

UTTAR PRADESH URBAN PLANNING AND DEVELOPMENT (ASSESSMENT, LEVY AND COLLECTION OF DEVELOPMENT PERMIT FEE, BUILDING PERMIT

Uttar Pradesh Shasan Aawaas evam Shahri Niyojan Anubhag-3 In pursuance of the provisions of clause (3) of Article 348 of Constitution, the Governor is pleased to order the publication of the following English translation 1159077/2025/8-3099/406/2023 dated ..Q?.Pecemk9!., 2025. of Notification no.V. . Notification 1159077 No. 1/...../2025/8-3099/406/2023 02 December Lucknow; Dated:,2025. In exercise of the powers under clause (c) of sub-section (2) of section 55 read with sub- section (2) of section 115 of the Uttar Pradesh Urban Planning and Development Act, 1973 (President's Act no. III of 1973) read with section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no. I df 1904) the Governor is pleased to make the following rules with a view to amend the Uttar Pradesh Urban Planning and Development (Assessment, Levy and Collection of Development Permit Fee, Building Pennit Fee and Inspection Fee) Rules, 2024, namely :- The Uttar Pradesh Urban Planning and Development (Assessment, Levy and Collection of Development Permit Fee, Building Permit Fee and Inspection Fee) (First Amendment) 1/1159076/2025 Rules, 2025 Short title, commencement and application Amendment of rule 2 1. 2. (1) (2) (3) These rules may be called the Uttar Pradesh Urban Planning and Development (Assessment, Levy and Collection of Development Permit Fee, Building Pennit Fee and Inspection Fee) (First Amendment) Rules, 2025 They shall come into force with effect from the date of their publication in the Official Gazette. They shall be applicable to all the development areas in the State of Uttar Pradesh. In the Uttar Pradesh Urban Planning and Development (Assessment, Levy and Collection of Impact Fee) Rifles, 2024 (hereinafter referred to as the "said rules") for the existing rule 2 set out in Column-I below, the rule as set out in Column-II shall be substituted, namel - (a) (c) Column-I Existin rule "Act" means the Uttar Pradesh Urban Planning and Development Act, 11973 (President's Act no. III of 1973 • "Applicant"., means any person or body making an application under section 15 of the Act to obtain permission referred to in section 14 of the Act; (a) (b) (c) (d) " Approval" means Column-II Rule as hereb substituted "Act" means the Uttar Pradesh Urban Planning and Development Act, 1973 resident's Act no. 11 of 1973 • "Applicant" means any person or body making an application under section 15 of the Act to obtain permission referred to in section 14 of the Act; "Approval" means approved by the Authority; "Authority" means the development authorit constituted under section 4 of 1 Vii 1/1159076/2025 (d) (e) (f) (h) (i) (j) (k) approved by the Authority; Authority" means the development authority constituted under section 4 of the Act; "Building" includes any structure or erection or part of a structure or erection which is intended to be used for residential, industrial, commercial or other purposes, whether in actual use or not; "Building Bye-laws" means the bye-laws made under section 57 of the Act; "Building operations" incl udes rebuilding, structural alterations of, or additions building to, operations normally undertaken in connection with the construction of buildings; "Building Permit" means authorization to proceed with construction or reconstruction of a specific building at a particular site in accordance with the building plan approved by the Authority; "Covered Area" means the total built-up area on all the floors of a building; "Development" with its grammatical variations and connotations, means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in any building or land, and includes re-development; "Development Area" means the area declared as development area under section 3 of the Act; "Development permit" (e) (f) (g) (h) (j) the Act; "Building" means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes: (i) foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms etc.; (ii) verandahs, balconies, cornices, projections etc.; (iii) parts of a building or anything affixed thereto; (iv) any wall enclosing or intended to enclose any land or space, sign and outdoor display structures; etc.; (v) tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc.; (vi) all types of buildings as defined under the 'use group or occupancy' or based on 'design, height or other features', except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes (for less than three months) and ceremonial occasions, shall be considered to be "buildings "Building Bye-laws" means the bye- laws made under section 57 of the Act; "Building operations" includes rebuilding, structural alterations of, or additions building operations to,

normally undertaken in connection with the construction of buildings; "Building Permit" means authorization to proceed with construction or reconstruction of a specific building at a particular site in accordance with the building plan approved by the Authority; Built-up area (Building) context of building construction refers to the total covered area on all floors of an immovable property or building; "Development" with its grammatical variations and connotations, means the carrying out of building, engineering, mining or other operations in on, over 2 1/1159076/2025 (m) (n) (o) (p) (q) (r) (s) (t) means authorization to proceed with development or re-development of a specific parcel of land at a particular site in accordance with the layout plan approved by the Authority; "Floor Area" means covered area (plinth area) on any floor of a building; "Floor Area Ratio" (hereinafter referred to as "FAR") means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot; "Government" means Government of Uttar Pradesh; "Group Housing" means group of multi-storied buildings having one or more independent dwelling units on each floor where land, open spaces, circulation and area common facilities are jointly owned; "Inspection Fee" means the fee levied upon a person or body for any or all of the purposes specified in sub-section (1) of section 25 of the Act; "Layout plan" means a sub-division plan approved by the competent authority showing division of any land or portion thereof into more than one plot or parcel for the purpose of sale or otherwise; "Owner" includes any person whose name is recorded as owner of the land or building or part thereof in the records of the concerned Authority; "Redevelopment" means rehabilitation or new construction on a site by renovating or replacing pre-existing uses with new development or construction in accordance with layout plan approved by the Authority; "Development Area" means the area declared as development area under section 3 of the Act; permit "Development means proceed with authorization to development or re-development of a specific parcel of land at a particular site in accordance with the layout plan approved by the Authority; "Floor Area" means covered area (plinth area) on any floor of a building; "Floor Area Ratio (FAR)" means the quotient obtained by dividing the combined covered area (plinth area) excepting areas of all floors, exempted under specifically applicable building construction and development bye-laws, by the total area of the plot, viz.: - Floor Area Ratio (FAR) = Total covered area on all floors/ Plot Area; "Government" means Government of Uttar Pradesh; "Group Housing" include group of residential buildings or multi-storey buildings having one or more independent residential units on each floor and in which there is sharing and co-ownership of land and services, space open transportation routes; "Inspection Fee" means the fee levied upon a person or body for any or all of the purposes specified in sub-section (1) of section 25 of the Act; "Layout plan/sub-division plan" means sub-dividing of any land or part thereof into more than one plot for sale or otherwise, in which the configuration of roads, measurement of plots along with set-back lines and method of development (e.g. row- semi-detached detached housing, group housing) should be shown and details of size, use, area of all the plots should be given; "Owner" means a person who has legal rights over any land or building or receives rent or is entitled to 3 QTFtr azi (u) (2) construction on a site by renovating or replacing pre-existing uses with new development or construction in accordance with layout plan approved by the Authority; "Section" means a section of the Act. Words and expressions, not defined in these rules but defined in the Act, shall have the meanings respectively assigned to them in the Act. (u) 2. (2) In the said rules in rule 4, 1/1159076/2025 receive rent in case the premises are on rent and will also include the following: (i) Any agent or person who receives rent on behalf of the owner; (ii) Any agent or person who receives rent or is entrusted with the management of any land or building for religious or charitable purposes; (iii) Any receiver or manager appointed by a court of competent authority who has been given the charge/authority of exercising the rights of the owner in the premises; "Redevelopment" means rehabilitation or new construction on a site by renovating or replacing pre-existing uses with new development or construction in accordance with a layout plan approved by the Authority; "Section" means a section of the Act. Words and expressions, not defined in these rules but defined in the Act, shall have the meanings respectively assigned to them in the Act. Amendment of rule 4 3. (a) for clause (d) of sub-rule (1) set out in Column-I below, the clause as set out in Column-II shall be substituted. namely:- Column-I Existing Clause For extension of validity period of the development permit, the fee shall be equal to 50 percent of the fee specified in clause above. Besides, cent percent inspection fee shall also be payable as per Column-II Clause as hereby substituted (1) (d) For extension of validity period of the development permit, the fee shall be equal to 50 percent of the fee specified in clause (a) above. Besides, cent percent inspection fee shall also be payable as per rule 3. In case application is made after the expiry

of validity, revalidation shall be given for the remainder of the extension period. Revalidation shall be as per terms and conditions of the Authority and subject to the Master Plan/Zonal Plan and building Byelaws, as in force, for the area where construction has not started. 4 (b) for clause (a) of sub-rule (2) set out in Column-I below, the clause as set out in Column-II shall be substituted, namely:- Column-I Existing Clause In case of building permit, the fee for building plans of different land uses shall be calculated on the basis of total proposed covered area and the rates thereof shall be as given in the table Column-II Clause as hereby substituted (2) (a) In case of building permit, the fee for building plans of different land uses shall be calculated on the basis of total proposed covered area and the rates thereof shall be as given in the table below below Land use/Activity (i) Commercial/ Shopping Complex/Shopping Mall, Cinema/Multiplex, Mixed use, Office use (ii) Group Housing (iii) Plotted residential and other uses Building Permit Fee (Rupees per square meter) 151. Land use/Activity Commercial/Shopping Mall, Complex/Shopping Cinema/Multiplex, Mixed use, Office use (ii) Group Housing (iii) Plotted residential and other uses Building Permit Fee (Rupees per square meter) For plots of size upto 100 sqm for residential and plots of size upto 30 sqm for commercial purpose, the Building Permit fee shall be Rs. 1 /- . (c) for clause (f) of sub-rule (2) set out in Column-I below, the clause as set out in Column-II shall be substituted, namely:- Column-I Existing Clause For extension of validity period of the building permit, the fee shall be equal to 50 percent of the fee as specified under clause (a) above. Besides, cent percent inspection fee shall also be payable as per rule 3 Column-II Clause as hereby substituted (2)(f) For extension of validity period of the building permit, the fee shall be equal to 50 percent of the fee as specified under clause (a) above. Besides, cent percent inspection fee shall also be payable as per in case application is made after the expiry of validity, revalidation shall be given for the remainder of the extension period. Revalidation shall be as per terms and conditions of the Authority and subject to the Master Plan/Zonal Plan and building Byelaws, as in force, for the area where construction has not started. 5 +3099/406/2023-NIUTH 1/1159076/2025 (d) for clause (b) of sub-rule (3) set out in Column-I the clause as set out in Column-II shall be substituted, namely:- Column-I Existing Clause 'In case of building permit, the rate of inspection fee shall be Rs. 20/- per square meter payable on the total floor area of the building for all types of building plans whether single story or multi-storied. Column-II Clause as hereby substituted (3)(b) In case of building permit, the rate of inspection fee shall be Rs. 20/- per square meter payable on the total floor area of the building for all types of building plans whether single story or multi-storied. For plots of size upto 100 sqm for residential and plots of size upto 30 sqm for commercial, Inspection Fee shall not be applicable. GURU PRASAD PORALA D 9-11-2025 er (P. Guruprasad) Principal Secretary 6