

U.P. Housing and Development Board Regulations, 1982

UTTAR PRADESH

India

U.P. Housing and Development Board Regulations, 1982

Rule

U-P-HOUSING-AND-DEVELOPMENT-BOARD-REGULATIONS-1982 of 1982

- Published on 19 June 1993
- Commenced on 19 June 1993
- [This is the version of this document from 19 June 1993.]
- [Note: The original publication document is not available and this content could not be verified.]

U.P. Housing and Development Board Regulations, 1982Published in U.P. Gazette, dated 19th June, 1993 vide Notification No. 307/NP-10, dated 6th February, 1986

075.

In exercise of the powers under clause (n) of section 95 (1) read with section 15 (1) (h) of the U.P. Avas Evam Vikas Parishad Adhiniyam, 1965 (U.P. Act No. 1 of 1966). the U.P. Housing and Development Board makes the following regulations:PART-I-General

1. Short title, extent and commencement.

- Para-1.1 These regulations shall be called the U.P. Housing and Development Board Regulations, 1982.1.2They shall apply to all buildings activities within the jurisdiction of U.P. Housing and Development Board.1.3They shall come into force from the date of their publication in State Government Gazelle.

2. Definitions.

- In these regulations unless there is anything repugnant in the subject or context :2.1"Alteration" means a change from one occupancy to another or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of cutting into or removal of any walls, partition column, beam, joint, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the

fixture or equipment.2.2"Approved" means approved by the Board.2.3"Authority having jurisdiction" means the Authority which has been empowered by the Housing Commissioner.2.4"Balcony" means a projection, including a hand rail, or balustrade to serve as passage or silting out place.2.5"Basement of Cellar" means the lower storey or a building below or partly below ground level.2.6"Board of appeals" means a Board as constituted by the Authority.2.7"Building" means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls including doors windows and ventilators, floors, roofs including sky lights, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice, or projection part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures.Tents, Shamianas and tarpaulin shelters supported by temporary structures shall not be considered as building provided they are intended to be put up for a period which is less than 10 days.2.8"Building Activities" means :(a)erection, re-erection, making material alteration and demolition of any building;(b)development of a large tract of land as a composite building . scheme; and(c)development and redevelopment of any tract of land which includes division and sub-division into plots or various land uses within a colony.Note - Building activities referred under (a) and (b) will be covered by Building Permit and building activities referred under (c) will be covered by Development Permit.2.9"Building, Height of means the vertical distance measured, in the case of flat roofs from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street; and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gable facing the road, the mid point between the eaves level and the ridge.2.10"Chajja" means a sloping or horizontal structural overhand usually provided opening on external walls to provide protection from sun and rain or from architectural considerations.2.11"Conversion" means the change of occupancy or premises to an occupancy or use requiring additional occupancy permit.2.12"Covered Area" means ground area covered immediately above the plinth level covered by the Building but docs not include the spaces covered by:(a)Garden, rockary, well and well structures, plant nursery, waterpool, swimming pool (in uncovered), platform round a tree, tank, fountain, bench, Chabutra with open top and unclosed on sides by walls and the like ;(b)drainage culvert, conduit, catch-pit, gully pit, chamber, gutter and the like; and(c)compound walls, gate, slide, swing, uncovered staircases, areas covered by Chajja and the like.Note - For the purpose of these regulations, covered area equals the plot area minus the area left out for open spaces.2.13"Detached Building" means a building whose walls and roofs are independent of any other building with open spaces on all sides as specified.2.14"Drain" means a line of pipes including all fittings and equipment, such as manholes, inspection chambers, traps, gullies and floor traps used for the drainage of a building or a number of buildings, or years appurtenant to the buildings, within the same curtilage but it shall also include open channels used for conveying surface water.2.15"Drainage" means the removal of any liquid by a system constructed for this purpose.2.16"Exit" means a passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safely.2.17"Floor" means the lower surface in the storey on which one normally walks in a building. The general term 'floor' unless otherwise specifically mentioned shall not refer to a mezzanine floor.2.18"Floor Area" means covered area of a building at any floor area.2.19"Floor area Ratio (F.A.R.)" means the quotient obtained by dividing the total covered area (plinth area) of all floors by the area of the plot.

F.A.R. = Total covered area of all floors. _____

Plot area

Note - For the purpose of reckoning, the FAR values with respect to Master Plan Recommendations enunciated before this date, the values in Master Plan shall be divided by 100. If F.A.R. in Master Plan is 3.50 then for the purpose of regulations, it may be taken as 3.50.

2.20 "Foundation" means that part of a structure which is in direct contact with and transmitting loads to the ground.

2.21 "Habitable Room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, but not including bathrooms, watercloset compartments, laundries, serving and storage pantries, store rooms, corridors, cellars, attics and spaces that are not used frequently or during extended periods.

2.22 "Housing Commissioner" means the Housing Commissioner of the Parishad.

2.23 "Licensed Architect" means a qualified architect who has been licensed by the Authority.

2.24 "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.

2.25 "Loft" means an intermediary floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5m. and which is constructed or adopted for storage purposes.

2.26 "Mezzanine Floor" means an intermediate floor, between two floors, above ground level.

2.27 "Occupancy or use Group" means the principal occupancy for which a building or a part of a building is used or intended to be used; for the purposes of classification of a building according to occupancy; an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. The occupancy classification is given from 2.27.1 to 2.27.9.

2.27.1. "Residential Building" shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, dormitories, apartment houses and flats and hotels.

2.27.2. "Educational Building" shall include any building used for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education or recreation.

2.27.3. "Institutional Buildings" shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospital, reformatories.

2.27.4. "Assembly Buildings" shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil travel and similar purposes; for example, theatres, motion picture houses, assembly halls, auditorium, exhibition halls, museums, skating rings, gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations, and terminals of air, surface and other public transportation services, recreation places and stadia.

2.27.5. "Business Buildings" shall include any building or part of a building, which is used for transaction of business for the keeping of accounts and records for similar purposes; doctor's service facilities, barber shops, city halls, town halls, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

2.27.6. "Mercantile Buildings" shall include any building or part of a building which is used as shops, stores, markets, for display and sale of merchandise either whole sale or retail. Office, storage and service facilities incidental to the sale of merchandise and located

in the same building shall be included under this group.2.27.7. "Industrial buildings" shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants laboratories, power plants, smoke houses, refineries, gas plants mills, dairies, factories, etc.2.27.8. "Storage Buildings" shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like warehouses, cold storages, freight depots, transit sheds, store houses, garages hangars, truck terminals, grain elevators, barns and stables.2.27.9. "Hazardous Buildings" shall include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions; for storage, handling, manufacturing, processing which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flames, fumes, and explosive, poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.2.28 "Open space" includes an area, forming an integral part of the plot, left open to the sky.2.29 "Owner" means the person who has legal title in the land and/or building. It also includes -(a)an agent or trustee who receives the rent on behalf of the owner;(b)an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;(c)a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and (d) a mortgagee in possession.2.30 "Parapet" includes a low wall or railing built along the edge of a roof Or a floor,2.31 "Parking space" means an area enclosed or unenclosed sufficient in size to park vehicles together with a drive way connecting the parking space with a street or an alley and permitting ingress and egress of the vehicles.2.32 "Permit" means a permission or authorisation in writing by the authority to carry out work regulated by the bye-laws.2.33 "Parishad/Board" means U.P. Housing and Development Board established under U.P. Housing and Development Board Act, 1965 (Act No. 1 of 1966).2.34 "Plinth" means the portion of a structure between the level of the surrounding ground and level of the floor, immediately above the ground.2.35 "Plinth area" means the built up covered area measured at the floor level of the basement or of any story.2.36 "Road" has the same meaning as assigned to "street".2.37 "Road Line" has the same meaning as assigned to "street line".2.38 "Room Height" means the vertical distance measured from the finished floor surface to the finished ceiling surface.2.39 "Row Housing" means a row of houses with only front and interior open spaces.2.40 "Sanctioned plan" means the set of plans and specifications submitted under these regulations in connection with a building and duly approved and sanctioned by the Authority.2.41 "Service Lane" includes a lane provided at the rear or side of a plot for service purposes.2.42 "Set Back Line" means a line usually parallel to the plot boundaries and laid down in each case by the Authority, beyond which nothing can be constructed towards the site boundaries.2.43 "Site (Plot)" means a parcel (piece) of land enclosed by definite boundaries.2.44 "Site (Corner)" means a site at the junctions of and fronting on two or more intersecting streets.2.45 "Site, Interior or Tanden" means a site access to which is by a passage from a street whether such passage forms part of site or not.2.46 "Storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above, it, then the space between any floor and the roof above it.2.47 "Street" means any highway, street, lane, pathway, alley, stair-way, passage way, carriageway, footway, square, place or

bridge whether a through fare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a period within one year/after completion of road development, whether existing or proposed in any scheme and includes all bunds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls fences, barriers and railings within the street lines.2.48"Street Level or Grade" means the officially established elevation or grade of the centre line of the street upon which a plot fronts and if there is so officially established grade, the existing grade of the street at its mid-point.2.49"Street Line" means the line defining the side limits of a street. 2.50: "To erect a building" includes -(a)to erect a new building on any site whether previously built upon or not:(b)to re-erect any building of which portions have been pulled down, burnt or destroyed ; and(c)conversion from one occupancy to another.2.51"To abut" includes to abut on a road such that any portion of the building is on the road boundary.2.52"Travel Distance" means the distance an occupant has to travel to . reach an exit.2.53"Unsafe Building" includes those buildings which are structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or an otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.2.54"Verandah" means a covered area with at least one side open to the outside with the exception of I M parapet on the upper floors to be provided on the open side.2.55"Water Closet (W.C.)" includes a privy with arrangement for flushing the pan with water. It does not include a bathroom.2.56"Window" means an opening to the outside other than a door which provides all or part of the required natural light or ventilation or both to an interior space.

3. Applicability of the regulations.

3.1Development of land - Where a land is to be developed, or redeveloped into sub-divisions, plots or colonies, the regulations apply to all the modifications to the land layout.3.2Buildings - The regulations shall apply to the building work given under 3.2.1 to 3.2.5.3.2.1. Where a building is erected, the regulations apply to the design and construction of the building.3.2.2. Where the whole or any part of the building is removed, the regulations apply to all parts of the building whether removed or not.3.2.3. Where the whole or any part of the building is demolished, the regulations apply to any remaining part and to the work involved in demolition.3.2.4. Where a building is altered (See regulation 5.5) the regulations apply to the whole building whether existing or new except that the laws apply only to part if that part is completely self-contained with respect to requirements of the regulations.3.2.5. Where the occupancy of a buildings is changed, the regulations apply to all parts of the building affected by the change.3.2.6. Existing Buildings - Nothing in the regulations shall require the removal, alteration or abandonment, nor prevent continuance of the use or occupancy of an existing building, unless in the opinion of the Authority, such building constitutes a hazard to the safety of the adjacent property or the occupants of the building itself, subject to the provisions of moratorium placed in the Master Plan for any area.3.2.7. These regulations shall apply to all areas where any housing or improvement scheme of Parishad is in force.3.2.8. These regulations shall apply in consonance with all other rules and regulations of Parishad.3.2.9. Applicability of these regulations in schemes which have already been developed (either partially or fully) shall be limited to the portions which are already identifiable and such identified portions shall have to be declared in advance, as 'Identified areas' by the Authority.3.2.10.

In case of any doubt or dispute in the implementation of these regulations the decision of the Authority shall be final.

Part II – Regulations for Development of Land

(Except for low Income Housing for which I.S. 8888 shall apply)

4. Sub-Division regulations for plots in New Areas.

4.1 Sub-Division of land - The sub-division of land is normally for five uses. (1) Residential; (2) Business/Commercial; (3) Industrial; (4) Community facilities; and (5) Parks and play grounds. Details for individual land use sub-division is given under regulations. 4.2. to 4.5.

4.2 Residential -

4.2.1. Roads - The residential streets shall be divided into three categories based on their use and proposed traffic requirements; (1) Service Road, (2) Collector Road, (3) Other road either proposed in the regional plan, Master Plan Zonal Development Plan and Development Plan of required due to Local requirements. The planning requirements for the above are given below: (i) Service Roads. (a) The minimum width of a service road shall be 9m. But a road adjoining a park or any open public space with building only on one side may however have a minimum width of 7.5m. The 9m. service road can serve up to a length of 300m. This will be measured from one wider street to another wider street. In case of 7.5m. wide road it can serve upto 400m. If the 9m. road ends as a dead end road it must have a turn around at the end. The width and depth of the turn around should be of 15m. or an equivalent area in another from permitting turn around. No turn around is required if the number of plots served by such road is less than three. (b) A road which is longer than 300m. or serves upto 100 plots houses or is extendable to new areas shall be 12m. wide. Such road can be 400m. in length. (c) Loop street - The minimum width of a loop street shall be 9m. and it shall cater for a length upto 500m. (ii) Collector Road - These are roads which are intended for short trip and are also used for direct access to abutting property as well as access to service roads and dead-end roads. A collector road shall serve an area of 200 plots and having an area of not more than 4ha. exclusively deriving access through it or its service roads. It shall be either of 18m. or 24m. width. These roads shall either be delineated on the zonal plans or in the case of not so delineated street shall be determined by the Authority. (iii) Other Roads: - The widths of Master Plan roads shall be followed as per the Master Plan. (iv) Service Lane - In row type of houses and in such areas where sewerage system does not exist a 3.5m. service lane shall be provided. The length of such service lane shall be no more than 300m.

4.2.2. Conditions of Planning - The service roads shall be so laid out that their use for thorough traffic is automatically discouraged. Where a sub-division abuts on certain major existing or proposed road, the Authority may require service road along side the major road or may provide roads with no access to adjacent properties or such other treatment as may be necessary for adequate protection of residential property and to effect separation of through and local traffic.

4.3 Commercial Business and Industrial -

4.3.1 The maximum length permissible for different classification of roads in areas other than residential shall be as indicated below. No roads in these areas shall be less than 12 metre in width.

| Class of Roads | Width | Maximum length permissible |
|----------------|-------|----------------------------|
|----------------|-------|----------------------------|

1. 12M. 200 M.
2. 18M. 600 M.
3. 24M..... above 600 M.

The width of all Master Plan roads shall be as per the width prescribed in the Master Plan.4.3.2.

Alleys - Alleys shall be provided in commercial area except where Authority may relax this requirement or when assured provision is made for service access such as off street

loading/unloading and parking consistent with and adequate for the use provided. The width of the alleys, where provided, shall not be less than 6m, and no dead end alley shall be permitted unless provided with an adequate turn around facilities.4.3.3. Junctions - The layout shall be provided at

the junctions of roads in such a way that as far as possible all roads do meet at right angle. Roads meeting at less than 30° shall not be permitted unless adequate arrangement for the circulation of traffic with desirable weaving length is available.4.4Open space -4.4.1. Residential area - The open

space in a residential area should be in proportion to the density of that area. To work out in overall open space exclusively for active recreation and breathing place, the requirement's shall be worked out on-proposed population of the area. The requirements of open space shall be divided according to the purpose, i.e. lot-lot parks play field etc. The following criteria may be adopted for arriving at. open spaces depending upon density:

| S. No. | Density/Acre | Density/Hectare | Open space in % | Area in |
|--------|--------------|-----------------|-----------------|-----------|
| | Acre/1000 | Hectare/1000 | | |
| (I) | 100 | 250 | 6 | 0.6 0.24 |
| (II) | 1.5 | 325 | 9 | 0.6 0.24 |
| (III) | 200 | 500 | 12 | 0.6 0.24 |
| (IV) | 250 | 625 | 16 | 0.65 0.26 |
| (V) | 300 | 750 | 21 | 0.7 0.28 |
| (VI) | 400 | 1000 | 28 | 0.7 0.28 |
| (VII) | 500 | 1250 | 37.5 | 0.75 0.3 |

Notes - (1) For densities above 500/acre (1230/Ha.) a minimum open space of 0.75 acre/1000 (0.30Ha./1000) shall be set apart for this purpose.(2)The open spaces provided in the proposed land use plan of Master Plan or a Regional Plan shall be over and above this open space and shall not be counted under the density ratio mentioned above.(3)These norms are tentative. However they may continue till such time that a rational pattern is devised and adopted by State Government, HUDCO etc.4.5Community facilities -4.5.1. The extent of Community facilities to be provided depending upon population shall be as given in appendix 'J' and it shall act as a guideline for working out different requirements of sub-division plan.4.6Layout of plots -4.6.1. The plots in residential areas shall be laid out based on the following criteria:

| Plots size | Development Scheme |
|-----------------------|-------------------------|
| Up to 250 Sqm. | Row Housing. |
| 250-1000 Sqm | Semi Detached Building. |
| Above 1000 Sqm | Detached Building. |

Part III – Building

Section 1 - BUILDING PERMIT

5. Application for building permit -

5.1 Building permit required. - No person shall in any area for which a housing or Improvement Scheme has been notified under section 28 of U.P. Avas Evam Vikas Parishad Adhiniyam or in which any such scheme is in force, erect, re-erect or make material alteration or demolish any building or cause the same to be done without first obtaining a separate building permit for such building activity from the Authority. 5.2 Every person who intends to erect, re-erect or make material alteration in any place in building or part thereof within the jurisdiction of the Authority shall give application in writing to the Authority in the prescribed form (See Appendix 'B'). Such application shall be accompanied by plans and statement in triplicate, as required under Regulation No. 6.2. The Plans may be of ferro-print, Ammonia print semi-dry or photographic prints of which at least one set of plans shall be cloth-mounted. The mounted set shall be retained in the office of the Authority for record after issue of a permit or a refusal. 5.2.1. Size of Drawing Sheets. - The sizes of the drawing sheets of key-plan, site-plan, layout plan etc., shall be any of those specified in table no. 1 below: TABLE 1 - Drawing Sheet Sizes

Serial No. Designation Trimmed Size

| | | |
|---|----|-------------|
| 1 | A1 | 841 × 11.89 |
| 2 | A2 | 594 × 841 |
| 3 | A3 | 420 × 594 |
| 4 | A4 | 297 × 420 |
| 5 | A5 | 210 × 297 |

5.2.2. Recommended Notation for Colouring Plans - The plan shall be coloured as specified in table No. 2 below: TABLE 2 - Colouring notations of plans

| S. No. | Items | White plan | Blue Print | Ammonia Print |
|--------|--------------------------------|-------------------|-------------------|-------------------|
| 1 | Plot lines | Thick Black | Thick Black | Thick Black |
| 2 | Open spaces | No Colour | No Colour | No Colour |
| 3 | Existing works | Black | White | Blue |
| 4 | Work proposed to be demolished | Yellow hatched | Yellow hatched | Yellow hatched |
| 5 | Proposed work | Red | Red | Red |
| 6 | Drainage and Sewerage work. | Red dotted, | Red dotted | Red dotted |
| 7 | Water supply work | Black dotted thin | Black dotted thin | Black dotted thin |

5.3 No application referred to in Regulation No. 5.2 shall be valid unless and until the person giving the application has paid such fees to the Authority as are fixed. An attested copy of receipt of such payment shall be attached with the application. 5.4 In the event of a building permit not being issued the fees so paid shall not be refunded to the owner, but he shall be allowed to resubmit the plans without any additional fees, after complying with all objections of the Authority within a period of

one year from the date of receipt of the objection order, by the owner, after which fees shall have to be paid.5.5No application for building permit is necessary for the following alterations (See Regulation 3.3.4), provided they do not violate any provisions regarding general building requirements, structural stability and fire safety requirements of the Regulations.(a)Providing intercommunication doors;(b)Providing Non-structural partitions;(c)Gardening-excluding garden structures;(d)White washing where architectural control regulations are not in force.(e)Painting-where architectural control regulations are not in force.(f)Re-tiling and re-terracting;(g)Plastering and patch work;(h)Re-flooring;(i)Boundary wall if it is constructed of a design approved by the Authority -5.6No building permit is necessary for carrying out works by any department of the Central/State Government or any local body having jurisdiction of any works for the purpose of inspecting, repairing or renewing any Sewers, mains, pipes, cables or other apparatus.

6. Information Accompanying Application for Building Permit

-6.1The application for building permit shall be accompanied by the site plan, building plan, service plan and specifications as prescribed in Regulation no. 6.2.6.2Application for Building Permit - The following shall accompany the application for building permit in the case of permission for erection, re-erection or making material alterations:(i)Site Plan-Plan sent with an application shall be drawn to a scale of not less than 1:500 for areas up to 1 hectare and not less than. 1:1000 for areas more than 1 hectare and shall show:(a)The boundary of the site of any contiguous land belonging to the owner thereof;(b)the position of site in relation to neighbouring street;(c)the name and/or width of the street in which the building is proposed to be situated,(d)all existing buildings standing on, over or under site;(e)the means of access from the street to the building and to all other buildings, which the owner intends to erect upon his contiguous land referred to in (a);(f)space to be left in and around the building to secure a free circulation of air admission of light and access for scavenging purposes and details of projection (if any), on to open space;(g)the width of the street (if any) in front and of any street (if any) at the side or near the proposed building;(h)scale used and the direction of North Point relating to plan of the building;(i)any existing physical features, such as wells, drains etc;(j)sewerage and drainage lines up to discharge point and water supply lines; and(k)such other particulars as may be prescribed by the Authority.(ii)Building Plan -The plan of the buildings and elevations and sections accompanying the application shall be drawn to a scale not less than 1:100, The plan shall;(a)include the floor plans of all floors together with the covered and open area, clearly indicating the size and spacings of all framing members and sizes of rooms and the position of staircases, ramps and liftwells;(b)show the use or occupancy of all parts of the building;(c)show exact-location of essential services, for example W.C, sink, bath and the like including the water supply and drainage line;(d)include sectional drawings showing clearly the size of footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roofs slabs with their materials and size and locations of doors, windows and other openings. The section shall indicate the heights of building and rooms and also the height of the parapet and the drainage and the slope of the roof. At least one section should be taken through the staircase and drawn to a scale of 1:50.(e)show all street elevations;(f)give dimensions of the permissible projected portions within open spaces;(g)include terrace plan indicating the drainage and the slope of the roof; and(h)give indications of the North Point relative to the plan and scale

used, (iii) Services Plan - Plans, elevations and sections of private water supply and sewage disposal system independent of the Municipal services, if any, shall also be included. (iv) Specifications - General specifications giving types and grade of materials to be used shall accompany the application. (v) Ownership title - Every application for building permit shall be accompanied by the following for verifying proof of ownership: (a) attested or photo-copy of the original hire-purchase agreement/possession certificate/sale-deed clearly indicating the dimensions of all sides of the plot/house and date of allotment of the plot, (b) an affidavit stating that his plot is free from any unauthorised construction, (c) other affidavit or documents if required by the authority. (vi) Any other document which the authority may deem fit. 6.3 Preparation and signing of the plans - All the plans shall be prepared and duly signed in full by the licensed technical personnel and shall indicate their names, addresses, qualifications and licence number and title allotted by Authority. Further the plans shall be signed by the owner in full and in ink. All plans shall be prepared in metric system only. 6.3.1. Qualifications of Licensed Technical Personnel and Competence of Work - The technical personnel for the preparation of various plans and design and construction of building schemes shall be licensed by the Authority as competent to do the work for which they are empowered. The qualifications of the technical personnel and their competence to carry out different jobs shall be as given in Appendix - 'A'. 6.4 Supervision - The application for building permit shall be further accompanied by a certificate in the prescribed form given in Appendix 'C' for undertaking the supervision by the licensed technical personnel, the qualifications and competence shall be as given in Appendix 'A'. 6.4.1. In case of any changes of technical personnel during construction work, the change shall be intimated to the Authority.

7. Fees for building permit

-7.1 No application for building permit as referred to in Regulations 6.1 to 6.3 shall be deemed valid unless and until the person giving notice has paid fees as per regulation no. 7.2 and an attested copy of the receipt of such payment is attached with the application. 7.2 Building Permit fees - The scales of fees for building permit shall be as follow: (i) Residential Building:

| Covered area on all floors | Fee | |
|---------------------------------------|---------------------------------------|------------|
| Towns with population less than 3 lac | Towns with population more than 3 lac | |
| 1. Up to 100 Sqm. | Rs. 35.00 | Rs. 50.00 |
| 2. 100 Sqm. to 200 Sqm. | Rs. 75.00 | Rs. 100.00 |
| 3. above 200 Sqm. | Rs. 150.00 | Rs. 200.00 |

(ii) Commercial Business and Assembly Building -(i.e. shops, show rooms, business offices, godowns, warehouse, banks, cinema, theatres, skating halls, clubs etc.)

Covered area on all floors Fees in Rupees

| | |
|---------------|------------|
| Up to 20 Sqm. | Rs. 100.00 |
| 21 to 50 Sqm. | Rs. 200.00 |

for every additional 50 Sqm. or part thereof charge at the rate of Rs. 200. (iii) Public Buildings for Hospitals, Educational, Religious and Charitable use.

Covered area on all floors Fees in Rupees

| | |
|--------------------|------------|
| Up to 150 Sqm. | Rs. 50.00 |
| 150 Sqm. and above | Rs. 100.00 |

(iv) The fixation of these fees shall be governed by the following-(a) for re-erection of existing buildings, the fees chargeable shall be the same as erection of new buildings.(b) for additions and alterations in the existing buildings, the fees shall be chargeable on the added portions only on the same scale as for a new building,(c) for revised plan of a building which the Authority has already sanctioned, the fees chargeable shall be 50 per cent of the fees chargeable on the original plan subject to a minimum of Rs. 31.00 and subject to the condition that the covered area of the building has not increased than in the original sanctioned plan and submitted to the Authority within the sanctioned period of the plan. The applicant shall have to deposit the original sanctioned plan with the authority.7.3 Withdrawal of application - The applicant may withdraw his application and plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application; but the fees paid shall, in no case, be refunded.

8. Grant or refusal of Building Permit

-8.1 Application for erection, re-erection or making material alterations of buildings shall be submitted to the Authority. The Authority shall verify the facts given in the application and annexures from technical, administrative and legal point of view. The title of land shall be verified. The Authority shall ensure that adequate guarantee has been obtained from the owner for carrying out the building activity as per the specifications prescribed. The authority may either sanction or refuse the proposals or may sanction them with such modifications or directions as it may deem necessary and thereupon shall communicate the decision to the owner in the prescribed form given in Appendix-'D'.8.2 If within 6 weeks of the receipt of the completed application (as specified in 6.2) in the office of the Authority, the Authority fails to intimate in writing to the person, who has given the notice, of its refusal or sanction, or objections the application with its annexures shall be deemed to have been sanctioned, provided the fact is immediately brought to the notice of the Authority in writing by the person who has given notice and who has not received any intimation from the Authority within 3 weeks of giving such written notice. Subject to the conditions mentioned in the clause, nothing shall be constructed to authorise any person to do anything in contravention or against the terms of lease or titles of the land or against any other regulations, by-laws or ordinances operating on the site of work.8.3 In the case of refusal, the Authority shall quote the reason and relevant provisions of the regulation which the plans contravene. The Authority shall (as far as possible) advise all the objections to the plans and specifications in the first instance itself and ensure that no new objections are raised when they are resubmitted after compliance or earlier objections.8.4 Once the plans have been scrutinised and objections have been pointed out, the owner giving applications shall modify the plans statements to comply with the objections raised and resubmit them. The Authority shall scrutinise the resubmitted plan and if there be further objections, the plan shall be rejected. No fresh fee is required if modified plans have been submitted within 1 year.8.5 Board of appeals - In order to determine the suitability of alternative materials or methods of design or construction and to provide for reasonable interpretation of the provisions of the Regulations, a board of appeals consisting of members who are qualified by experience and training to pass judgment on matters pertaining to building construction shall be appointed by the Board.8.5.1. In case of appeals to the Board of Appeals, the same shall be made within 30 days from

the date of rejection of Building permit and a fees of 50 per cent of the original Building permit fee shall be paid to the Authority. The Board Appeals shall clear all appeals within 90 days from the date of appeal. If within 90 days, the Authority fails to indicate in writing to the person of its refusal or sanction, the person shall take the appeal as allowed.8.5.2. In cases covered by section 35 (2) of the Uttar Pradesh Avas Evam Vikas Parishad Adhiniyam appeal shall be filed within the lime prescribed in the Rules made by the Government such appeal will be heard by the Board or the committee to which the Board may deligate the power.

9. Duration of sanction of Building permit

-The sanction once accorded shall remain valid up to three years during which period completion certificate shall have to be submitted and if this is not done, the permit shall be get revalidated before the expiry of this period subject to the following:9.1An application for revalidation of sanction shall be made at least 60 days before the expiry of the period of such sanction.9.2However, nothing in Regulation no. 9.1 shall be deemed to affect the power of the Authority to revalidate the sanction on application given after the period thereof;9.3Revalidation of sanction before expiry of the sanction can be done for a period of one year at a time and such revalidations can be done only twice.9.4Revalidation shall be subject to the rules then in force.9.5Fees equal to 50 per cent of the original building permit fee shall be payable to the Authority with a minimum fee of Rs. 21.00.9.6The applicant shall have to send an application alongwith the original plan already sanctioned.

10. Notice for commencement of building work

-10.1The owner, upon commencement of his work under permit shall give notice to the Authority that he starts the work in prescribed pro forma given in Appendix-E and the the Authority shall cause inspection of the work to be made within 14 days following the receipt of notice to . verify that the building has been located in accordance with the sanctioned plans. If however, the Authority fails to make the inspection within the specified period, it shall be presumed that the Authority has no objection to the construction.10.2powers of entry in buildings:The Authority may authorise any person to enter upon any site or building with or without assistants or workmen for the purpose of -(a)making an enquiry, inspection, measurements or survey or taking levels of such site or buildings.(b)examining works under construction or ascertaining the course of sewers or drains;(c)ascertaining whether any site is being or has been developed or any building is being or has been erected in contravention of any clauses of these bye-laws :Provided that no entry shall be made except between the hours of sunrise and sunset and without giving not less than twenty four hours written notice to the occupire or if there is no occupier to the owner of the building or land.

11. Deviation during building construction

-11.1If at any time, after permission to proceed with any building work has been given, the Authority is satisfied that such permission was granted in consequence of any material misrepresentation or fraudulent statement contained in the application given or information furnished, the Authority may cancel such permission and any work done thereunder shall be deemed to have been done

without permission.

12.

2.

Offences and Penalties -Any person who contravenes any of the provision of these Regulations or any requirements or obligations imposed on him by virtue of these Regulations or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction;(a)shall be punished by a fine as provided in section 76 of the U.P. Avas Evam Vikas Parishad Adhiniyam;(b)suitable action including demolition of unauthorised works as decided by the Authority may be taken against him; and(c)suitable action against licensed technical personnel which may include cancellation of the licence and debarring him from further practice for a period of 5 years may be taken.

13. Completion certificate for building work

-13.1On completion of the building work, the licensed technical personnel shall give notice to the Authority in prescribed form as given in Appendix F.

14. Occupancy

-14.1Occupancy Certificate-No building hereafter erected, re-erected or altered materially shall be occupied in whole or in part until the issue of an occupancy certificate by the Authority affirming that such building is fit for occupation, as per pro forma given in Appendix-G :Provided that if the Authority fails to issue the occupancy certificate within two weeks of the date of receipt of completion certificate by the Authority for issue of such certificate, the building may be occupied without writing or the certificate; but information to this effect shall have to be sent to (he Authority by the owner before occupying the same.14.1.1Temporary Occupancy -Upon the request of the licensed technical personnel, the Authority may issue a temporary certificate of occupancy for a building or a part thereof before the entire works covered by the building permit shall have completed provided such portion or portions may be occupied safely prior to full completion of building without endangering life or public welfare.

15. Demolition of unauthorised construction

-The demolition of unauthorised construction shall be directed and carried out in accordance with the provisions of U.P. Housing and Development Board Act.

16. Compounding of unauthorised construction:

(1)The authority can for reasons to be recorded refuse to compound any case of unauthorised construction.(2)The following category of unauthorised construction shall not be

compounded.(a)Any construction not in conformity of the land use proposal contained in the Master Plan of the area.(b)On Government or public or Parishad land.(c)On the first floor of construction within the front, side and rear set back which has been compounded earlier.16.1The fees for compounding shall be charged as given in Appendix-I or as revised by the Board in future.16.2The compounding of any unauthorised construction can be done only on the written request of the applicant.

17. Architectural Control

:

17. For the buildings coming up in the important areas or fronting on major roads or streets or in the case of important monumental buildings or in the proximity of buildings of historical importance as decided by the Authority the building Schemes including their colour schemes may be subject to the approval from the architectural aesthetics point of view. The Authority shall have powers to issue suitable instruction from time to time for ensuring the above.

SECTION 2 - General building requirements -

18. Minimum size and requirements of plots:

18.1The construction of a building for residential purposes shall not be permitted on any plot which has an area of less than 125 sqm. or a width less than 8 m. or an average depth of less than 12 m. This condition will not apply to plots which are used by the Parishad to construct dwelling unit under Low Cost Public Housing Programme:Provided that in case of reconstruction on the site of a building which has fallen down or has been demolished, a building shall be allowed to be constructed which is Similar to the building previously approved by the competent authority.18.2In commercial areas the minimum plot sizes for shops shall be 15.0 Sqm. with a minimum width of 2.4 m.Note - Kiosks shall not be included in the commercial shops.18.3In the case of plots for assembly occupancies like cinema in existing built up area, the minimum width of plot shall be 30 m, and it shall front on a street of width not less than 8 m. in the case of newly developed areas outside the existing built up area the width of the plot for assembly occupancies shall not be less than 45m. and shall front on a street of width not less than 30 m.

19. Site and land use pattern :

The site shall be cleared from the land use point of view as spelt out in Master Plan. If the construction of the building is for public worship, which in the opinion of the Authority will wound the religious feelings of any class or persons in the vicinity thereof, no permission to construct buildings for such purpose may be given on the site. Further if the use of the site is for the purpose

of establishing a factory, warehouse or work place which will be a source of annoyance to the health of the inhabitants of the neighbourhood, permission may not be given to construct such house. Further the use of the building for which it has been planned and approved by the Authority shall not be changed without the prior permission of the Authority.

20. Setback Limits :

| Plot area | Minimum Frontage | Front setback | Rear setback | Side setback | Type of housing | Remarks |
|----------------|------------------|----------------|--------------|--------------|---------------------------------|---------|
| Up to 50 sq.m. | 3.6 | No restriction | | Row | For Public Housing Project only | |
| 50-125 sq.m. | 4.5 | 3.0 | 3.0 | Nil | Row | |
| 125-250 sq.m. | 8.0 | 3.0 | 3.0 | Nil | Row | |
| 250-500 sq.m. | 12.0 | 4.5 | 3.0 | 2.5 | Semi detached | |
| 500 above | 15.0 | 6.0 | 3.0 | 3.0 | Semi detached | |

(a) In case of corner plots side open space along the side street shall not be less than the minimum front setback required on adjoining plot fronting on such side street provided the adjoining plot abuts this plot. (b) In all other corner plots a clear side setback of specified width shall be kept along the side street. (c) In case of odd corner plots the plot owner shall have to leave a compulsory setback on the other side of the road to enable the next plot holder to achieve necessary light and Ventilation " through a 3 m. wide open space. (d) No compulsory setback is required for plots/house facing on streets 6m. or less in width but plots/house facing roads beyond 6 m. width must have a compulsory minimum setback of atleast 3 Meters. (e) In case of any dispute regarding the setbacks the decision of the . Authority shall be final and the applicant shall have to abide it.

20.1 Exemptions into setback open spaces. Every open sapce provided either in the interior or exterior shall be kept free from any erection thereon and shall be open to the sky except as follows: (a) Sunshade over windows/ventilators or other openings not more than 0.75 m. wide. (b) Cornice roof or weathershade not more than 0.30 m. wide. (c) Porch - A portico of up to 2.4 m. width and 4.5 length at a height of 2.1 m. above plinth level may be permitted, within the side open space of not less than 3.0 m. wide, (throughout) with no access to the top of the portico for use as a sitout place or for putting up plants or flower pots etc. (d) Balcony - Projected balcony in the front side at first floor level of width not more than 0.9 m. maybe permitted 50 per cent of the area of the projections permitted into open spaces under (c) and (d) above shall be accountable for floor area calculations.

20.1.2. Interior open space. The whole of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width shall be 3 m. for ground floor and 1.5 m. for the first floor construction.

20.1.3. Joint open air space. Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

20.1.4. Site coverage. The maximum covered area for residential plots shall be as follows :
66 per cent of the plot area.

Plot size up to 125 sq.m.

Plot size from 126 to 250 sq.m. 66 per cent of the first 125 sq.m. of the plot area.60 per cent of the next 125 sq.m. or a part thereof.

Plot size from 251 sq.m. to 500 sq.m. 66 per cent of the first 125 sq.m. of the plot area.60 per cent of the next 125 sq.m. of the plot area.55 per cent of the next 250 sq.m. or a part thereof.

Plot size above 500 sq.m. 66 per cent of the first 125 sq.m. of the plot area.60 per cent of the next 125 sq.m. of the plot area.55 per cent of the next 250 sq.m. of the plot area.50 per cent of the plot area above 500 sq.m.

20.2 Other Buildings-20.2.1. In the case of commercial areas for shopping centre the open spaces shall be 3 m, minimum in front and rear; side open spaces may not be necessary, if it is developed as shopping areas under row building schemes. However, the appropriate spaces for lighting and ventilation shall be provided through interior open spaces as specified in Regulation 20.1.2. The front open spaces may be developed as an Arcade. The provision of the rear open space shall not be applicable to the back to back shopping centre schemes, developed by public agency and approved as an integrated shopping centre by a private agency. 20.2.2. Building for business, assembly and mercantile, educational, institutional uses shall have a minimum front open space of 9 m. and side and rear open space of 6 m. unless otherwise scheme specified in relevant rules governing special occupancies. 20.2.3. Educational Building. In educational buildings, the total built up area on any floor shall not be more than 30 per cent of the plot area, the remaining area provided for play grounds recreational spaces, etc. The set back requirement for individual occupancies depending upon the zones and width of road fronting the same shall be as decided by the Authority keeping in mind the provisions of Master Plan. 20.2.4. The open spaces given at Regulations 20.2.1 to 20.2.3 are applicable to buildings upto a height of 10m. The following provisions shall apply for increased open spaces above the minimum spelt out in 20.2.1. to 20.2.3. For heights of buildings above 10m. and upto 25m. in addition to the minimum open spaces required for height of 10m. there shall be an increase in the minimum open space at the rate of 1m. per every 3 m. or fraction thereof, for height above 10 m.

21. Area and height limitations :

21.1 Floor area ratio -The floor area ratio (FIR) for different use groups shall be as given table 2. In residential building it shall also be governed by clause 21.3. 21.2 Height limitations -The height of the building shall be governed by the limitations of FAR open spaces and the width of the street fronting the plot as per details given below : (a) The absolute height of a buildings shall not exceed 1.5 times the width of the road abutting plus the front open spaces. (b) If building abuts on two or more streets, of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to the height to a depth of 24 m. along the narrower street.

21.**3.**

- For residential buildings only ground and first floor construction with a barsati on top is permissible. The maximum height of residential buildings shall not exceed 10 m. from the centre of the road.

TABLE 2- F.A.R. For different use group

| S. No. | Use Group | F.A.R. | Remarks | density of the Area |
|-------------|------------------------|--------|--|---------------------|
| Person/acre | person/Ha. | | | |
| 1. | Residential | 0.5 | 50 | 125 |
| | | 0.7 | 75 | 185 |
| | | 1 | 100 | 250 |
| | | 1.33 | 150 | 375 |
| | | 1.8 | 200 | 500 |
| | | 2 | 250 | 625 |
| | | 2.5 | 300 | 750 |
| | Area | | | |
| 2. | Business Commercial | 11.25 | Neighborhood shopping centre Sub-District shopping centre/Area District shopping centre/area central business district area and office areas. | 150 |
| 3. | Educational | 1 | | |
| 4. | Institutional | 1.5 | | |
| 5 | Assembly | 1.5 | | |

21.4 The proposals for building permit for all buildings more than 15 meters in height and other buildings with more than 400 square meters ground coverage and all other buildings of industrial (factory, workshops etc.) storage (warehouse), assembly and hazardous use group shall be subjected to the scrutiny by the Authority and director of Fire Services, before the building permit is given.

22. Requirements of parts of buildings :

22.1 Size and area requirements 22.1.1 Habitable rooms:

1. No habitable room shall have a floor area of less than 9.5 sqm. and the minimum width of a room shall be 2.4 m. In case of buildings with two rooms, one of this shall not be less than 9.5 sqm. and the other not less than 7.50 sqm.

22.1.2. Kitchen:

1. The area of kitchen shall be not less than 5.00 sqm. with the minimum width of 1.5 m. Where there is a separate store, the size of the kitchen may be reduced to 4.5 sqm.

22.1.3. Bath rooms and water closets:

1. The size of a bath room shall not be less than 1.5 sqm. with the minimum width of 1.2 m if it is a combined bath and water closet its floor area shall not be less than 2.8 sqm. with the minimum width of 1.2. The minimum floor area for water closet shall be 1.1 sqm. with a minimum width of 0.9 m.

22.1.4. Mezzanine floor:

1. The minimum size of mezzanine floor if it is used as a living room shall be 9.5 sqm. The aggregate area of such mezzanine floor shall be not more than 33.3 per cent of the plinth area of the building.

22.1.5. Loft: Where lofts are provided in kitchen and in other areas the maximum coverage shall be limited to 25% of the room size. Lofts in residential buildings shall be permitted above the corridor space. 22.1.6. Garage : The size of a car garage shall be minimum of 2.75 m x 5.3m and scooter garage 1.5m. x 2.4 m. 22.1.7. Barsati : A Barsati with toilet having maximum area of 25 per cent of total permissible ground coverage is permissible above the first floor. The barsati area shall also include the area under staircase in mumty. Barsati shall be treated as Habitable room. 22.1.8. Puja room and store: The minimum width of store or Puja room shall be 0.9 m. Store or Puja Room shall have the provision of light and ventilation as stated below: -

| Room/Size | Opening size for lighting and ventilation Requirement |
|---|--|
| (i) Puja Room of all sizes | Minimum 10 per cent of the floor area. |
| (ii) Store Rooms and closets above 5 sq.m. area from 2 sq.m.to 5 sq.m. area | Minimum 10 per cent of the floor area. Minimum 5 per cent of the floor area. This ventilation may be derived from corridor and from internal open spaces also. |
| Below 2 sq m. | Nil |

22.1.9. Basement: Basements are generally not permissible in residential buildings except at places where site conditions favour such a construction. In this regard the decision of the Authority shall be final, if basement is allowed then its area shall not exceed 25 percent of the total permissible ground coverage and its height shall be minimum 2.4 m. A minimum aggregate area of openings shall not be less than 1/10th of floor area. 22.2.1. Habitable Room : The minimum height of all rooms used for human habitation shall be 2.75 m. measured from the surface of the floor to the lowest point "of the ceiling (bottom of slab). 22.2.2. Kitchen : The height of the kitchen shall not be less than 2.75m. 22.2.3. Bath Room, water closets and Store : The height of a bath room or water closet measure from the surface of floor to the lowest point of ceiling shall be not less than 2.2m. 22.2.4.

Loft: The head room for the loft shall be not more than 1.5m. 22.2.5. Mezzanine Floor: The minimum height of mezzanine floor shall be 2.2m. 22.2.6. Staircase: The minimum head room in a passage under the landing of staircase and under the staircase shall be 2.0m. The maximum riser 19 cm. and minimum tread shall be 25 cm. winders are not allowed except in the beginning of the flight where maximum 2 winders shall be permitted. The minimum width of the stairs shall be 0.80m. and 0.90m. high handrail shall be provided. 22.3 Other Requirements of parts of building: - 22.3.1. Bath rooms and water closets: -(i) Every bathroom or water closet shall: -(a) Be so situated that atleast one of its walls shall open to external air (See Regulation 22.4.2); (b) not be directly over or under any room other than another latrin, washing place, bath or terrace, unless it has a water light floor; (c) have the platform or seat made of water tight non-absorbent materials; (d) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1m. above the floor of such a room ; and (ii) No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water-closet shall have a door completely closing the entrance to it. 22.3.2. Plinth- The plinth of any part of building shall be so located with respect to the surrounding ground level or crest of the road level provided adequate drainage of site is assured, in no case it shall be less than 0.30m. above the crest of the road level adjoining the plot. Every interior court yard or garrage shall be raised atleast 0.15m. above the level of surrounding ground level and shall be satisfactorily drained. 22.3.3. Roof- The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water therefrom by means of sufficient rain-water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building. 22.3.4. Boundary Wall- (a) The front boundary wall shall be made as per the design prescribed by the Authority. (b) The maximum height of the front compound wall shall be 1.5m. above the centre line of the front street. (c) The side compound wall can be 2.4m. high provided the top 0.9m. is of open type construction of a design approved by the Authority. (d) The rear compound wall can be 2.4m. high. (e) In case of corner plots, both sides of the plot facing the roads shall be considered as front side and provisions for front compound wall shall apply. 22.4 Lighting and Ventilation Requirement: 22.4.1. Lighting and Ventilation of Rooms - Rooms shall have, for the admission of light and air, one or more apertures, such as windows and fan lights, opening directly to the external air or into an open verandah not more than 2.4m. Atleast one side of the verandah shall open on to the full width of open space of size not less than 3m. X 3m. for ground floor portions and 1.5m. x 1.5m. for first floor portions. Notwithstanding the above a minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/10th of the floor area. No portion of a room shall be assumed to be lighted if it is more than 7.5m. from the opening assumed for lighting that portion. 22.4.2. Ventilation Shaft - For ventilating the spaces for W.C. and bath room. A ventilation shaft of minimum size 1.2m. x 0.9m. is required for residential buildings only. 22.4.3. Door sizes - The minimum width of door openings shall be 0.9m. for habitable rooms and 0.7m. for non-habitable rooms. The minimum height of door openings shall be 2.0m. SECTION III

23. Group Housing

23.1 Group Housing Development normally and preferably in two and multi-storied blocks shall not be a customary sub-division of land into street's and plots. The layout plan shall be governed by good design standards suiting the site and socio economic requirements of the occupants to be decided by the Authority. 23.2 Access to dwellings in Low Cost Housing for weaker section of the society shall be provided with foot-paths and their width shall be governed by design requirements of I: S : 8888. The foot-paths shall open on a residential street or cul-de-sac or loop-street of preferably 9m. width. 23.3 The minimum size of the site for this type of development shall be 5000 Sqm. 23.4 No limit to floors and height shall be applicable except in areas near protected monuments and air-ports etc., but in general the coverage and F.A.R. for various densities shall be as given in table 3 and following rules: TABLE 3 - F.A.R. and coverage for Group Housing

| S. No. | Gross Residential Density | Maximum coverage in % | F.A.R. |
|--------------|---------------------------|-----------------------|------------|
| Persons/Acre | Persons/Hectare | | |
| 1 | 50 | 125 | 25 0.75 |
| 2 | 100 | 250 | 30 1.25 |
| 3 | 150 | 425 | 33 1/3 1.5 |
| 4 | 200 | 500 | 35 1.75 |
| 5 | 250 | 625 | 35 1.75 |

(i) Floor area is calculated as area on all floor unless specifically excluded; (ii) The coverage shall be calculated on the basis of the whole area reserved for group housing after deducting - (a) the area of any highway, any road upto 25m. and - major residential 18m. wide road around and width in the group housing area. Residential street, loop street, cul-de-sac, service lanes and foot-paths shall not be deducted. (b) the area of schools (excluding sites for Nursery schools) and other Community Facilities within the Group Housing area, and (c) The open spaces except playgrounds and tot-lots of local nature. (iii) Any further provisions of master plan and zonal development plan.

Part IV – Low Income Housing

24.

For Low Income housing schemes various provisions as stated in Indian Standard guide for requirements of Low Income Housing (IS. 8888 - 1978) shall be followed.

Part V – Other Buildings

25.

1. Cinema, Theaters and Public Assembly Halls.

- 25.1.1. No provision for construction of a building for a cinema or other similar purpose shall be granted by the authority unless it conforms to the Rules under the U.P. Cinematographic Act, 1918 or other Acts and Rules for the time being in force and other relevant documents. 25.1.2. No person shall erect a building intended to be used as a cinema theatre, or public assembly hall, or convert the use of any existing building to any such purpose, unless such building is set back at least 9m. from the regular line of the street or from the street if no such regular line exists. Further the location of the site for cinema shall be governed by the provisions of development plans (if any), and subject to the approval of the Commissioner of the Division and Authority. 25.1.3. In addition, Cinema theaters and other assembly auditoria, shall conform to IS 4878 Bye-laws for Construction of Cinema Buildings (the latest Provisions of the Indian Standard shall be adopted at the time of enforcement of these Bye-laws). 25.1.4. Exits and Fire Safety requirements shall be in accordance with Part IV Fire Protection of National Building Code of India. 25.2 Petrol, Filling Stations. 25.2.1. The location of the petrol filling stations and its layout shall be approved by the Authority in consideration with the Commissioner for the Divisions, depending upon the width of roads and traffic generated, location with respect to points of intersections and nearness to occupancies of educational, assembly, mercantile, storage and hazardous uses. APPENDIX A Qualifications of Licensed Architects for Preparation of Schemes for Building Permit and Supervision A - Architect.

| | | | |
|--------------------------|----------------|-----|--|
| A - 1. | Qualifications | ... | Shall be registered with the Council of Architecture. |
| A - 2. | Competence | ... | The licenced Architect is competent to carry out all work related to Building permit for all the schemes of the Board. |
| A - 3. | Licensing Fee | ... | Rs. 100. |
| A - 4. | Renewal Fee | ... | Rs. 10 per annum. |
| B - Draftsman-Supervisor | | | |
| B - 1. | Qualifications | ... | The minimum qualifications for a Draftsman-supervisor shall be qualification in Architecture or civil engineering equivalent to the minimum qualification prescribed for requirement to non-gazetted service by the Government of U.P. plus 5 years experience in building design, construction and supervision. |
| B - 2. | Competence | ... | The licenced draftsman-supervisor is competent to carry out all work related to building permit on plots up to 200 Sqm. and up to 3 storey for all the schemes of the Board. |
| B - 3. | Licensing Fee | ... | Rs. 50. |
| | Renewal Fee | ... | Rs. 10 per annum. |

APPENDIX B Form for First Application to Erect, Re-Erect, Demolish or to Make Alteration in Any

Place in A Building To, The Authority, U.P. Housing and Development Board, Sir, I hereby give application that I intend to erect, re-erect, demolish or to make alteration in the building No./Plot no.in Colony" City and in accordance with the building regulations of U.P. Housing and Development Board and 1 forward herewith, the following plan and specifications (Items 1 to 4) in Triplicate duly signed by me and (name in block letters) the licensed Architect/Draftsman. License no. who will supervise its erection and a copy of other statements/documents (as applicable) (Items 5 and 6):

1. Site Plan
2. Building Plan
3. Services Plan
4. General Specifications
5. Ownership Title
6. Attested/Photo copy of receipt for payment of application fee.
7. Other documents desired.

Information about plot/house -

1. Plot Area
2. Use of proposed construction.....
3. Area of proposed construction.....

I request that the construction may be approved and permission accorded to me to execute the work. Signature of owner Name of owner (In block letters) Address of owner Dated APPENDIX C Form for Supervision of Building Work To, The Authority, .. Sir, I hereby certify that the erection, re-erection or material alteration/demolition in of building No./Plot No.in Colony City shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. Signature of Architect/Draftsman Name of Architect/Draftsman (In block letters) Licence No. of Architect/Draftsman Address of Architect/Draftsman Dated APPENDIX D Form for Sanction or Refusal of Building Permit From, The Authority, U.P. Housing and Development Board, .. To, ... Sir, With reference to your application dated for grant of permit for the erection/re-erection or material alteration/demolition in/of building No./Plot No.in Colony .., City -.. I have to inform you that the sanction has been granted/refused by the authority on the following grounds:

- 1.
- 2.

3.

4.

5.

6.

The sanctioned/refusal plan is enclosed. Office Stamp -Signature of the authority.....Office (Communication) No.....Name, designation and address of the authority.....Dated.....

APPENDIX E Form for Notice for Commencement of Building Work To, The Authority, U.P. Housing and Development Board, ..Sir, I hereby. certify that the erection, re-erection or material alteration or demolition in/of building No./Plot No.....in Colony..... City.....will be commenced.....as per your permission and plans sanctioned, vide letter No.....dated.....under the supervision of..... Licensed Architect/Draftsman.....Licence No.....Signature of owner.....Name of owner(In block letters).....Address of owner.....Dated.....

.....Appendix F Form for Completion Certification of Building Work To, The Authority, U.P. Housing and Development Board, ..Sir, I hereby certify that the erection, re-erection or material alteration/demolition in/of building No./in Plot no.....in Colony.....City.....has been supervised by me and has been completed on..... according to the plans sanctioned vide letter no.....dated..... The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications'. No provisions of the Building Regulations, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed in the course of the work. The building is fit for use for which it has been erected, re-erected or altered, constructed and enlarged. Signature of Architect.....Name of Architect.....(In block letters) Licence No. of Architect.....Address of Architect.....(Registered) Dated.....

APPENDIX G Form for Occupancy Certificate From, The Authority, U.P. Housing and Development Board, ..To, ..Sir, I hereby certify that the erection, re-erection or alteration in/of building No./Plot No.....in Colony.....City.....completed under the supervision of..... Licensed Architect..... Licence No.....has been inspected by me and I declare that the building conforms in all respects to the requirements of the Bye-laws in respect of use group, structural safety, fire safety, hygienic and sanitary conditions inside and in the surroundings and is fit for occupation. Office Stamps. Office (Communication) No. Dated.....Signature of Authority.....Name Designation and.....Address of the Authority.....

APPENDIX 1

of Compounding Fees to be Charged for Unauthorised Construction under Section 81 of U.P. Avas Evam Vikas Parishad Adhiniyam

General:

1. Authority can refuse to compound any case of unauthorised construction.

2. The following category of unauthorised construction shall not be compounded -

(a) any construction not in conforming of the land use proposal contained in the Master Plan of the area. (b) on Government or Public or Parishad land. (c) on the first floor of construction within the prescribed front side and rear, set backs which have been compounded earlier. Definitions : APPLIED : Means applied on the prescribed form to the Authority in a prescribed manner, supplying all the informations required by the authorised applicant. WAITED : Means to wait for the reply from the office of the Authority on the application or the reminder after waiting for the prescribed period. REMINDER : Means reminding the office of the Authority by written communication calling its attention to the omission or neglect in the disposal of the case.

| Type of unauthorised construction | Category 1 – Not applied | Compounding fees Category 2 – Applied but not waited or reminded | Category 3 – applied and waited but not reminded | Category 4 – Applied waited reminded, waited thereafter carried out the construction. |
|---|---|---|--|---|
| 1 | 2 | 3 | 4 | 5 |
| A. Construction against bye-laws and regulations. | | | | |
| 1. (a) Construction within the front set-back. | Ordinarily this construction will not be compounded. If necessary due to unavoidable circumstances Rs. 269 per Sqm. of the area constructed with a minimum of Rs. 3,000 plus the cost of land at the prevailing rate. | Ordinarily this construction will not be compounded. If necessary due to unavoidable circumstances Rs. 269 per Sqm. of the area constructed with a minimum of Rs. 3,000 plus the cost of the land at the prevailing rate. | | |
| (b) Construction within side set back | Rs. 172 per Sqm. of the area constructed with a minimum of Rs. 3,000 plus the cost of the land at the | The fee will be 1/2 of the prescribed fee for similar type of unauthorised construction in | The fee will be 1/2 of the prescribed fee for similar type of unauthorised construction in | The fee will be 1/2 of the prescribed fee for similar type of unauthorised |

| | | | | |
|--|---|--|--|-----------------------------|
| | prevailing rate. Waiting and reminding the authority. | category 1 plus a fine of Rs. 500 for not waiting and reminding the authority. | category 1 plus a fine of Rs. 300 for not waiting and reminding the authority and waiting for the prescribed period. | construction in category 1. |
| (c) Rear set-back open space. | Rs. 129 per Sqm. of the area constructed with minimum area of Rs. 2,000 plus the cost of the land at the prevailing rate. | Ditto | Ditto | Ditto |
| 2. If the plot converge is more than the prescribed coverage. | Rs. 215 per Sqm. of the area exceeding the prescribed limits plus cost of land at the prevailing rate | Ditto | Ditto | Ditto |
| 3. If the clear height in side the room is less than the prescribed height | Rs. 172 per Sqm. Of the area of the room. | Ditto | Ditto | Ditto |
| 4. if the area of the room is less than the prescribed area. | Rs. 215 per Sqm. for the area by which the room is less than prescribed | Ditto | Ditto | Ditto |
| 5. If the width of the room is less than the prescribed width. | Rs. 215 per Sqm. of the area of strip required to bring the width of the room to the prescribed limits. | Ditto | Ditto | Ditto |
| 6. Room does not have minimum ventilation prescribed. | Rs. 43 per Sqm. of the area of the room. | Ditto | Ditto | Ditto |
| 7. Construction according to bye-laws and regulations but the applicant has not obtained | A fine of Rs. 1,000 for not applying. | Rs. 500 as fine | Rs. 500 as fine. | Nil |

prior permission
for the
construction.

Notes - (i) Constructions different from approved plans shall be treated as not applied.(ii)If unauthorised constructions falls in more than one type of unauthorised constructions, the compounding fee shall be charged separately for every offence.(iii)Projections on public, Parishad and Government land shall not be compounded in any circumstances.APPENDIX JTable showing community facility standards for sub-division layouts

| S. No. | Facilities required | Scale of provision (No. required) | Area/Remarks | |
|--|---|---|--------------------------------|-----------------|
| Main type | Sub type | | | |
| 1 | 2 | 3 | 4 | 5 |
| 1. | Educational Facilities | Nursery School 3 to 5 age group. | 1 for 4,000 population | 0.1 Ha. |
| Primary School (5 to 11 age group). | 1 for 4,000 population | 0.6 Ha. upto density 250 p/Ha. 0.5 Ha. for 251 to 500 p/Ha.0.4 Ha. for 501 p/Ha. and above. | | |
| High School (14 to 16 age group). | 1 for 16,000 population. | 2.00 Ha. upto density 250 p/Ha. 1.8 Ha. for 251 to 500 p/Ha. | | |
| Degree College | 1 for 80,000 to 1,00,000. | 4 to 6 Ha. | | |
| 2. | Commercial facilities including shopping facilities | Convenience shopping centre. | upto 10 shops for 4,000 | 0.05 to 0.1 Ha. |
| Local shopping centre | Upto 20 shops for 16,000. | 0.4 Ha. | | |
| Zonal-shopping centre | Upto 80 to 100 shops for 80,000 | 2.5 Ha. | | |
| 3. | Communication facilities and essential services. | Sub- Post office | 1 for every 10,000 population. | 40 Sqm. |
| Post Office | 1 for 50,000 persons | 500 Sqm. | | |
| Delivery/Booking post office cum telegraph office. | 1 for 1,00,000 population. | 4,000 Sqm. | | |
| Telephone Exchange | 1 for 1,00,000 population | 5,000 Sqm. | | |

| | | | | |
|--------------------------------------|--|---|-------------------------------|--|
| Electric sub-station. | 1 in shopping centre | 12m. x 12m. | | |
| Police Station with staff quarters. | 1 for every 50,000 | 0.8 Ha. | | |
| Police Post with staff quarters. | 1 for 20,000 | 0.4 Ha. | | |
| Fire Station with staff quarters. | 1 for every Skm. Radial. | 0.8 Ha. | | |
| 4. | Social and Cultural Religious Building | 1 for every 15,000 | | 0.8 Ha. location not at Inter section of road and 60M. Away from junction. |
| (i) Multi-purpose Hall + Toilet. | 1 for 20,000 | 0.06 to 0.1 Ha. | | |
| (ii) Community Hall | 1 for 30,000 to 80,000 | 0.1 to 0.2 Ha. | | |
| (iii) Community Centre with Library. | 1 for 1,00,000 and above. | 0.3 Ha. | | |
| (iv) Cinema | 1 for 25,000 | 0.3 Ha. with parking location in zonal shopping centre, business and commercial area not in residential area. | | |
| 5. | Facilities for industrial area. | Labour welfare centre | 1 for every 100 Acre (40 Ha.) | 0.2 Ha. |
| Convenience shops | | 5 shops of 10 Sqm. each | | |
| Bus station | | 0.2 Ha. | | |
| Health Centre | 1 for every 500 Acre (200 Ha.) | 0.6 Ha. | | |
| Police office | | 0.04 Ha. | | |
| Telephone Exchange | | 0.04 Ha. | | |
| Bank | | 200 Sqm. | | |
| Petrol pump cum service station. | | 30m. x 40M. | | |
| Police station with staff quarters. | | 0.4 Ha. | | |
| | | 08 Ha. | | |

Fire station with staff quarters.

| | | | | |
|---|-----------------------------------|--|-------------------------------|------------------------------|
| 6. | Health facilities | Health centre | 1 for every 16,000 | 1.0 Ha. with staff quarters. |
| General Hospital | 1 for every 80,000 to 1,00,000. | 4.0 Ha. for 200 beds with and staff quarter. | | |
| 7. | Sanitation facilities | 1. Masonary Dustbins 3M. x 4M. | 1 for every 2,000 population. | |
| 2. Moveable dustbins or | 1 for every 5,000 population or | | | |
| Small facilities bins (C. I. Round 1 M. dia for 4/5 families) | 1 at each street corner. | | | |
| 3. Public latrines with sweepers quarters. | 1 seat for 50 0.1 Ha. population. | | | |
| 4. Urinals | 1 for every 100 population. | | | |