

No.813/8-3-17-34Misc/2008

From,
Nitin
Ramesh
Gokarn
Principal
Secretary
Govt. of
U.P.

To,

1.Housing Commissioner,
U.P. housing &
Development Board
Lucknow

2.Vice-Chairman,
All Development
Authorities,
U.P.

3.Chairman
All Special Area development
Authorities,
U.P.

Housing & Urban Planning Section-3 Lucknow, Dated 08
June.2018 Subject: Regarding Proposed amendments in the Building Construction and
Development Bye-Laws 2008 (as amended 2011 and
2016) for re-determination of land coverage and floor area ratio (F.A.R.) for industrial
plots.

Sir,

It is to intimate that for establishment and expansion of the industry, the arrangement of
adequate land is the first requirement. Therefore, industrialists have been continuously
demanding increase in F.A.R. in the view of F.A.R. applicable at present having been rendered
less advantages. Keeping in view promoting the industries by fast tracking Micro Small and
Medium Enterprises, creating maximum employment in this sector and attracting capital
investment in the State by the Government of U.P., Micro Small and Medium Enterprises
department has promulgated U.P. Micro Small and Medium Enterprises and Export Promotion
Policy -2017, through G.O. No.-22/2017/869/18-2017-80(S.I.)/2017, dated 15.12.2017. A
decision has been taken to increase F.A.R for availability of land at point no. 5.1.2 of the policy. In
this connection Micro Small and Medium Enterprises Section-2 through letter no. 095/18-2-
2018-80(La.U.) 2017 dated 30.01.2018 has requested for issuance of G.O. in regard to
redetermination of land coverage and floor area ratio (F.A.R) for industrial plots.

2- In this connection I Have been directed to state that existing provision of clause. 3.5.1 of
Building Construction and Development Bye-Laws 2008 (as amended 2011 & 2016) is
hereby amended as under:-

Clause	Existing provision			Proposed Provision		
3.5.1	7. Industrial			7. Industrial		
	(A)Area of built/ developed area plot (sq meter)	Ground Coverage	F.A.R.	(A)Built/ Developed Area	Ground Coverage	F.A.R.
	Upto 100	60	1.20	Area of Micro, Small And Medium		
	101-450	60	1.20			

	451-2000	55	1.00	Enterprises Plot(sq		
	2001-12000	55	0.90	Upto 1000	60	1.50
	12001-20000	50	0.85	1001-upto 12000	60	1.30
	More than 20000	50	0.80	More than 12000	55	1.00
	(B)New/undeveloped areas			(B)New/undeveloped areas		
	Flatted Factories	50	1.50	Flatted Factories	50	1.50
	Small and Light Industries	60	1.00	Area of Micro, Small And Medium Enterprises Plot(sq meter)		
	Large Industries	40	0.80	i.Upto 1000	60	1.5
				ii.1001-upto 12000	60	1.30
				iii.More than 12000	55	1.00
				Large Industries	40	0.80

Please adopt the above by obtaining approval of the Authority Board.

Yours
faithfull
y
(Nitin
Ramesh
Gokarn
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Principa
l
Secretar
y

No. and date as above

Copy forwarded to the following for information and necessary action.

- 1)Housing Commissioner, U.P. housing & Development Board for amendment in Building Construction and Development Bye-Laws 2008(as amended 2011 and 2016) with the purpose that necessary action may be taken adoption of above amendment by considering the same by Board of the Board.
- 2)Director, Awas Bandhu, U.P. Lucknow with the direction that copies of Building Construction and Development Bye-Laws 2008(as amended 2011 and 2016) may be made available to all concerned and this may be uploaded on website.
- 3)Chief Town and Country planner, town & country Planning Department, U.P. Lucknow.
- 4)Advisor Planning, Awas Bandhu, U.P. Lucknow
- 5)Guard File

By Order
Sd-1
**(Amitabh
Prakash)**
Special
Secretary