

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY (ERECTION OF BUILDING ON LAND TRANSFERRED THROUGH RECHANGE) REGULATIONS, 2025

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3. If the land given through an Exchange Deed has the term "Agricultural Use" mentioned in the deed, then the provisions of Option-I Shall! apply. In Exchange Deeds where no land use has been mentioned or "Abadi (Residential) Use" has been stated and stamp duty has been charged as per residential use, then in such cases, the transferee shall be entitled to opt for either Option-2 or Option-3. as the case may be. 3. ! Option-I The transferee may apply for the construction of a residential building for personal use, In case the transferee make such application, only the below stated provisions shall apply. 3.1-1 Details of Permissible Maximum Ground Coverage, Floor Area Ratio (FAR), Maximum height permissible Setback Requirements and other provisions: (a) The details Of the Permissible Maximum Ground Coverage, Floor Area Ratio (FAR), Maximum height permissible and Setback Requirements are as follows:— a b d Maximum permissible ground coverage Maximum permissible FAR Maximum height permissible Setback requirements 0.15 IO meters Front setback (towards the road): 1..S meters and a!} other sides: 9 meters (b) The area of any mezzanine floor shall also be included within the maximum permissible floor area. (c) The maximum height of the boundary wall shall be 2.5 meters from the top surface of the drain. (d) Inside the outer walls of the buidling, basement area equal to the permissible ground coverage shall be allowed. (e) For approval and issuance of a completion certificate, a minimum of 250/0 of the permissible FAR must be constructed. RPH i Audyogik Vikas 2026 data Oe 5 2026 (f) No construction shall be permitted outside the building line (in the setback area) execept for the following:— (i) A Balcony/projection of maximum 0.75 meters width at lintel or roof level. No other type of construction or material shall be permitted above these projections. (ii) An underground water tank with its top flush with the adjoining ground level. (g) If within a radius of 1.5 kilometers from the boundary wall of such a building, there exists any protected area, ancient monument, or histoncal monument, the Authority shall have the power after recording leasons to impose such restrictions or limits on the number of floors and height of the building as it deems appropriate. (h) The height of any basement, including its slab

(roof), shall not exceed 1.5 meters above the top surface of the drain. If the basement is at the same level as the ground surface, adequate arrangements for lighting and ventilation must be ensured. 3.1.2 The following shall be included in the Floor Area Ratio (FAR):— (a) Mezzanine floor. (b) The elevator shaft provided for a lift shall be included in the calculation of coverage only on one floor, and it shall also be included in the calculation of ground coverage. (c) Pergola, if enclosed on three or more sides, shall be included in FAR. (d) Meter room constructed as per the standards of the electricity authority. 3.1.3 The following shall not be included in the Floor Area Ratio (FAR):— (a) A Balcony projection of maximum 0.75 meters width at or roof level. No other type of construction or material, other than what is specified here, shall be permissible above these projections. (b) The basement area, if used only for services, storage, or parking, shall not be included in FAR. This area shall not exceed the permissible ground coverage. (c) If the basement area is used for any purpose other than those mentioned above, it shall be counted in the building's FAR. (d) Balcony (up to 1.5 meters width exempt from FAR), provided that a clear 6.00 meter corridor is left in the setback area for fire safety. (e) Any other structure of a primarily ornamental nature, which does not cover or enclose a commercial usage space may be permitted by the Chief Executive Officer based on the unique circumstances of each case. 3.1.4 For the issuance of a completion certificate, the following items must be present in the buildings:— (a) Flooring—Hard surface flooring for common areas and fully finished flooring everywhere. (b) Electrical wiring. (c) Plumbing work completed. (d) Parking space and landscaping or as per instructions issued from time to time. (e) Number plate and illuminated board, as per the instructions amended from time to time. (f) Internal and external finishing (plastering will not be mandatory). (g) Boundary wall and Gate shall be mandatory. (h) Buildings must be lockable, meaning all external doors and windows must be provided. In case grills are provided on windows, fitting of glass panes in window frames shall not be mandatory. (i) Any special provisions mentioned in the Exchange Deed. G) Upon completion, all temporary constructions must be removed. If any special clause is mentioned in the Exchange Deed, the expectations specified therein shall apply. 328 RPH (AIKIyagiV. Vikas Anuhhag-d) 2026 data 7 8 5 2026 (3.2) Option-2 In cases where the Exchange Deed mentions "Abadi (Residential)" use, or where stamp duty has been charged according to residential use, the building plan approval process shall be carried out under the New Okhla Industrial Development Area Building Regulations, 2010 as amended from time to time, subject to the following conditions:— 3.2. 1. For land transferred in favour of the transferee through exchange/shifting by the Authority for implementing its schemes, all provisions of the New Okhla Industrial Development Area Building Regulations, 2010 as amended from time to time shall apply except for sub-clauses (1), (2), (3), and (4) of clause 30.0. 3.2.2. For applications received under this notification, the Authority shall charge external and internal development fees as per the applicable rules and bylaws of the Authority. (3.3) Option-3 This option shall apply to land given through an Exchange Deed which falls within a sector developed under the Noida Master Plan with the following conditions:— 3.3.1. Sector developed shall mean where 50% or more plot has been allotted by the Authority as per the layout plan. 3.3.2. For permission of land use as permitted under the Master Plan, the transferee must apply along with a processing fee of Rs. 5 per square meter or as decided by the Authority from time to time. 3.3.3. The Master Plan zoning regulations permit various activities under each land-use category, provided that these activities have been planned in the sector layout plan. If the Exchange Deed does not specify the activity/activities, then a committee shall be constituted under the Chairmanship of the Additional Chief Executive Officer to identify the appropriate activity based on merits. The committee shall include Senior Officers from the following departments of the Authority: Land Records Department, Legal Department, Planning Department, Accounts Department, Project Department and Concerned Property Department. The committee shall submit its recommendations to the Chief Executive Officer, NOIDA. 3.3.4. After completion of the procedure under Regulation 3.3, the proposed land use shall be marked on the layout map, and objections/suggestions from the general public shall be invited. After disposal of the received objections/suggestions at the competent level, the layout map shall be finalized as per rules. 3.3.5. The applicant shall be required to pay the difference between the land value as per the current rate of the land use indicated in the layout plan (i.e., the sector rate effective at the time of map approval, or the rate of allotment of the same sector in the current or immediately preceding financial year whichever is higher), and the current value of the land allotted through the Exchange Deed (i.e., the current land value used for determining stamp duty for the Exchange Deed on the date of sanction of the map). The amount so

L"dlculated shall be deposited with Authority forthwith. 3.3.6. The transferee shall surrender the Exchange Deed and execute the Lease Deed on a token stamp paper of 21/-, with a lease duration of 90 years starting from the date of execution of the Lease Deed. 328 RPH (Audyogik Vikas Anubhag-4) 2026 data TGTZ, 5 2026 3.3.7. As per the policy of Authority, lease rent shall be payable. From the date of execution of the lease deed, the lease rent must be paid every year in advance, as per rules. From time to time, the revised rates/rules and conditions related to lease Rent shall be applicable. 3.3.8. As per the provisions mentioned in the Lease Deed, the applicant may apply for building plan approval in accordance with the provisions of the New Okhla Industrial Development Area Building Regulations, 2010. 3.3.9. [f construction is not completed within the stipulated period and the Occupancy Certificate is not Obtained, the applicant shall be liable to pay time- extension charges as per the Authority's prevailing rules. 3.3. IO. If the concerned land is transferred. such transfer shall be permissible as per the policy of the Authority. 3.3.11. As per the policy of the Authority, change of shareholding, change in constitution (e.g., partnership/ company structure), etc.. shall be permissible. NOTE: If the Applicant opts for Option-3, change of permitted activity shall not be allowed in the future. The conditions and rates applicable at the time of granting permission shall remain in force. By order, ALOK KUMAR, Apar Mukhya Sachiv. 328 gfäüT (40210ttro/3*e) I 328 RPH (Audyogik Vikas Anubhag-4) 2026 data 6e 9

