coverage f land coverage and new/ und <table><tr><td></td><td>Ground Coverage</td></tr><tr><td></td><td>40</td></tr><tr><td></td><td>40</td></tr></table> of hotel on plots on the basis of th total F.A.R inclu ble upto followin		Ground Coverage		40		40	and F.A.R for hotel in eveloped areas will be <table><tr><td></td><td>F.A.R.</td></tr><tr><td></td><td>2.00</td></tr><tr><td></td><td>2.50</td></tr></table> of area of 4000 square e width of the road and ding purchasable F.A.R., g limits:-		F.A.R.		2.00		2.50	
	Ground Coverage	F.A.R.																																							
Built up/Developed Area	30	2.00																																							
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	40																																								
	F.A.R.																																								
	2.00																																								
	2.50																																								
	Minimum area of Plot	Minimum width of road	Total permissible F.A.R including																																						

			(sq mt)	(meter)	purchasable F.A.R.	
			4000	18	3.00	
			10000	24	3.50	
			More than 10000	30	4.00	
				SNo.	Size of city	Parking Arrangements
				1.	Metro City	01 Parking space for every 02 guest rooms and 03 parking space for every 100 sq meter floor area of commercial, office , service apartments and banqueting.
				2.	Other cities	01 parking space for every 02 guest room and 02 car parking space for every 100 sq meter of floor area of commercial, office , service

5.5	Parking				Parking
	For arran	parking o gements	f vehicles following parking will be made inside the plot:-		In all star category hotels 1.0 parking space for two guest rooms and 2.0 parking spaces for every 100 square meter floor area of commercial, Office , Service Apartments and Banqueting use. For Starless/Budget hotel 1.5 parking space for every 100 square meter of floor area.
	(A)	Three star hotel	For two guest rooms 1.0 and addition to it for the businesses like food court, shopping, conference /Marriage/ Exhibition hall etc. 2.0 Parking spaces for every 100 sq meter floor area.		

				For one guest room 1.0 and in addition for other businesses like food court, shopping, conference/ Marriage/ Exhibition hall etc. 2.0 Parking spaces for every 100 sq meter floor area.	
		(B)	Four and more star hotel		

Chapter -8 Requirements for Constructions of Petrol Pump/ Filling Station /Filling station –cum –service stations

8.3	Measurements of Plot and Standards						Measurements of plots and Standards							
		Purpose/ measurements of plots	Ground Coverage (%)	F.A.R	Front set back (mt)	Height of building (mt)			Purpose/ measurements of plots	Ground Coverage (%)	F.A.R	Front set back (mt)	Height of building (mt)	
		(A)Petrol Pump/ Filling Station 30Mt X17Mt	10	0.1	3.0	6.0			(A)Petrol Pump/ Filling Station					
									(i)18 Mt X15Mt	10	0.1	3.0	6.0	
									(ii)30Mt X17 Mt	10	0.1	3.0	6.0	
		(B) Filling Station –cum –Service Stations 45Mt X 36Mt	20	0.2	6.0	6.0			(B) Filling Station –cum –Service Stations					
									(i)36Mt X 30Mt	20	0.2	6.0	6.0	
									(ii)45Mt X 36Mt	20	0.2	6.0	6.0	

Chapter -12 Requirements for Building of Towers for the purpose of Cellular/ Mobile/Basic Telephone Services

12.2	(i) Building permit will be available for building of Antenna Tower, Radio, Equipments Room only, necessary for this service, to Cellular/Mobile/ Basic Telephone Service Operators, who have given license by Department of Tele-Communication of Govt. of India . Generators will only be of 'silent' nature and will set upon ground floor only.	(i) Building permit will be available for building of Antenna Tower, Radio, Equipments Room and Generators Room only, necessary for this service , to Cellular/Mobile/Basic Telephone Service Operators, who have been given by the license by Department of Tele-Communication of Govt. of India. Generators will only be 'silent' nature and can be set up on any floor , but setting up of Generator, No Objective Certificate from Uttar Pradesh Pollution Control Board and Electricity Safety Directorate will have to be produced.
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Chapter -21 Requirements for Constructions of Shopping Malls

21.6(ii)	In Shopping Mall Atrium will be permitted to be built , which will be sky lighted and which will not be calculated in F.A.R Constructions of Permanent nature will not be permissible under the Atrium , it will be used for circulation instead and kiosks of temporary nature will be permissible in a maximum of 5 % part.	In the Shopping Mall Atrium will be permitted to be built on 5% additional Ground - coverage, which will be sky lighted and it will not be calculated in F.A.R Constructions of permanent nature will not be permitted under the Atrium , instead it will be used for circulations and kiosks of temporary nature will be permissible in a maximum of 5 % part.
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Apart from the above, Provisions made by way of various Govt. orders issued from time to time are proposed to be adjusted in the Building Constructions and Development Bye Laws , as below:-

SNo.	Clause and Existing Provision	Proposed Provision		
1.	3.11.3.1(iii) Such old Construction building whose plans are not approved:- In such buildings Provision us for approach road, set back and fire escape will not be necessary, but other 17 requirements regarding fire safety will be ensured on case to case basis. In such buildings , use other than use permissible as per Master Plan/ Zoning / Regulations/ unauthorized use will be mixed.	Such old constructed buildings whose Plans are not approved:- (A)Such building, which are covered by Master Plan applicable at that time. (B)Such buildings , which are built in rural and urban areas and are not covered by Master Plan applicable at that time. Provision of approach road , set back and fire escape will not be necessary in both the above kind of buildings, but other 17 requirements regarding fire safety will be ensured on case to case basis. The said provision is being included in pursuance of Govt. Order No. 5899/Eight-03-08-181Misc-/2008,dated 20.11.2008		
2	3.4.5(ii) The maximum height of any building will be subject to the restriction that the maximum height of the buildings situated at less than 30m wide road shall not be in excess of one and a half times of the total existing width of the road and front set back, but this restriction shall be applicable to buildings situated at 30m or more wide roads. The maximum height of the building will also be controlled by distance from protected movement/heritage site, Airport Funnel Zone and other statutory restrictions.	The Maximum height of any build restrictions that the maximum situated at less than 30m wide excess of one and a half times o the road and front set back, bu not be applicable to buildings s more wide roads. The maximum will also be controlled by dist monument/heritage site, airpo other statutory restrictions. In conformity to standards Aviation Organizations the maxi constructions near Airports/ Air in compliance of Govt. order no. Aviation Section:-	ding will be subject to height of the buildings road shall not be in f the existing width of t this restriction shall ituated at 30meter or height of the building ance from protected rt Funnel Zone and of International Civil mum height of various Strip shall be as under 202/fifty six/2010 Civil	
		(1)Parallel to runway fro runway (on both sides):	m the centre like of	
		Distance from the Central Line(Mt)	Permissibility	
		(A)Upto 125	No Construction	
		(B)125- upto 150	Upto 3meter height	
		(C)150- upto175	Upto 6meter height	
		(D)175- upto200	Upto 9meter height	

		(E)200- upto225	Upto 12meter height	
		(F)225- upto 250	Upto 15meter height	
		(G)250- upto 275	Upto 18meter height	
		(H)275- upto 300	Upto 21meter height	
		(I)300- upto 325	Upto 25meter height	
		(J)325- upto 350	Upto 29meter height	

3.	4.1(iii) Commercial constructions on market streets shall be permissible to the extent of the proposed land for this use in Master Plan	Commercial construction on market streets shall be permissible to the extent of proposed land for this use. However, in case of proposal of the hotel on any plot situated at 24 meter or more wide road, hotel will be permissible on the entire area of the plot and not only upto the depth of 'bazaar street'. The above provision is being included in pursuance of Govt. order no. 2113/08-03-2011-30Misc/2011 dated 28.06.2011
4	4.1(v) Maximum land coverage 40%and floor area ratio 1.2 will be permissible however, on plots situated at 24.0 meter or more wide roads floor ratio 1.5 will be permissible.	Maximum Ground coverage 40%and floor area ratio 1.2 will be permissible however, on plots situated at 24.0 meter or more wide roads floor ratio 1.5 will be permissible. In 'Bazaar Street' Ground use , standards of maximum Ground coverage and F.A.R. for hotel will be as per serial no.-8 of Clause -3.5.1
5	3.5.1 NOTE(vii) If the land is of personal ownership of the land –owner or not allotted by Authority/Housing Board , for any additional F.A.R due over presently permissible F.A.R. as per the above table, city development charges will be required to be paid at the rate 15%of the	In new/undeveloped area where land owner has personal land , for Group Housing, purchasable F.A.R fee will be required to be paid for more than 1.5 but upto 2.5 F.A.R , for which purpose requirement of proportional Ground will be calculated by dividing by 2.5 F.A.R and above 2.5 F.A.R As per rules 50% purchasable F.A.R will be permissible , for which
	current circle rate.	requirement of proportional land will be calculated by dividing by 2.5 F.A.R The above provisions is being included in pursuance of Govt. order No. 3589/8-3-2011-11Misc/08 dated 4-08-2011

6	3.5.2.2(B) Additional units relative to purchasable F.A.R shall be permissible to the extent of maximum prescribed density.	In Group Housing Scheme , dwelling units shall be permissible on proportional basis in relation to purchasable F.A.R., which will be apart from prevailing density standards . The above provision is being included in pursuance of Govt. order no. 3589/8-3-2011-11Misc/08 dated 4-8-2011
7	3.5.2.3 In built, developed areas and new/undeveloped areas, permissions for purchasable F.A.R. will be given on the basis of recommendations of the committee constituted by the Govt., which will have, as members , representatives of Public Works Department Jal Nigam , DM, Chief Town and Country Planner , Fire Brigade and representatives of the Authority Concerned/Housing and Development Board, who will be of a minimum level of Superintending Engineer. The above committee after examining the plans and site inspection, on the basis of prescribed check list of standards for set-back , Structural Safety, Fire Safety, Parking arrangements and Infrastructural Facilities of the proposed building, will submit its report/ recommendations to the board to the effect whether above requirements are being fulfilled or not related to purchasable F.A.R meaning there by, whether purchasable F.A.R can be permitted or not . The Board will take the decision regarding permissibility of purchasable F.A.R. only on the basis of	In built up, developed areas and new/undeveloped areas, permissions for purchasable F.A.R. will be given on the basis of recommendations of Technical Committee, constituted under the Chairpersonship of Vice-Chairman, Development Authority/ Housing Commissioner, U.P. Housing and Development Board, which will comprise of representatives of Public Works Department Jal Nigam , DM, Chief Town and Country Planner , Fire Department and Authority Concerned/Housing and Development Board, who will be of a minimum level of Superintending Engineer. The above committee after examining the plans and site inspection, on the basis of prescribed check list of standards for set-back , Structural Safety, Fire Safety, Parking arrangements and Infrastructural Facilities of the proposed building, will submit its report/ recommendations to the Vice-Chairman/Housing Commissioner to effect , whether purchasable F.A.R can be permitted or not. The Vice-Chairman/ Housing Commissioner will take the decision regarding permissibility of purchasable F.A.R. only on the basis of recommendation of the committee. The above provision is being included in pursuance of Govt. order no. 3589/08-03-2011Misc/08, dated4-08-2011.

	recommendation of the committee.				
8	3.5.2.4				The Purchasable F.A.R Fee will be calculated as per the following formula :- $C = Le \times RC \times P$ $C = \text{Fee}(\text{charge})$ $Le = \text{Requirement of proportionate land for purchasable F.A.R (square meter)}$ i.e. $Fp/F.A.R$ $Fp = \text{Permissible additional floor area (square meter)}$ according to purchasable F.A.R $F.A.R = \text{Permissible floor area ratio according to Master Plan/ Building Bye Laws (Basic F.A.R.)}$ $RC = \text{Rate of Land}$ NOTE:- (i) In the matters of Commercial, Office/ institutional and Group Housing, where there has been auction, the calculation will be done on the basis of rate of auction
	The calculation will be	Calculations of purchasable F done as per the following system :-	Purchasable F.A.R. fee	tem :-	
	☐	Purchasable F.A.R. Fee = $\frac{\text{Pur Floor area}}{\text{Current Rate of Factor}}$	Purchasable F.A.R. Fee	Factor	
	☐	For calculation of purchasable Fee the factor will be according to land use:-	Factor	Factor	
	SNo.	Land Use	Factor		
	(1)	Commercial	0.50		
	(2)	Office	0.45		
	(3)	Group Housing	0.40		
	(4)	Public and Semi-Public/ Community Facilities	0.20		

9	The following provision is proposed to be included under 'Educational Facilities' at SNo.-1 of the Clause -
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	2.4.1:-		
	Sub- Category	Standard	Minimum Area
	Aanganbadi	1 on Population of 5000	250 sq meter
This provision is being included in pursuance of Govt. order no. 3272(1)/08-01-10-156Misc/10 dated 19-08-2010			
10	The area of convenient shop will be 10-15 square meters under commercial at SNo.-5 of Clause-2.4.1 The above provision is being included in pursuance of Govt. order no. 3272(1)/08-01-10-156Misc/10 dated 19-08-2010		

11	The following provision is proposed to be included under commercial at SNo.-5 of the Clause -2.4.1		
	Kiosk/Booth/Platform for informal Sector	1-on 500 persons (approximately 50 platforms can be planned in a sector)	7.5 square meter
	The above provision is being included in pursuance of Govt. order no. 3272(1)/08-01-10-156Misc/10 dated 19-08-2010		
12	The following provision is proposed to be included under commercial at SNo.-7 of the Clause -2.4.1		
	Garbage Collection Site 1 on 500 persons 150sq meters		
	The above provision is being included in pursuance of Govt. order no. 3272(1)/08-01-10-156Misc/10 dated 19-08-2010		

13 Apart from the above, following amendments are proposed in the Building Constructions and Developments Bye Laws-2008 in continuation of other suggestions received from Development Authorities and private Developers:-

(1)	The definitions of the Group Housing is proposed to be substituted in clause -1.2.15(X) in Building Bye Laws by the following :- “Group Housing” shall include group or multi storey buildings, having one or more than one independent dwelling units and having participation and co-ownership of land and services, open spaces and movement pathways.
(2)	Clauses 1.2.31, 1.2.32 and 1.2.33 in the Building Bye Laws are proposed to be substituted as under :- 1.2.31-‘Built Area’ means such densely populated area situated under development area, whose most of the part has developed as commercial, industrial, residential and other area and in which all necessary facilities like roads; water supply, sewage, power supply etc. have been arranged and has been demarcated as built area by Development Authority under the Master Plan. 1.2.32-‘Developed Area’ means such area under development area as has internal and external development where all infrastructural facilities like roads, water supply, drainage, sewage, power supply, parks and open spaces etc. have been developed by Development Authority, Housing and Development Board, Private Developers, Cooperative Housing Society or any other Agency. 1.2.33-‘New/Undeveloped Area’ means such areas situated under the development area in which no development/construction of infrastructural facilities related to urban development, services and buildings, etc. has taken place, as yet.
(3)	It is proposed to include the definitions of ‘Tot-Lot’ as Clause 1.2.45 in the Building Bye Laws as under:- “Tot-Lot” means such park or playground which is located in the residential area and has been planned for use by small children (less than 12 years of age)
(4)	The definitions of “Park and Open Spaces “, as under , is proposed to be included as clause -1.2.46 in Building Bye Laws:- “Park and Open Space” means such place which is open and without construction or which has
	been laid- out and developed as public park or garden.

(5)	The definitions of “Lay-out Plan/sub –division Plan/ Sub Division Layout Plan”, as under , is proposed to be included as Clause -1.2.47 in Building Bye Laws:- “Lay-out Plan/Sub-division Plan/ Sub-division Layout Plan” means sub dividing any land or part thereof into more than one plots for sale or otherwise, in which lay-out of roads, set-back lines with measurement of plots and made of development (such as Row-Housing, Semi-detached, detached, Group Housing) are shown and description of size, use , area of plots is given.”
(6)	It is proposed to include in Clause-2.1.2.5(IX)(C) of Building Bye Laws, the provision that Recharge Pit/Recharge Shaft conforming to regional hydrogeology shall be built as per the advice of Department of Geology, Uttar Pradesh.
(7)	Clause-2.3.7 of Building Bye Laws is proposed to be substituted by the following :- “Provision of Brick-on-edge/ loose stone pavements on the sides of roads may be made in such a manner that maximum recharging of ground water is possible and requirements of physically weak persons are met”.
(8)	Under Serial No.1 of the table of clause-2.4 of Building Bye-Laws, it is proposed to mention a note that the provision of primary and Nursery School can be included under High School/Inter College, in view of which it will not be necessary to reserve separate plot, according to population standards, for each level of school.
(9)	Under Serial No.4 of the table of Clause 2.4 of Building Bye Laws, it is proposed to prescribe minimum area of plot for building of club at 1000 square meter.
(10)	Clause-2.4.2(iii) of Building Bye Laws is proposed to be substituted as under:- “The population shall be assessed on the basis of standard of 5 persons for one dwelling unit (including Group Housing). Under the plot development, 1 unit on plot upto 50 square meter, 2 units on plot of more than 50 and upto 200 square meter, 3units on plot of more than 200 and upto 300 square meters, 4 units on plot of more than 300 and upto 500 square meters shall be permissible. In the plots of area of more than 500 square meters situated on a minimum of 12 meter and more wide existing road, one unit on every 200 square meters, but a maximum of 12 units, shall be permissible and for more than 4 additional units, a charge at the rate of 10%of current sector shall rate of the Authority, on their total floor area, shall be payable. Where Sector rate of Authority is not available, the current circle rate of the District Magistrate shall be applicable. This facility shall not be permissible after amalgamating more than one plots in planned colonies. Standards of Ground coverage and F.A.R shall remain the same and parking provisions shall be as per standards proposed for group housing.”
(11)	It is proposed to substitute Note(iii) of clause- 2.5 of Building Bye Laws as under:- “The maximum height of all kinds of building shall be equal to one and a half times of existing width of the road and front set-back. However, in plot development /it will be 10.50 meters without stilt and 12.50 meters with stilt.
(12)	In clause- 3.1.2.3 of Building Bye Laws a provision as serial no (xv) is proposed to be included to the effect/that it would be possible to obtain approval on Standard Design from Development Authority for plot of specific size and under the same scheme, construction could be done on other plots of similar size according to standard design without approval of building plan, provided prescribed fees are paid.
(13)	Clause- 3.1.9(i) of Building Bye Laws is proposed to be substituted as under :- “The permission for any construction within 100 meter circumference from the border of protected monuments/ heritage sites declared by Archeological Department (Prohibited Area) and after it within area upto 200 meters (Regulated Area) shall be allowable on the basis of No Objection given by Archeological logical Department under the provisions of ‘The Ancient Monuments And Archeological Sites And Remains Act, 1958.

(14)	Clause-3.3.6(vi) of Building Bye Laws is proposed to be substituted as under:- “In new/undeveloped areas for Group Housing , population density/ to the extent of 330 units (1650 persons) per hectare shall be permissible subject to following terms and conditions, where in built and developed areas, in case of Zonal Plan/ Lay-out Plan being approved, density as per the same shall be permissible, otherwise density upto 150 units per hectare shall be permissible:- (i)On 12meters and more but less than18 meters wide roads, 200 units per hectare.				
	(ii)On 18 meters and more but less than24 meters wide roads, 250 units per hectare. (iii)24 meters and more wide roads, 330 units per hectare.				
(15)	In clause-3.4.2, clause-3.4.3 and clause-3.4.4 of Building Bye Laws the maximum height of the building is prescribed at 10.50 meters (3 storey’s). It is proposed to clarify in these clauses that the maximum height of stilt less building will be 10.50 meters, where height with stilt will be 12.50 meters. Apart from this, it is proposed to substitute title “Building of height of more than 10.50 meters” in clause -3.4.5 by “Building of height of more than 12.50 meters” and it is proposed to amend the table of clause -3.4.5, accordingly.				
(16)	Clause-3.4.6(ii) of Building Bye Laws is proposed to be substituted as under:- “Construction of maximum of 3.0 meter wide and 6.0 long Portico, projected or supported by columns shall be permissible near the entrance in side setback above the drive- way. Under the Portico, construction of any kind shall not be permissible on the part covered by sid4 set back.				
(17)	SNo.-1 of the table clause 3.5.1 of Building Bye Laws is proposed to be substituted as under :- 1.Plotted Development (Residential Plotted)				
			Ground Coverage (%)	F.A.R	
	(A)Built /Developed Area				
	□Upto 100sq meters		75	2.00	
	□ 101-upto300 sq meters		65	1.75	
	□ 301-upto500 sq meters		55	1.50	
	□ 501- upto 2000 sq meters		45	1.25	
	(B)New/Undeveloped Areas				
	□Upto 100sq meters		75	2.00	
	□ 101-upto300 sq meters		65	1.75	
	□ 301-upto500 sq meters		55	1.50	
	□ 501- upto 2000 sq meters		45	1.25	
(18)	The follo 3.5.1 of B	wing provisions are proposed to be in uilding Bye Laws:-	cluded as SNo.15,16 and 17 in the t		able of clause -

			Ground Coverage(%)	F.A.R.	
	15.	Amusement Park	20	1.0	
	16.	Sports Complex	20	0.4	
	17.	Bus Terminal/I.S.B.T	30	1.5	
	NOTE:-A Develop permissi	bove land use shall be permissible o ment plan/Lay-out Plan . However, ble under Agricultural Land Use, for	nly on land reserved in the Maste Amusement Parks and Sports Com which impact fees as per rules shall b	r Plan/ Zonal plex shall be e payable.	
(19)	Clause -3.5.6(ii) Building Bye Laws is proposed to be substituted as follows:- “In Commercial Group Housing, Industrial Office, Community amenities usage and other multi storey building of upto 20 acres, 5% of the covered area, but a maximum of 50 sq meters, and scheme of area of more than 20 acres o maximum of 100 square meters additional covered are, near Entrance , shall be permissible for Guard Room , Generator Room, Electric Switch Room, Meter Room and Tube-Well. With the condition that the requirements of Fire Safety are not violated.”				
(20)	Clause-3.8.2.(ii) of Building Bye Laws is proposed to be substituted as under:- “The maximum height of compound walls at the back and on the side shall be 2.40 meters, of which a minimum of 0.90 meter upper portion will be meshed / grilled.”				
(21)	Clause-3.10.10(ii) of Building Bye Laws is proposed to be substituted as under:- “In scheme of area of one area of one acre or more level parking block can be built under 5% additional Ground coverage, which shall not be reckoned toward F.A.R., but in case multi-storey Parking block is built on the land separately, the distance between original building and the parking shall be equal to one third of the height of the tallest block or 6.0 meters, whichever is more.”				
(22)	The Note (vi) of clause 4.1 of Building Bye Laws is proposed to be substituted as under:-				
	“Provisions for basement will be in accordance with the clause -3.9.”				
(23)	The clause-5.3(i) and (ii) of “Requirements for Construction of Hotel” of chapter 5 of Building Bye Laws 10.50 meters is proposed to be substituted by 12.50 meters.				
(24)	The following Provision is proposed to be included in the Clause -12.1(i) of chapter 12 of Building Bye Laws:- “For setting up tower under plotted development, obtaining no objection from R.W.A. shall not be necessary. However, No Objection/ Concurrence of R.W.A. shall be necessary for Group housing And Multi-storey buildings.”				
(25)	The title “Requirements for constructions of Guest House” of Chapter-19 of Building Bye Laws is proposed to be substituted by “Requirements for Construction of Guest House, Paying Guest and Hotel” . Apart from this, under the Govt. order no. 1047/08-3-08-73misc/OT dated 07-03-2008, Bye Laws prescribe for “paying Guest Accommodation ” along with Guest House under residential schemes for Ghaziabad development area are proposed to be included in chapter -19 and following provisions are proposed to be included for the construction of Hotel:- (i) The minimum size of plot will be 300 square meters, which should be situated on a minimum of 12.0 meters wide existing road.				

	(ii)The standards of Ground coverage and F.A.R will be according to the prescribed standards for residential plots of equivalent area in Building Construction and Development Bye-Laws. (iii)The Maximum number of rooms will be 15. (iv)For parking 1.0 similar car space will have to be arranged on 100 square meter floor area.
(26)	Provisions relating to “Standards of affordable housing for weaker income group low income group and other income groups issued by way of Notification No.5899/08-03-09-214Misc/09,dated14 January, 2010 have been include as chapter-24. In order to remove the contradiction indicated in the said notification it is proposed to delete SNo.-3 of table of clause-15.1 of the notification and SNo.(3) of the note.
(27)	The Parking arrangement prescribed for L.I.G. category in clause 24.1.1 of Chapter 24 of Building Bye Laws is proposed to be amended as under:- “For metro cities1 similar car space for / every 3 units and in other cities 1 similar car space for every 4 units , the area of which will be 13.75 square meters”
(28)	Under chapter-24 the review of standards of weaker and low income group housing/ is under consideration of the Govt. which will be deemed to be amended to that extent after being issued at the competent level.
(29)	Important places in view of heritage, tourism and religious view point, which have potential for development of hotel, but where it is not practicable to make available a minimum of 18 meter wide approach road , may be given permissible for budget hotel and Guest House/ Paying Guest House by the Authority after identification at the Board level, ensuring parking arrangements in surrounding nearby area and allowing relaxation in minimum width of the approach road keeping in view the local requirements.

Encls: Chapter-23, 24, and 25

CHAPTER-23

Requirements for Service Apartments

23.1	Permissibility	Permission for Service Apartments shall be allowable in commercial, Hotel and Office/Institutional land Uses/Buildings./	
23.2	Purpose	The service Apartments will be fully furnished and self contained apartments, having facility of kitchen, and which will be used for residing for short period.	
23.3	Other requirements	(i)	In Hotel and Office/Institutional buildings a maximum of 20 %of total permissible F.A.R may be used for service apartments.
		(ii)	Under the Commercial Land use Service apartments may be built separately, for which land coverage and F.A.R. prescribed in commercial land use will be permissible.
		(iii)	Under the service apartments to be planned separately, a maximum of 20% area of total floor area may be used for office, conference facilities, guest room and retail and service shops.

CHAPTER-24

Standards of Affordable Housing for Weaker Income Group and Income Group and Income Groups 24.1 Eligibility for E.W.S and L.I.G

The Eligibility for E.W.S and L.I.G will be determined on the basis of monthly income limit, which will be in accordance with the guidelines issued by State/ Central Government from time to time.

24.1.1 Area/Plinth Area , Density, Land Coverage and F.A.R. and Standards of Parking

SNo.	Requirements	Proposed Standards	
		E.W.S	L.I.G
(A)	Plotted Development		
	□Area of Plot	25 to 40 sq meters	41 to 60 sq meter
	□Density	250 units per hectare /1250 persons per hectare	150 units per hectare /750 persons per hectare
	□Maximum land Coverage	75%	75%
	□F.A.R	2.0	2.0
(B)	Group Housing		
	□Plinth Area	20 to 35 sq meter	36 to 45 sq meter
	□Density	650 units per hectare/3250 persons per hectare	500 units per hectare /2500 persons per hectare
	□Maximum land Coverage	50%	50%
	□F.A.R	2.0	2.0
(C)	Parking Arrangements	For Motor cycle/Scooter/Cycle 2.0 sq meter area for every unit	In Metro cities of 01 similar car space for every 3 units and in other cities 01 similar car space for every4 units, the area of which will be 13.75 square meter.

NOTE-

(I)Of the total residential units to be built in schemes of an area of more than 10 acres, proposed by Government Agencies and private sector, a minimum of 10 %. E.W.S and 10% L.I.G(total 20%)units will be built through cross subsidization.

(II)In the event of the building of E.W.S and L.I.G houses , as per the above standards, by any private developers under this scheme, the density and F.A.R. of E.W.S and L.I.G houses will not be included while reckoning density and F.A.R. of that scheme.

(III)The maximum 750 persons per hectare density for plotted development and the limit of 200 units per hectare/ 1000 persons per hectare density for Group Housing prescribed / under Notification No. 5136/08-03-2008-11Misc/08, dated

25.9.08 and Building Constructions And Development Bye-Laws, will not be applicable to E.W.S and L.I.G Housing.

(IV) According to Building Constructions And Development Bye-Laws, basic F.A.R. 1.5 is permissible for group Housing in built/ developed area. However, for E.W.S and L.I.G. 2.0 F.A.R will be permissible for E.W.S and L.I.G and city development charge will not be payable for additional F.A.R above the basic F.A.R.

24.1.2. Planning and Designing of Scheme

24.1.2.1 In order to reduce the cost of development work and ensure use of land, Modular Cluster Design and multi storey construction (generally ground +3) will be given priority.

24.1.2.2 Building plan will be so prepared that the maximum use of limited area of the plot is ensured, its structural design is minimum so that the cost of the building may be reduced.

24.1.2.3 To ensure connectivity of residence and employment, the provision of residence will be made near job-centers as far as possible.

24.1.3 Roads and Pathways

24.1.3.1 Where movement of motor vehicles is necessary, the minimum right of way of such streets will be 6.0 meters.

24.1.3.2 Where there is pedestrian circulation, the minimum width of pathway will be 4.5 meter. However, in case there is plot on the one side of the pathway, the minimum width be 3 meters. The maximum length of 3 meter wide pathway will be 50 meters and the maximum length of 4.5 meter wide pathway will be 80 meters.

24.1.3.3 No residential limit will be at a distance of more than 200 meters for 9.0 meter wide street.

24.1.4 Infrastructure Development

24.1.4.1 For every residential unit provision of one water connection and water seal toilet will be made. Keeping in view the economic capability of beneficiaries certain infrastructure amenities like Stand Post Toilet, etc. may be provided collectively.

24.1.4.2 For lighting arrangement non-conventional energy sources like solar energy and bio-gas will be encouraged.

24.1.5 Requirements for designing and construction of Building

24.1.5.1 single room unit the minimum area of the room will be 12.50 square meters whereas in a double room unit the minimum area of first room will be 9.0 square meters and its minimum width will be 2.5 meters and the minimum area of the second room will be 6.50 meters and its minimum width will be 2.10 meters. The joint area of both the rooms will not be less than 15.50 square meters.

24.1.5.2 The minimum area of separate toilet will be 0.90 square meters and its minimum width will be 0.90 meters. The area of Bathroom will be 1.20 square meters and minimum width will be 1.00 meter while total area of joint bathroom and toilet will be 1.80 square meter and minimum width will be 1.0 meter.

24.1.5.3 The minimum area of kitchen/ cooking Space will be 2.4 square meters and its minimum width will be 1.20 meters. In double room unit the minimum area of separate kitchen will be 3.30 square meters and its minimum width will be 1.50 meters.

24.1.5.4 The minimum width of Balcony will be 0.90 meter and maximum width will be 1.20 meter and the balcony will not be projected out of the limit of the plot on the road or street.

24.1.5.5 The minimum height of residential room and kitchen will be 2.60 meters, the minimum height of bathroom/ toilet and corridor will be 2.10 meters.

24.1.5.6 In double storey building the minimum width of staircase, in case of straight staircase, will be 0.60 meter and in case of winding staircase, will be 0.75 meter while in three or more storied Building the minimum width of straight

staircase will be 0.75 meter and in case of winding staircase will be 0.90 meter. The Riser will be minimum 200 millimeter. While Tread for two and three storied building will be min.

225 mm and 250mm respectively.

24.1.6. Other Requirements

24.1.6.1 Fire safety arrangements for the building, structural design for structural safety and building and plumbing services will be as per National Building Code, 2005.

24.1.7. Standards for Cluster Planning

“Cluster “ means plots/ residential units planned in the form of a groups around the open area. The requirements regarding planning and building Construction of houses to be built in the form of cluster will be as under:-

24.1.7.1The minimum size of the plot will be 15 square meters, For plots of 15-25 square meters 100 % Ground coverage and F.A.R. 2.0 will be permissible.

24.1.7.2In case of area of plot being in excess of 25 square meters, 75% Ground coverage and F.A.R. 2.0 will be permissible.

24.1.7.3A maximum of 20 units will be planned in a cluster.

24.1.7.4 A maximum height of Group Housing building under cluster planning will be 15.0 meters.

24.1.7.5The minimum area of cluster open space will be 36 square meters, the minimum width will be 6.0 meters or less than half of the height of the buildings situated with cluster open space, whichever is more.

24.1.7.6There will be no need of a provision of any set-back from pedestrian path/roads around the cluster.

24.1.7.7The minimum right of way for approaching the cluster will be 6.0 meters whereas the minimum width of the footpath will be 3.0 meters.

24.1.7.8In case of provision of common toilet for E.W.S in Cluster Housing, arrangements may be made for 01 toilet, 01 bathroom and 01 space for washing for 3 families.

24.1.7.9The other requirements for building construction and arrangements for fire fighting, structural design, building services and plumbing services will have to be made in accordance with the provisions of National Building Code, 2005.

NOTE:- The provisions of Building Constructions and Developments Bye Laws-2008 will be deemed amended to the above extent and for the provisions related to E.W.S and L.I.G. housing, which are not included in the above standards, the provisions of N.B.C-2005 and I.S./B.I.S will be followed.

24.1.8. Building Material and specifications

24.1.8.1In the construction of buildings of E.W.S and L.I.G, use of building material sustainable with the view point of environment like-fly ash , materials of less cost made of agricultural and industrial waste and local building material will be encouraged.

24.1.8.2The specifications of the building construction will be kept as per Annexure-1 as far as possible.

24.1.8.3Standards for construction of buildings through pre-fabricated technology and specifications will be kept as per Annexure-2

24.1.9. Cost of Buildings

24.1.9.1The approval for the cost of buildings of E.W.S and L.I.G in schemes proposed by the Development Authorities, Housing and Development Board and Private Sector will be granted on the basis of the recommendation of Committee constituted by the Government.

24.1.9.2 In case the private developer avails the benefit of schemes by central State Government, the compliance of procedures prescribed for such schemes and other additional terms will have to be ensured.

24.1.10. Dove tailing with other Schemes

In residential schemes for weaker and low income groups dove tailing of the amounts provided for in the Income and Expenditure Statement of various departments like Housing and Urban Planning, Urban Development Urban Employment and Poverty Eradication/SUDA, Social Welfare, Medical and Health, Home Department, Public Works Department etc. and Schemes run by Central Government will be ensured by Housing and Development Board and Development Authorities, so that consolidated use of financial resources of various departments may be ensured.

24.1.11. Determination of Standards For Affordable Housing

24.1.11.1. It is required to promote Affordable Housing to meet the housing demands in respect of the fast growing urban population. In this connection through the Government increased standards of density and F.A.R. last year, still keeping in view, continuously increasing pressure of urbanization, creation of a favorable regulatory environment is necessary to ensure optimal utilization of scarce urban land and to bring the continuously increasing costs of the building construction within the reach of economic capability of various section of the society. In view of the above, for such families, who do not meet the terms of prescribed income limit and cost ceiling of the house, for

eligibility for E.W.S and L.I.G, the standards for construction of affordable housing through public, private and cooperative sectors, are fixed as under:-

SNo.	Requirements	Proposed Standards
1.	Plotted development	
	□Area of Plot	50-150 sq meter
	□Density	Maximum of 100 units per hectare/ 500 persons per hectare.
	□Maximum land coverage	70 percent
	□F.A.R.	2.0
2.	Group Housing	
	□Plinth Area	40-110 sq meter
	□Density	Maximum 350 units per hectare/ 1750 persons per hectare
	□Max Ground Coverage	45 %

	☐ F.A.R	1.75
3.	Parking Arrangement	
	☐ For unit of less than 50sq meter area	For Motorcycle /Scooter/ cycle, 2.0 sq meter area for every unit.
	☐ For unit of 50-75 sq meter	For every 2 units, 01 similar car space, the area of which will be 13.75 sq meter.
	☐ For unit of more than 75 sq meter area	02 similar car spaces for every unit.

NOTE:-

1)Purchasable F.A.R., as per rules, will be permissible for the Group housing, in relation to which proportionate will be permissible, which will be in addition to the prevailing density standards.

2)The prescribed ceiling of a maximum 750 persons per hectare for plotted development and 200 units per hectare /1000 persons per hectare for Group Housing will not be applicable in affordable housing.

3)Alongwith above Standards compliance of the Building Constructions And Development Bye-Laws will be necessary in planning and designing of affordable housing. In relation to provisions not included in Building Constructions Bye-Laws, compliance of relevant provisions of N.B.C.-2005 and I,S and B.I.S will be ensured.

Annexure-1 Specifications for E.W.S and Housing

1.	Structure	
(a)	Ground plus three	☐ Stepped footing in brick masonry for sub-structure ☐ Preferably Rat Trap Bond in bricks for wall masonry. ☐ RCC limited band and roof level band for earthquake resistance.
(b)	Above ground plus three	☐ RCC framed structure. ☐ Preferably Rat trap Bond in bricks for wall masonry.
2.Roof/ Floor		☐ Reinforced Brick seals or Precast Reinforced Brick Panel for roofing placed over partially pre-cast RCC joists with screed. ☐ CC flooring.
3. Doors/Windows		☐ For main entrance 35mm thick flush door with 35 X 35 X35 MS Angle Iron Frame. ☐ T&Z Section window with glass panes
4.Finishing		☐ Internal plastering ☐ External wall exposed finish with ordinary colour wash. ☐ Enamel painting on doors/windows.

Note:-Above specifications are recommendatory.

Annexure-2

Standards for Construction of E.W.S Buildings through Pre-Fabricated Technique.

1. In case of houses of weaker income group are built as single storey row houses through pre-fabricated technique, the area of plot will be approximately 26 square meters and the built area in this will be approximately 17 sq meters with the provision of one Living Room, Kitchen/Pantry and Toilet. The size of Living Room will be approximately 140-150sq ft and as far as possible provision for kitchen/Pantry will be made in the area of this room only.

2. In single storey houses of this kind, (slab and lintel slab of living room/kitchen/pantry and toilet) will be pre-fabricated/ pre-stressed and after casting them separately in casting yard, these will be lifted by crane and put on the houses. At the time of casting the slab, four steel rings will also be cast on all four corners of the slab so that the prefabricated slab may be lifted easily by the crane.

3. In single storey houses, apart from slab and lintel, construction of walls will be done as brickwork walls by conventional method and provision of one such thick cement concrete floor will be made in living room, kitchen/pantry and toilet.

4. In single storey houses the ceiling height of the room will be approx 9 ft and the slab height of toilet will be 7.5 feet.

5. The General Specifications of these houses are annexed, showing detailed description the facilities to be provided in the house.

6. In case in place of single storey houses, cluster housing/ multi storey buildings are constructed, column, beam, lintel and slab will be used after casting yard in the form of prefabricated/ pre-stressed structures, walls etc. may be made of brick-work as per conventional Construction method.

7. In the first floor and floors above it in cluster housing/ multistory buildings, there will be no need to provide cement concrete flooring as prefabricated slab could be used as floor.

Encl: General Specifications.

General Specifications

Slab: Slab of Room, Kitchen and Toilet will be pre-fabricated and Pre-stressed.

Walls: All the walls will be 9" X 4.5" thick Brickwork walls and shall be plastered inside and outside both with 1:6 Cement and fine sand mortar.

Finishing Items:

(I) Flooring:

a) Room: Average 25mm thick CC Flooring.

b) Kitchen: Average 25 mm thick CC Flooring.

c) Bathroom: Average 25 mm thick CC Flooring.

d) W.C.: Average 25 mm thick CC Flooring.

(II) Doors, Windows and Ventilations

a) Door: For main entrance 35 mm thick flush door with 35 X 35 X 5 MS angle Iron frame along with 2 No's. tower bolts of length 6" and 9" as suitable with 2 No.s handles and 1 No. 12" MS aldop.

b) Toilet door will be off flash door panels with angle Iron frame along with 2 No's tower bolts and No's handles.

c) Windows: All windows will be T&Z section.

(III) Painting:

a) Inside , the unit for wall and ceiling :Two coat with white wash for wall and ceiling.

b) Outside: Two coat of ordinary colour wash for walls.

c)Door and Window Frame: Door, window frame should be with one coat primer and one coat of oil paint.

(IV)Dado

a)For toilet 450mm dado with cement punning.

b)For kitchen 150mm dado with cement punning.

c)W.C. -450mm high dado in cement punning.

(V)Plumbing & Sanitary

a)W.C. : Indian type of 18” ceramic/mosaic.

b)Two number 0.5” PVC tap of good quality in the toilet.

c)One number 0.5” PVC tap of good quality in the kitchen.

d)Soil line, waste water line should be of 4” dia PVC pipe of 4kq/sq cm pressure.

e)4” dia PVC nahani trap with jalli one in toilet and one in kitchen.

f)Heavy duty PVC solvent pipe for all water lines.

(VI) Electrification:

One number fan-hook and PVC conduit pine in slab.

(VII) Pre cast Kitchen platform of size 450mm X1000 mm to be provided in the kitchen.

CHAPTER-25

Requirements for Cinema Plots Planned before Creation of the Authority or Construction of Cinema hall having commercial facilities/Multiplex after demolishing existing cinema halls.

25.1	The land-use of cinema plot planned before creation of the authority or existing cinema halls, which is part of lay-out plan approved by the competent level, will be considered as cinema hall (commercial) even if the land-use of the same has been shown otherwise in the Master Plan.
25.2	In case level of land-use of plot planned for the purpose of cinema hall/ cinema hall is not prescribed under the Master Plan, the same will be treated as sub-City centre (commercial).
25.3	The Land-use of plot planned for cinema hall under lay-out plan approved by competent Authority/existing cinema hall, being commercial, the action for change of land-use change charge will not be payable.
25.4	In case such plots/existing cinema halls meet the requirements prescribed in G.O.No.-4218/9-Aa-3-99-42Misc/99, dated 14.12.2000 as amended by G.O.No1663/9Aa-03-01-42Misc/99, dated 18.4.2001 and G.O.No.-1806/9-Aa-3-2004-42Misc/99 dated 08 june,2004, the permission for multiplex on the same will be allowable.
25.5	The permissibility of land- coverage and F.A.R. for cinema halls/Multiplex will be as per the terms of allotment/lease. In case said provision is not in the lease, maximum Ground coverage 40% and F.A.R. 1.75 will be permissible according to provisions of Building Construction and Development Bye-Laws-2008. Over and above the F.A.R. permissible as per terms of allotment/lease or F.A.R. permissible as per Building Construction and Development Bye-Laws, as the case may be, purchasable F.A.R. will be permissible according to the rules.
25.6	Other requirements regarding constructions of cinema hall/multiplex will be in accordance with prevailing Building Construction and Development Bye-Laws and relevant Government orders.

25.7	The compliance of provisions of G.O.No.-1669/11-Ka.Ni-8-2004-Bees-M (36)/99, dated 03.09.2004 and Notification No. Ka. Ni-6-1723/11-20005-Bees-M (36)/2005, dated 03 October 2005 will be essential for construction of the cinema hall with commercial complex/multiplex after demolishing existing cinema hall.
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