

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण



यूपीसीआईडी का मुख्यालय
A-144 लखनऊ
कानपुर - 244004
फ़ोन : 0512-542851-52
फैक्स : 0512-2589747
वेबसाइट: www.upsidaindia.org
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संदर्भ संख्या

/सीडा/एटीपी/का03A0

दिनांक

कार्यालय आदेश

उत्तर प्रदेश राज्य औद्योगिक विकास प्राधिकरण (यूपीसीआईडी) की दिनांक 11.06.2020 को सम्पन्न 35वीं बोर्ड बैठक के कार्यविन्दु संख्या-25 में लिये गये निर्णय के क्रम में, प्राधिकरण में औद्योगिक भूखण्डों के उप विभाजन, पलैटेड फैक्ट्री में परिवर्तन तथा सहायक उपयोगों हेतु यूपीसीआईडी के भूमि विकास एवं भवन विनियमन, 2018 में संशोधन का प्रस्ताव अनुमोदित किया गया है। तत्काल में प्राधिकरण में औद्योगिक भूखण्डों के उप विभाजन, पलैटेड फैक्ट्री में परिवर्तन तथा सहायक उपयोगों हेतु यूपीसीआईडी के भूमि विकास एवं भवन विनियमन, 2018 के प्रस्ताव-2.1.7 की तालिका-व के क्रमांक-48 से 52, प्रस्तर 3.3.6.2 व 3.3.6.3 में कतिपय संशोधन एवं नया प्रस्तर 3.3.12 को सम्मिलित किया गया है। संशोधित एवं अतिरिक्त समिलित प्रस्तर संलग्न है।

उक्त प्रदत्त अनुमोदन के अनुसार यूपीसीआईडी के भूमि विकास एवं भवन विनियमन, 2018 के संशोधित प्रस्तर-2.1.7 एवं 3.3.6 एवं नया प्रस्तर 3.3.12 को उप्रोक्षण की रवीकृति की प्रत्याशा में प्राधिकरण की बोर्ड बैठक में लिए गये निर्णय के क्रम में तत्काल प्रभाव से लागू किया जाता है।

संलग्नक: यथोक्त।

संदर्भ संख्या 248 - 254 / यथोक्त।

(मधुर माहेश्वरी)
मुख्य कार्यपालक अधिकारी
दिनांक 20.7.2020

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. अपर मुख्य कार्यपालक अधिकारी, उप्रोरा०३००वि०प्रा०, मुख्यालय, कानपुर।
2. समस्त विभागाध्यक्ष, उप्रोरा०३००वि०प्रा०, मुख्यालय, कानपुर।
3. समस्त क्षेत्रीय प्रबन्धक / परियोजना अधिकारी, उप्रोरा०३००वि०प्रा०.....।
4. वरिष्ठ प्रबन्धक(सिविल), उप्रोरा०३००वि०प्रा०.....।
5. प्रभारी (कम्प्यूटर), उप्रोरा०३००वि०प्रा०, मुख्यालय को इस आशय से प्रेषित कि वे सूचनायें वेबसाइट पर अपलोड कराना सुनिश्चित करें।
6. श्री अनुराग अवस्थी, सलाहकार, ई० एण्ड वाई०।
7. सहायक प्रबन्धक(वा०/नि०)/समस्त मानचित्रक, एटीपी अनुभाग, मुख्यालय को आवश्यक कार्यवाही हेतु प्रेषित।

(मधुर माहेश्वरी)
मुख्य कार्यपालक अधिकारी

AMENDMENT IN UPSIDA LAND DEVELOPMENT AND BUILDING
REGULATION, 2018 AS PER APPROVAL IN 35TH BOARD MEETING
REGARDING AGENDA NO.25

3.3.6.2 General Conditions of Subdivision

1. No Proposal for Sub division of Premises shall be entertained for premises leased/sold for any other use than Industrial Land Use (M0-M5) and Facility Use Zone(F1-F3).
2. For Plots/ land areas above 1.0 Hectare or population more than 1000 persons, the rules as made out in the Technical Requirement of the development permit towards preparation of Lay Out Plans as provided in Clause 3.3.8 of Preparation And Finalisation of Plan Regulation,2004 shall be followed. However, if the Subdivision entails creation of large Plots where no internal development works are needed to be carried out, Subdivision Proposal may be granted sanction without being processed as preparation of Lay out Plans.
3. Proposal for Subdivision of the original plot (Plot constituted in the un-amended Lay Out Plan/ Development Plan of Industrial Development Area) can be entertained only once. However, Sub-Divided plots once leased cannot be considered subsequently for subdivision. For Facility Use Zone(F1-F3) in such cases, where no infrastructure provision is entailed in the Sub-Division Proposal, the case may still be considered
4. For Facility Use Zone(F1-F3) Sub division Charge @5% of the current lease premium applicable on the plot based on prevailing land use and shall be payable at the time of submission of application for sub division.
5. For Industrial Land Use (M0-M5)
Sub-Division Fees shall be calculated on the basis of following formula:
Total Allotted Plot Area (In sq m)= X
Balance area after Sub-division (in sq m)= Y
Current prevailing premium of the Sub-divided plot (In Rupees per sq. m)= Z
Sub-division factor= α
Sub-division factor will be calculated as
 - 40% of Z in NCR.
 - 25% of Z in Very Fast moving other than NCR
 - 20% of Z in Fast moving other than NCR.
 - 15% of Z in Slow moving other than NCR.

$$\text{Sub-Division fees} = \alpha * ((X-Y)/2)$$

Incase UPSIDA proposes to have telescopic land premiums, then it may follow above mentioned formula or else may get alternative proposal for conversion fees approved from UPSIDA Board.

Very Fast moving, Fast moving, and slow-moving industrial areas other than NCR will be clearly defined by the Authority.

The sub division fee shall be deposited by the original allottee after its approval from the board and before issuance of letter of approval.

3.3.6.3 Subdivision of Plots in Industrial Use Zone(M0-M5)

- A. Sub-division of plots in industrial use zone (M0-M5) in the Industrial Development Area after execution of lease Sub-division will be allowed on industrial plots with a

minimum gross area of 2.5 acres (Subject to the discretion of Authority board, minimum area can be increased to a higher value). Such industrial plots shall have to fulfill of the following conditions:

1. Units should have been functional and under production for at least 5 years before date of application for subdivision and having minimum constructed area equivalent to the prevailing terms and conditions of building bye laws of the Authority,

Or

- Unit has been declared sick by IBBI or BFIR or any other competent Authority,
- 2. Minimum ROW in front of original plot shall not be less than 24 m.
- 3. Minimum size of sub-divided plot will be 1000 sq m.
- 4. Maximum area proposed for sub-division and buy back (other than sick units) shall not be in any case more than 50% area of originally allotted plot. All the required amenities including roads, parks/greens and facilities/utilities, shall be planned within the proposed portion (50% of plot area).
- 5. In case of sick units, sub-division may be allowed on area beyond 50% of total plot area subject to the condition that it has been decided in revival package by IBBI or BFIR or any other competent Authority.
- 6. For other than sick units, allottee shall surrender minimum 50% of gross area proposed for subdivision to Authority as single plot abutting widest existing road. Shape and share of total length abutting the existing road to length of frontage of Buy Back plot proposed by allottee will be approved by the Chief Executive Officer depending on merits of the case.
- 7. Authority will buy back this area at rate permissible as per its prevailing policy.
- 8. Sub-division proposal shall be approved by the Authority.
- 9. Plots once sub-divided cannot be sub-divided further.
- 10. Remaining plot area shall be treated as single entity in future for all practical purposes. Allottee shall make his unit functional on the remaining plot area adhering all mandatory provisions of these building regulations and any other provision as decided by Authority from time to time. In future if the allottee wishes to transfer the leftover plot then the same will be allowed to be transferred as single unit only.
- 11. **Development works:** Internal development works will be executed by allottee as per approved layout plan, specifications and norms approved by the competent Authority. Allottees shall submit bank guarantee equivalent to 25% of estimated development cost before approval of sub-division plan. This bank guarantee shall be released after issue of completion certificate. The completion certificate against the internal development works shall be issued by the Chief Executive Officer or any other officer authorized by him after due inspection of specification of development work. The Completion Certificate may be issued in part/phase-wise development with the condition that every phase/part (proposed for issuance of completion certificate) must be self-sustainable in terms of all required amenities and infrastructure like park, green, roads, drains, power supply etc.

12. In cases where augmentation of external development work is required for approval of sub-division plan and if such augmentation is technically viable, in such cases the Chief Executive Officer may recommend to the Authority Board for approval of sub-division plan with recovery of charges from allottee.
13. Construction of common area/facility shall be by the original allottee as per prevailing rules and regulations of the Authority.
14. **Maintenance work:** For plots falling in industrial areas notified in UPSIDA, maintenance work of internal development and any common area/building/facility excluding sub-leased area, after issue of completion certificate by the Chief Executive Officer or any other officer authorized by him, will be done by the original allottee till surrender deed for common areas, including internal road, parks etc., is executed. Thereafter, maintenance work of internal development and any common area/building/facility excluding area proposed for sub-lease will be done by UPSIDA. UPSIDA will charge its maintenance charges from transferees of the sub-divided plots and from the original allottee against the un-transferred subdivided plots

15. **Time line for completion:**

Sr No	Total Gross Area of Allotted Industrial	Max time permissible for completion of development work for sub-division from date of approval of subdivision application.
1	From 2.5 acres upto 15 acres	12 months
2.	Above 15 acres upto 30 acres	18 months
3.	Above 30 acres upto 50 acres	24 months
4.	Above 50 acres	36 months

17. Applicant shall submit phase wise self-sufficient development plan in case he is not taking up the whole project in one single go. And accordingly phase wise completion of development work required for sub-division of plots within above mentioned time limit will be issued.
18. **Transfer:** Transfer and marketing of subdivided plots in each phase shall be allowed only after completion certificate has been obtained from the Authority by the original allottee after payment of prescribed transfer fee as per the prevailing policy of the Authority at the date of application. In case of sick units, the transfer fees will be charged at a concessional rate of 50% of applicable fees. Further transfer of such sub-divided shall not be allowed unless unit has been functional for at least 2 years.
19. **Sub-lease:** In case where original allottee has not paid complete dues against premium, applicable interest, penalty and any other applicable charges/dues intimated by the Authority, the allottee shall be bound to deposit complete sub-lease land cost as per allotment rate and any other charges prior to grant of approval/execution of sub-lease of sub-divided plot. The allotment rate shall be got approved from the Authority along with sub-division plan.

- 20 Sub-lessee shall complete construction and make unit functional as per prevailing building regulations and policy of concerned authority.
- 21 If the original allottee / Industry fails to sub lease the sub-divided plots within 2 years from date of issue of completion certificate then he/she will be required to pay time extension charges as per prevailing policy of the authority.
- 22 **Lease Rent:** If allottee has deposited one time lease rent against the original plot then no amount will be refunded or adjusted.

Till the date of buy back the allottee has to pay all dues of lease rent for 100% area. From the date of buy back, lease rent on balance land will be revised/charged on the basis of terms and conditions of original lease deed and this lease rent shall be enhanced as per original lease deed conditions.

- B.** Sub-Division of plots / premises shall not qualify the sub-divided plot to be put to any other main use category specified in this Regulation than the main use category of original plot.

C. Open Spaces in Subdivided Plots

Where the area to be subdivided does not require any internal development works to be carried out there shall be no additional requirement of open areas.

For proposals of subdivisions that require internal development in the Plot, proposal of sub- division shall include an additional requirement of 5% open area in the form of plots under P1 Category or requirement as per provisions of clause 3.3.1 (D)& 3.3.2(D) of this Regulations of Authority as the case may be. This shall be provided over and above the provisions of open space of the development plan of the Area.

The open spaces provided should have at least access on one complete side-length by means of a road.

D. Roads in Subdivided Plots

Road and access streets in the proposal(sub division plan) shall be the same as per the provisions of the clause 3.3.2(C) of this Regulation for roads in Use Zone M0-M5 Access to each sub divided plot from road belonging to Authority. However, in case where it is necessary to utilise roads from agency other than Authority, the prior permission from concerned agency shall be obtained by occupier before submission of proposal. User charges payable in this regard to agency other than Authority, if any, shall be the obligation of occupier.

If the subdivision derives any advantage including means of access from a road/properties/feeder line/drainage system belonging to any agency other than Authority/public body/national or state highway, then permission from that agency shall be required. User charges payable in this regard to agency other than Authority, if any, shall be the obligation of occupier.

E Configuration of the Subdivided Plots:

Length/Breadth Ratio of Plots

The configuration of the subdivided plot shall not be beyond a length and breadth ratio of 4:1 for plots bigger than 5000 Sq. M. and 3:1 for smaller plots. The sub-division for plots larger than 1.0 Ha. shall also have the same configuration. For deviations against odd sized/irregular sized plots, the Chief Executive Officer may relax conditions of length/ breadth ratio of sub-divided plots.

F. Set-back Provision for Subdivided Plots

The minimum side set back of a corner plots shall be equal to the front set-back or set back of the respective adjoining plots of roads. If no plot frontage is on the side road, then the side set-back shall be equal to the front set-back of the corner plot.

In case the numbers of plots are odd, in a block the width of the corner plot shall be more accordingly. Taking in to consideration the requirement of side set-back on both sides.

In case sub-division of any plots is proposed within an area earlier being developed in a planned manner, then status quo of existing set-back along the main road shall be maintained.

The set-back provisions of these regulations shall apply to the new sub-divided plots.

In sub-division layout plans the plots falling in a particular block shall be similar in area/size, and length-breadth ratio. Where irregular plot configuration are inevitable in a part of the block, the Chief Executive Officer may relax the condition of homogeneity.

For a particular block of plots, conformity in the front set back and alignment of the building line shall be maintained.

3.3.12 Planning Standards for Flatted Factory conversion of Industrial Plots in Industrial Use Zone M0-M4

1. Conversion of non-polluting industrial units to flatted factory shall be permissible in all industrial land use sub-zones other than mixed (M0) /polluting (M1) / household unit (M5) sub-zones. In case of mixed (M0) /polluting(M1) industrial use sub-zones conversion of only non-polluting units will be allowed if minimum distance between proposed building of flatted factory and abutting property's statutory setback line is 25 m and NOC from Fire Department & UP Pollution Control Board has been obtained for such conversion.
2. In converted fatted factory building, units for readymade garments, handicraft, or any other manufacturing unit as permitted by Authority shall be allowed. In flatted factory complex, each building block shall be planned for single type of manufacturing units only.
3. Maximum permissible FAR and ground coverage for flatted factory shall be as per the prevailing building bye laws of the authority and difference between maximum permissible FAR at time of allotment and current provision shall be allowed on purchasable basis. This Purchasable FAR will be allowed only if conditions stipulated in building regulations for purchasable FAR are fulfilled.
4. Proposal for conversion of unit into Flatted Factory shall be approved by concerned Authority Board.
5. Flatted Factory will be allowed on industrial plots with minimum gross area of 5 acres and which fulfill all of the following conditions:
 - a. Units should have been functional and under production for at least 5 years before date of application for conversion to Flatted Factory and having min. constructed area as per the prevailing rules and regulation of building bye laws of the authority. Minimum Net worth & Turnover of such original Allottee shall be as per below mentioned table

Sr No	Gross Plot Area	Min. Net worth in each last three financial Year(In Rs)	Min. Turnover in each last three financial Year(In Rs)
1	Upto 3.0 ha	5 Crores	50 Crores
2.	More than 3.0 ha and less than 5.0ha.	10 Crores	100 Crores
3.	More than 5.0 and less than 10.0 ha.	20 Crores	200 Crores
4.	More than 10.0ha.	30 Crores	300 Crores

OR

Unit has been declared sick by IBBI or BFIR or Any other competent Authority and such unit should be able to submit to the concerned authority a joint venture proposal with any interested company which meets minimum Net worth & Turnover criteria as specified in above clause. Detailed guidelines regarding formulation of approval criteria such joint venture shall be decided by the Authority.

- b. Minimum ROW in front of original plot shall not be less than 24 meters.
- c. Adequate physical infrastructure like water supply, electricity, drainage, sewerage etc. is as per specified norms of the concerned Authority must be available.
6. The building proposed for flatted factory shall be a new construction and at-least four storied (G+3). Conversion of already constructed building or its part shall not be allowed for flatted factory.
7. Minimum plot area proposed for conversion of Flatted Factory should not be less than 4000 sq. m.

8. Maximum area proposed for conversion to flatted factory and buy back shall not be more than 50percent of the total plot area.
9. Allottee shall surrender minimum 50% of gross area proposed for conversion to flatted factory to Authority as single plot which is abutting widest existing road. Shape and share of total length abutting the existing road to length of frontage of Buy Back plot proposed by allottee will be approved by the Chief Executive Officer depending on merits of the case. UPSIDA will buy back this area at rate as per its prevailing policy.
10. Remaining plot area after conversion of flatted factory shall be treated as single entity in future for all practical purposes.
11. Allottee shall have to get correction deed executed for balance plot area after conversion and shall have to get the revised building plan approved accordingly.
12. Allottee shall make his unit functional on the remaining plot area adhering all mandatory provisions of building regulations and any other provision as decided by Authority from time to time. In future if the allottee wishes to transfer the leftover plot then the same will be allowed to be transferred as single and non-polluting unit only.
13. **Development works:** Building construction of flatted factory will be strictly according the approved building plan and internal development works will be executed by allottee as per approved layout plan, specifications and norms approved by the competent Authority. Completion certificate against the development and construction work shall be issued by the Chief Executive Officer or any other officer authorized by him after due inspection of specification of Building and development work. The completion certificate may we issue in part/phase-wise development with the condition that every phase/part (proposed for completion) must be self-sustained in itself. In cases where augmentation of external development work is required for approval of conversion and if such augmentation is technically viable, in such cases the Chief Executive Officer may recommend to the Authority Board for approval of conversion to flatted factory with recovery of charges from allottee.
14. **Maintenance** of internal development, common facility and building excluding sub-leased area, after issue of completion certificate by the Chief Executive Officer or any other officer authorized by him, will be done by the original allottee of the Flatted Factory or by the association of sub-lessee or by any Special Purpose Vehicle (SPV) as decided by the Authority. Before issue of completion certificate original allottee shall submit bank guarantee equivalent to gross maintenance charges payable for two years. This bank guarantee shall be returned once the complex has been satisfactorily maintained for five years and a corpus equivalent to gross maintenance charges payable for two years has been formed. Maintenance for at least first three years after completion of the project shall be the responsibility of the original allottee or until any alternative arrangement has not been done by the Allottee which has been also approved by the Authority. The Allottee/ SPV/Association will charge its maintenance charges from transferees of the flatted unit and from the original allottee against the un-transferred units of the building.

15. **Flatted Factory Development Conversion Fees** shall be calculated on the basis of following formula:

Total Allotted Plot Area (In sq m)= X

Balance area remaining from conversion of Flatted Development (in sq m)= Y

Current premium of the flatted factory plot (In Rupees per sq. m)= Z

Conversion fees = $0.3 * ((X - Y) / 2)$

Incase UPSIDA proposes to have telescopic land premiums, then it may follow above mentioned formula or else they may get alternative proposal for conversion fees approved from the Board.

16. Time line for completion:

Time allowed for completion of the flatted factory will be as per below mentioned table subject to the condition that if maximum time permissible is earlier as per prevailing policy of the Authority, the same shall prevail.

Sr No	Total Gross Area of Allotted Industrial	Max time permissible for completion of flatted factory from date of approval of application.
1	From 5 acres upto 15 acres	36 months
2.	Above 15 acres upto 30 acres	48 months
3.	Above 30 acres upto 70 acres	60 months
4.	Above 70 acres	84 months

In case of plots above 15 acres, at the time of approval of building plan the applicant shall submit phasing plan for the completion of flatted factory, however, first phase shall be completed within 3 years or time period as decided by the Authority from date of approval of Building Plan of flatted factory.

In case allottee fails to complete construction within above stipulated time period, time extension charges will be payable as per prevailing policy by the Authority.

17. Common Facilities: Common facilities for captive use shall be allowed upto 15% of maximum of approved FAR as per prevailing provision of Building Regulations and directions. These facilities shall be constructed on pro-rata basis in each phase. Activities permissible under common facilities will be listed by concerned Authority as per their permissibility.

18. Sub-lease: Sub-lease and marketing of units in each phase shall be allowed only after completion certificate is obtained from the Authority for concerned phase by the original allottee.

In case where original allottee has not paid complete dues against premium, applicable interest, penalty and any other applicable charges/dues intimated by the Authority, the allottee shall be bound to deposit complete sub-lease unit cost as per allotment rate and any other charges prior to grant of approval/execution of sub-lease of flatted factory units. The allotment rate shall to have be got approved by allottee from the Authority along with flatted factory building plan.

Sub-lessee shall make unit functional as per prevailing building regulations and policy of concerned authority. In case of failure to do so will pay time extension charges as per prevailing policy of the Authority.

If the original allottee / industry fails to sub lease units reserved for other individual company/industry within 2 years from date of issue of completion certificate then he/she will be required to pay time extension charges as per prevailing policy of the Authority.

19. Transfer: Transfer of sub-leased units shall be allowed after payment of prescribed transfer fee as per the prevailing policy of the Authority on the date of application. Further transfer of such flatted factory units shall not be allowed unless unit has been functional for at least 2 years.

20. Lease Rent: If allottee has deposited one time lease rent against the original plot then no amount will be refunded or adjusted.

Till the date of buy back the allottee has to pay all dues of lease rent for 100% area. From the date of buy back, lease rent on balance land will be revised/charged on the basis of terms and conditions of original lease deed and this lease rent shall be enhanced as per original lease deed conditions.

21. All other provisions shall be as per these building regulations.

2.1.7 USES/ ACTIVITIES PERMITTED IN VARIOUS USEZONES

USE ACTIVITY:

The activity that may be proposed/permited in a parcel of land as premises use which is different than the main use but limited to certain extent shall be called the Permitted use activity in variance.

Example: Premises use: School Secondary,

Permitted use activity: Bank extensions counter 5% of floor area. Permitted Use Activity

Table-B

	Residential	
	R1	
1	Residential Plots / Dwellings	Only residential Dwellings shall be permitted. Use activities such as Doctors Chamber, Professional Office Upto 5% of Far. Subject to the Condition that these shall Be permitted at a minimum distance of 100Mtrs. from each other
2	Crèche & Day Care Centre	Children's habitable rooms play/games rooms, kitchen & dining hall, matron's/warden's accommodation, laundry, informal education and prayer room etc. Support facilities up to 5% of FAR.
3	Boarding Houses, hostels (Company Guest House, Inspection Bungalow).	Lodging, Boarding and Dining Facilities for Inmates, Warden's / Caretaker's Accommodation. Maximum Inmates 20 Support Facilities up To 5% of Far.
4	Vending / Pay Booth / Kiosk	Milk booth, P.C.O., Confectionery kiosk, Cycle/Auto repair, Typing & Photocopy, Stationery Booth
	R2	
5	Residential flatted/ Group Housing	Residential—Group Housing/ (Flatted) Residential Flat/High Rise/Double Storied buildings Retail and Service shops and social facilities as per population norms
F1- LOCAL LEVEL FACILITIES & PUBLIC CONVENIENCES		
6	Convenient Shopping	Retail and daily needs convenient shops
7	Hawkers Area / Grocery Market / Haat	Market place, Open air or under sheds-Bazaar area. Adequate area for garbage disposal and public convenience shall be strictly earmarked/provided for @1.0% of market area. No permanent structure / shelter shall be allowed.
8	Commercial / Professional Offices	Private offices for business, trading, professional services. Support facilities upto 25% of FAR. Upper floor may be used for residential purposes subject to the FAR ceiling.
9	Booking Office (Rail, Road & Air Transport)	Railway, Road and Air Transport Booking Office, Storage.

10	Bank / Post Office	Bank, Post office Support facilities upto 15% of FAR.
11	Restaurant	Restaurant and eating places. Support facilities upto 15% of FAR.
12	Recreational Club	Recreational club, Swimming pool, indoor and outdoor games facilities, Guest rooms, Dining hall Support facilities up to 25% of FAR.
13	Primary School (Kindergarten/play group/ NurserySchool)	Nursery and Kinder Garten School, integrated with primary education upto class V th . Classrooms, play rooms, matron's/midwife's accommodation. Preferably located by the side of a park.
14	Police Out Post	Support facilities upto 5% of FAR
15	Pump House	Overhead Tank, Underground Tank, Pumping Stations. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
16	Elect. Substation	Electric Sub-station, Billing & Bill Deposit Office. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
F2 SECTOR LEVEL FACILITIES		
17	Hostel, Boarding House & Lodging House	For more than 20 inmates. Hostel, Guest House, Boarding House & Lodging House, including warden's / caretaker's accommodation. Support facilities up to 15% of FAR for canteen / mess, convenient shop, grocery shop, stationary shop, games room / lounge etc.
18	Guest House	Cottages / rooms for visitors providing boarding, lodging, party hall, conferencing etc. on commercial tariff. Support facilities Upto 15% of FAR
19	Barat Ghar / Banquet Hall	Party / assembly halls for ceremonies, banqueting facilities, conferencing etc., rest rooms and other related activities. Support facilities upto 15% of FAR
20	Dharamshala	Same as above but belonging to a trust or religious institution / organization. Support facilities upto 5% of FAR.
21	Night Shelter / Rain Basera	Community rest rooms / dormitories, especially for economically weaker section and floating population, including public conveniences and canteen facilities. Support facilities upto 5% of FAR
22	Orphanage	Shelter / home for juvenile delinquent / orphans, including vocational training workshops and other facilities, matrons' accommodation and watch and ward staff housing.

		Support facilities upto 15% of FAR.
23	Sector Shopping Complex	Retail Show room, Service shops, Shopping Complex, Restaurant, Clinic, Office Support facilities for public conveniences, security, etc. upto 5% of FAR.
24	Offices Institutional	Central govt., Local govt. and Public undertaking offices, Private offices Support facilities like canteen, restaurant, stationary shops, and watch and ward staff etc. upto 25% of FAR.
25	Community Centre/convenient retail shops /dispensaries/ post office/banks	Community Center, Assembly hall, Auditorium, Cinema, Club, Outdoor / Indoor Games facilities, areas for social and cultural activities. Retail and Service shops, Restaurant, Clinic, Bank & Post office etc. Support facilities for all building services upto 5% of FAR.
26	Cultural Centre	Cultural Center, Restaurant, Guest rooms, Auditorium, Library, Music, Dance and Drama Training Center, Museum, Exhibition Center and Art Gallery, Information Center, Yoga and Naturopathy Center, Meditation, Spiritual and Religious Discourse Center. Support facilities for ancillary use upto 25% of FAR.
27	Religious Centre	Religious Buildings, Ashram, Bathing Ghat, Gaushala, Charitable Dispensary, Library, Flower Shops, Sweet Shops and other Shops. Support facilities for stay/boarding lodging related to religious activities upto 15% of FAR.
28	Rural Centre	Rural Center shall include Retail Shop, Repair Service shop, Bank, Commercial Office, Restaurant, Offices, Dispensary, Clinic, Library, Community Hall, Police Out Post, Fire Post, Post Office and such other activities as required for promotion of agro-based industries in proximity to household and agro-based industries.
29	Clinical Laboratory / Dispensary	Doctor's room, Patient's waiting, First aid, Clinical/Pathological Laboratory, Diagnosis.
30	Nursing Home	Nursing Home, in patient diagnostic and treatment center / small or medium sized hospital with an intake capacity of max. 50 beds. Support facilities of Pharmacy & Canteen including informal shops @ 2 units/convenient shops per 50 beds upto max. 10 % of FAR.
31	Hospital	General or specialized Hospital. Support facilities upto 15% of FAR.
32	Primary School	Primary School (class 1-8): strength-750 students with play field. Coaching center (strength 500-1000 students)

		without play field.
33	Secondary School	Secondary School (class 1-12): strength 1500 students with play field. Secondary school with hostel facility and play field. Support facilities like Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Watch & ward staff upto 5% of FAR.
35	Petrol Pump	Petrol Pump, Automobile Repair Shop, Service Work-shop
36	Dharam kanta (Weigh Bridge)	
37	Garage / Workshop / Service Station	Garage and Workshop, Licensed Service Station, Retail Shop (Spare Parts), Showroom for self-product and services upto 10% of FAR. Support facilities upto 10% of FAR.
32	Public Utilities & facilities/public services	Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, fire station, police post, police station, post office, post and telegraph office, telephone exchange, transmission tower, satellite. Tele-communication center observatory. Weather office, radio and television centers, waste disposal and treatment site and such other utilities and services.
73	Multi-Level/Public/Mechanical Parking	Parking, taxi stand, bus bays, kiosks, public convenience
F3 - CITY/REGIONAL LEVEL FACILITIES		
34	Degree College	Degree College: strength 1000-1500 students with play field. Campus for Degree College with residential hostel facility with play field. Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility, Staff Housing (upto 15% of FAR.)
38	Educational Centre Institution/Technical	Campus for Professional Educational Institutions, Engineering College, Polytechnic, Medical College, Management Instt. and Training centers etc. Hostel and support facilities upto 35% of FAR. Staff housing upto 15% of FAR.
39	Research & Development Centre	Research and Development Center, Staff housing upto 15% FAR Hostel and support facilities upto 35% of FAR.
41	Museum / Planetarium	Museum, Exhibition center and Art gallery and library, auditorium Support facilities upto 15% of FAR.
42	Cinema / Multiplex	Cinema / Multiplex as allowed in the cinematographic act / entertainment rules. Commercial & Support facilities upto 30% of permissible FAR.

43	Whole Sale Trade	Wholesale Shop, Godown & Storage, Commercial Office (restricted to 25% of the total floor area).
44	Go down/Warehousing /Cold Storage/ Chilling Plant	Storage, Godown, Warehousing and Cold Storage, Wholesale Outlet, Office Support facilities upto 15% of FAR.
45	Transport Nagar	Truck parking, Retail shop, Spare parts shop, Repair shop, offices, Service Station, Show room Restaurant, Hotel, and Motel. Support facilities upto 15% of FAR.
46	Cargo / Booking Office	Cargo and Booking Office, Storage yards / Godowns.
47	Bus Depot / Terminal	Bus Depot, Workshop, Shops, Offices, Restaurant, Support facilities upto 15% of FAR.
71	Motel/Hotel	Boarding, Lodging, Transit accommodation facilities. Retail and personal service shops, commercial offices upto 5% FAR Restaurant, Convention Hall and other support facilities upto 25% FAR
74	Multiplex cum hotel	Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.
75	Truck Terminal	Shall be permitted along main trunk road near industrial use zone with one unit per 10000 population (IWF). Truck terminal shall provide facilities for parking of trucks in at least 70% of the parking area. Other vehicle parking may be allowed in the balance.
48	M0 INDUSTRIAL MIXED	Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, <u>Support facilities like ATM, gym, canteen etc max. upto 4% of FAR for captive use only.</u> Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.

49	M 1: INDUSTRY (POLLUTING)	<p>Industrial plots as defined in existing layout plans of already developed areas</p> <p>Industries /flatted factory permitted as per norms of the Authority and pollution control board.</p> <p><u>Support facilities like ATM, gym, canteen etc max, upto 4% of FAR for captive use only,</u></p> <p>Staff Housing upto 15% of FAR for plots 50 acres or more in area.</p> <p>Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.</p>
54	Oil Depot And Gas Godown	<p>Gas Go down</p> <p>Support facilities upto 15% of FAR.</p>
50	M 2: INDUSTRY NON POLLUTING	<p>Industrial plots as defined in existing layout plans of already developed areas</p> <p>Industries /flatted factory permitted as per norms of the Authority and pollution control board.</p> <p><u>Support facilities like ATM, gym, canteen etc max, upto 4% of FAR for captive use only,</u></p> <p>Staff Housing upto 15% of FAR for plots 50 acres or more in area.</p> <p>Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.</p>
51	M 3: SERVICE INDUSTRIES	<p>Industrial plots as defined in existing layout plans of already developed areas</p> <p>Industries /flatted factory permitted as per norms of the Authority and pollution control board.</p> <p><u>Support facilities like ATM, gym, canteen etc max, upto 4% of FAR for captive use only,</u></p> <p>Staff Housing upto 15% of FAR for plots 50 acres or more in area.</p> <p>Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.</p>
40	Information Technology Park	Centers for Information Technology, Computer Application, Support facilities 15% of FAR

52	M 4: FLATTED FACTORIES	<p>Industrial plots as defined in existing layout plans of already developed areas</p> <p>Industries /flatted factory permitted as per norms of the Authority and pollution control board,</p> <p><u>Support facilities like ATM, gym, canteen etc max upto 4% of FAR for captive use only.</u></p> <p>Staff Housing upto 15% of FAR for plots 50 acres or more in area.</p> <p>Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.</p>
53	M 5: HOUSE HOLD INDUSTRY	<p>Industrial plots as defined in existing layout plans of already developed areas</p> <p>Industries /flatted factory permitted as per norms of the Authority and pollution control board,</p> <p>Staff Housing upto 15% of FAR for plots 50 acres or more in area.</p> <p>Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.</p>
P1	OPEN SPACES, RECREATIONAL GREENS	
55	Park/green belt	Park, Kiosks, Parking (upto 10% area)
56	Play Ground	Play Ground, Parking (up to 10% area), indoor gameshall Support facilities upto 15% of FAR.
P2	INSTITUTIONAL GREENS/LARGE PARKS	
57	Sports Center/Complex	Indoor/outdoor stadium or halls, heliport, aero sport, health club/spa, restaurant, kiosk, swimming pool, all types of sports facilities, supportfacilities upto 15% of FAR.
58	Swimming Pool	Swimming Pool Support facilities upto 15% of FAR.
59	Open Air Theatre	Open Air Theatre. Support facilities upto 15% of FAR.
60	Amusement Park	Amusement and Entertainment Park, 10% ground coverage and 20% FAR Commercial 5% ground coverage.
61	Drive In Cinema	Drive in Cinema, Office, Restaurant, Support facilities upto 15% offAR.

P3 NURSERIES, HORTICULTURE (GREEN BELTS) AND SOCIAL FORESTRY	
62	Special / Theme Park
	Specialized Parks/Theme Parks and Gardens, kiosks, restaurant, indoor-outdoor games facilities and rides, Ground coverage 15% maximum, FAR : equal to the ground coverage.
63	Plant Nursery
	Nursery All structures shall be temporary in nature.
64	Orchard
	Orchard. All structures shall be temporary in nature.
65	Golf Course
	Golf Course, Integrated Sports Center, Restaurant, Hotel, villas, club, swimming pool, shopping mall, Support facilities upto 20% of FAR.
66	Zoo
	Zoo Support facilities upto 10% of FAR.
67	Mela Ground/Weekly Market
	Weekly Market, Informal Retail Trade (All structures will be either temporary or mobile, only for one day in a week). Fair Ground, Exhibition Center (Temporary in nature) Restaurant, and support facilities upto 15% of FAR.
68	Burial Ground
	Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials Support facilities upto 15% of FAR.
A - AGRICULTURE	
69	A1 - AGRI- INDUSTRIES
	Dairy, Poultry Farm, horticulture, sericulture, high value agri industries, floriculture and fisheries industry
70	A2 - FACILITIES FOR AGRI INDUSTRIES
	Farm House for agro based industries