

The Greater Noida Industrial Development Area Building Regulations, 1992

UTTAR PRADESH

India

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Rule

THE-GREATER-NOIDA-INDUSTRIAL-DEVELOPMENT-AREA-BUILDING of 1992

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The Greater Noida Industrial Development Area Building Regulations, 1992Published vide Notification No. 1227-H.I./18-11-2847-91, dated August 12/18, 1992, published in the U.P. Gazette, Part 8 dated 7th November, 1992In exercise of the powers under Section 19 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976), the Greater Noida Industrial Development Authority, with the previous approval of the State Government, hereby makes the following regulations for the purpose of proper Planning and Development of the Greater NOIDA Industrial Development Area.

Chapter I Preliminary

1. Short title, commencement and application.

(1)These regulations may be called the Greater NOIDA Industrial Development Area Building Regulations, 1992.(2)They shall come into force with effect from the date of their publication in the Gazette.(3)[Chapter I to V shall apply to the building activity within the urbanisable area and Chapter VI shall apply to the area designated for agricultural use by the Authority.] [Substituted by Greater Noida (Amendment) Regulations, 2000, Reg. 1.]

2. Definitions.

- In these regulations, unless the context otherwise require, -(1)"Act" means the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976).(1a)["Agricultural use" means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming, any activity related to agriculture or milk chilling plant.] [Inserted by Greater Noida (Amendment) Regulations, 2000, Reg. 2 (a).](2)"Air conditioning" means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirements of conditioned space.(3)"Alteration" means the structural change, such as addition to the covered area or height or the removal Of part of a building or construction or cutting into or removal of any wall, partition, column, beam, joint, floor or the support, or a change to the fixtures of equipment of the building.(4)"Applicant" means the person who has legal title to a land or building and includes,(i)an agent or trustee who receives the rent on behalf of the owner;(ii)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;(iii)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(iv)a mortgagee in possession.(5)"Approved" means approved by the Greater NOIDA Industrial Development Authority.(6)"Area" means the Greater NOIDA Industrial Development Area.(7)"Balcony" means a projection including a hand rail or balustrade not more than 0.90 metre high to serve as passage or sitting out place.(8)"Barsati" means a habitable room with or without kitchen or toilet on the roof or a building.(9)"Basement or Celler" means the lower storey of a building below or partly below ground level.(10)"Building" means any structure or erection or part of a structure or erection which is intended to be used for residential commercial, industrial or any other purpose whether in actual use or not, and in particular.(a)"Assembly building" refers to a building or part of a building where group of people congregate or gather for amusement, recreation, social, religious, patriotic and similar purposes and includes theatres, assembly halls, auditoria, exhibition halls, museum, skating rinks, gymnasium, dance hall, club rooms, recreation piers and stadia.(b)"Business building" refers to a building or part of a building which is used for transaction of business, keeping of accounts and records or for similar purposes and includes Bank and Commercial Office.(c)"Educational building" refers to a building used for school, college or daycare purpose for more than 8 hours per week involving assembly for instructions, education or recreation.(d)"Hazardous building" refers to a 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 bum with extreme rapidity or which may produce poisonous fumes or explosion, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fumes or explosive, poisonous, irritant or corrosive gases and the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition.(e)"Industrial building" refers to a building or part of a building in which products or materials of all kind and properties are fabricated, assembled or processed such as assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies or factories.(f)"Institutional building" refers to a building or part of a building which is used for purpose, such as Research and Training Centre, Public/Semi-public and Corporate, Offices,

Hospitals, Dispensaries and health Centres.(g)"Mercantile building" refers to a building or part of a building which is used for the purpose of a shop, store, market display and sale of merchandise either in wholesale or retail, or office, storage or service facilities incidental to the sale of merchandise and includes Cinema Hall, Petrol Pump, Hotel, Restaurant, Nursing Home, Lodge-cum-Guest House, Dharma Kanta, etc.(h)"Residential building" refers to any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities and includes one or two or multi-family dwelling dormitories, apartment houses, flats, and hostels.(i)"Public Utility building" means and includes Post Office, Police Station, Fire Station, Hospital, Dispensary, Telephone Exchange, Sub-station, Waterworks, Taxi Stands, Bus Terminals, etc.(j)"Storage building" refers to a building or part of a building used primarily for the storage or sheltering of goods, store houses, hangars, terminal depot, grain elevators, barn or stables.(11)"Building activity" means erection, re-erection, making material alteration, or demolition of any building.(12)"Building Height" means the vertical distance measured in the case of the 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 roof up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of taking heights. If the building does not abut a street, the height shall be measured above the average level of the ground around and contiguous to the building.(13)"Building lines" means a line up to which the plinth of a building adjoining a street or an extension of a street or a future street may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.(14)"Canopy" means cantilevered projection at lintel over any entrance.(15)"Carpet Area" means the covered area of the usable rooms on any floor. The measurement of the carpet area in relation to a building being worked out according to the method of measurement of the carpet area of building laid down by the Indian Standards Institution from time to time.(16)"Chhajja" means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for architecture at considerations at lintel level.(17)"Chimney" means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat-producing appliance or equipment employing solid, liquid or gaseous fuel.(18)"Combustible material" means a material which burns or adds heat to a fire when tested for combustibility.(19)"Conversion" means the change of an occupancy to another occupancy or change in building structure or part thereof resulting into change in use requiring additional occupancy certificate.(20)"Corner site" means a site at the junction of and fronting on two or more intersecting streets.(21)"Courtyard" means a space permanently open to the sky enclosed fully or partially by walls at the ground level or any other level within or adjacent to a building.(22)"Damp-proof course" means course consisting of some appropriate water-proofing material provided to prevent penetration of dampness or moisture.(23)"Detached Building" means a building whose walls and roofs are independent of any other building with open spaces on all side.(24)"Drain" with its geometrical variations means a line of pipes including all fittings and equipments, such as manholes, inspection chambers, traps, gullies and floor traps used for the drainage of a building or a number of building or yards appurtenant to the building within the same curtilage and includes open channels used for conveying surface water.(25)"Drainage" means the removal of any liquid by a system constructed for this

purpose.[(25-a) "Dwelling unit" means a building used for living purposes and includes a garage, a servant quarter or a guard room.] [Substituted by Greater Noida (Amendment) Regulations, 2000, Reg. 2 (b).](26)"Enclosed staircase" means a staircase separated by fire resistance walls from the rest of the building.(27)"Existing building or use" means building structure or its use as sanctioned/approved/regularised by the competent authority, existing before the commencement of these regulations.(28)"Exit" means a passage, channel or means of access from any building or floor area to a street or other open space of safety.(29)"External walls with its geometrical variations" means an out wall of a building not being a party wall even though adjoining to a wall of another building and also means abutting on an interior open spaces of any building.[(29-a) "Farm House" means a plot of land including construction thereon in the area designated for agricultural use by the Authority; [Substituted by Greater Noida (Amendment) Regulations, 2000, Reg. 2 (c).](29-b) "Farm shed" shall include permanent or temporary structures erected in the plot used for farm house.](30)"Fire Alarm System" means an arrangement to call joints or detectors, sounders, and other equipments for all floors within the area of the plot.(31)"Fire lift" means a lift especially designed for use by fire personnel in the event of fire.(32)"Fire Resistance" means the time during which it fulfils its function of contributing to the fire safety of a building when subject to prescribed conditions of National Building Code with respect to heat and load or restraint.(33)"Fire Resisting Door" means a door or shutter fitted to a wall constructed and erected with the requirement to check the transmission of heat and fire for a specified period.(34)"Fire Resisting Material" means the material which is normally used for fire resistance.(35)"Floor" means the lower surface in the storey on which one normally walks in a building.(36)"Floor Area Ratio" means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.(37)"Footing" means the part of structure which is in direct contact with a transmitting load to the ground.(38)"Foundation" means the part of the structure which is in direct contact and which transmits load to the ground.(39)"Gallery" means an intermediate floor or platform projecting from wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc.(40)"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 does not include bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars and attics.(41)"Jhamp" means a downward vertical or sloping projection hanging below the balcony to provide protection from directs sun and rain.(42)"Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever except by means of vertical support within a room itself.(43)"Loft" means and intermediary floor between two floors, or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purpose.(44)"Licensed Technical Person" means Architect registered with the Council of Architect, or Engineer/Town Planner/Draftsman who has been licensed by the Authority.(45)"Masonry" means assemblage of masonry units property bonded together with mortar except mud mortar.(46)"Development Plan" means the Development Plan of the Authority in respect of the area.(47)"Mezzanine floor" means a intermediate floor between main floor level and above ground level and is overlooking to the main floor in which it has been provided.(48)"Mumty or Stair Cover" means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.(49)"Non-combustible" means a material which does not burn nor add heat to a fire when tested for combustibility.(50)"Occupancy" means the main purpose for which a building or a

part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it.(51)"Open Space" means a space forming an integral part of the plot left open to the sky.(52)"Owner" means a person, group of persons, a company, trust, institute, registered body, State or Central Government and its departments, undertakings and like in whose name the property stands registered in the revenue records.(53)"Parapet" means a low wall or railing built along the edge of a roof or a floor.(54)"Parking space" means a space enclosed or unenclosed to park vehicles together with a drive way connecting the parking space with a street permitting ingress and egress of the vehicles.(55)"Partition" means an interior non-load-bearing wall, one storey or part of a storey in height.(56)"Party wall" means and includes-(a)a wall forming part of a building and being used or constructed to be used in any part of such building for separating the adjoining building belonging to different owners or occupied or constructed or adapted to be occupied by different persons; or(b)a wall forming part of a building and standing in any part the length of such wall to greater extent than the projection of the footing on one side on grounds of different owners.(57)"Permit" means a permission or authorisation in writing by the Authority to carry out the work regulated by these regulations.(58)"Plinth" means a portion between the surface of the surrounding ground and surfacing floor immediately above the ground.(59)"Plinth area" means the build up covered area measured at the floor level of the basement or any storey.(60)"Porch" means a covered surface supported or pillars or otherwise for approach to a building by pedestrian or vehicle.(61)"Plot" means a piece of land enclosed by definite boundaries.(62)"Public Garage" means a building on portion thereof other than a private garage operated or used for repairing, servicing, hiring, selling or keeping vehicles.(63)"Private Garage" means a building or outhouse designed or used for the parking of privately-owned motor vehicles.(64)"Road/Street" means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thoroughfare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings within the street lines.(65)"Road/Street level or grade" means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established elevation as grade of the central line of the street at its mid-point.(66)"Road/Street lines" means the line defining the side limits of a street.(67)"Room height" means the vertical distance measured from the finished floor surface to the finished ceiling surface.(68)"Row Housing" means a row of houses with only front, rear and interior open spaces.(69)"Semi-detached building" means a building detached on three sides with open spaces specified in Regulation 33.(70)"Set back" means the distance between the plinth lines of the buildings and the boundary of the plot.(71)"Service floor" means floor in hotel or commercial building above ground floor in case of more than four storeyed buildings.(72)"Service lane" means a lane provided at rear or side of a plot for service purposes.(73)"Side depth" means horizontal distance between the front and rear site boundaries.(74)"Site double frontage" means a site having a frontage on two streets other than a corner plot.(75)"Site Interior or Tandem" means a site access to which is by a passage from a street whether such passage forms part of the site or not.(76)"Smoke stop door" means a door for preventing or checking the spread of smoke from one area to another.(77)"Storage space" means a space where goods of non-hazardous nature are stored and includes cold storage and banking safe vaults.(78)"Store room" means a room used as storage

space.(79)"Storey" means portion of a building between ground surface to the floor next above in and then the space between any floor and the roof above it.(80)"Table" means a table annexed to these regulations.(81)"To abut" with its geometrical variations and cognate expressions means abutting on road in such a manner that any portion of the building is on the road boundary.(82)"To erect" to erect a building means :(a)to erect a new building on any site whether previously built upon or not;(b)to re-erect any building of which portions above the plinth level have been pulled down or destroyed.(83)"Travel distance" means the distance an occupant has to travel to reach an exit.(84)"Unsafe building" Unsafe buildings are those which are structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life or which are unsafe by reason of inadequate maintenance, dilapidated condition or abandonment.(85)"Urbanisable area" means the area earmarked for any of the following uses in the Development Plan:(i)Residential.(ii)Commercial.(iii)Industrial.(iv)Public and Semi-Public.(v)Organised and recreational open spaces.(vi)Transportation, and(vii)Water bodies and unusable land lying within the limits of the lands meant for all or any of the uses mentioned above.(86)"Verandah" means privy with at least one side open to the outside with the exception of one metre parapet on the upper floors to be provided on the open side.(87)"Wafer closet or W.C." means privy with arrangement for flushing the pan with the water but does not include a bathroom.(88)"Width of road" means the whole extent of space within the boundaries of road measured at right angles to the course or intended course of direction of such road.(89)"Window" means an opening to the outside other than a door which provides all or part of the required light or ventilation or both to an interior space.

3.

The words and expressions used but not defined in these regulations and defined in the Act, shall have the meanings assigned to them in the Act.

Chapter II

Building Permit and Occupancy

4. Building permit.

- No person shall erect any building without obtaining a prior building permit thereof, from the Authority or an officer authorised by the Authority for this purpose. In the case of urgency, the Authority or the Officer authorised in this behalf may permit erection of a building pending the examination of the building plan.

5. Application for building permit.

(1)Every person who intends to erect building within the area shall give application in writing to the Chief Executive Officer in the form given in Appendix-I.(2)Such application shall be accompanied by plans and statements in triplicate. The plans may be of ferroprint, ammonia print, semi-dry or photographic prints of which at least one cloth mounted copy shall be retained in the Authority for

record after issue of the building permit or a refusal therefor.(3)Such application shall not be considered until the person giving the application has paid the fees mentioned in regulation No. 14. The receipt of such payment, duly attested by a Gazetted Officer, shall be attached with the application.(4)In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order.(5)[No application for building permit shall be necessary for the following alterations provided that they do not violate any of the provisions regarding general building requirement, structural stability and fire-safety requirements specified in these regulations:(a)Providing or closing of a window, door or ventilator not opening towards other property.(b)Providing inter-communication doors.(c)Construction of parapet walls between 1.05 meters to 1.2 meters height.(d)Whitewashing and painting.(e)Replacing fallen bricks, stones, pillars and beams, etc.(f)Retiling and reterracing.(g)Plastering and patch work.(h)Flooring.(i)Construction of chhajjas.(j)Renewal of roof at the same height.(k)Reconstruction of portions of building damaged by any natural calamity to the same extent as previously approved.(l)Erection or re-erection of internal partitions.](6)Notwithstanding anything contained above no building permit shall be necessary for carrying out building activity by any department of the Central or the State Government or any local Authority. The Authority is empowered in this behalf to inspect any work connected with services with the intent or purpose of repairing or renewing any sewers, mains, pipes, cables or other apparatus.(7)The application of building permit shall be accompanied by the site-plan, building plans, service plans, specifications and proof of title.(8)Site plan shall be drawn to a scale as follows:Table

Site area	Scale
Up to 0.1 hectare	Not less than 1 : 200
Up to 0.1 hectare-1 hectare	Not less than 1 : 500
More than 1 hectare	Not less than 1 : 1000

6.

(1)Information accompanying application for building permit site plan. - The site-plan shall show-(a)the boundaries of the site of land belonging to the applicant;(b)the name of the street nearest to the site on which the building is proposed to be erected if any;(c)all existing buildings standing on, over or under the site;(d)the position of the building which the applicant intends to erect upon his land referred to in sub-clause (a) in relation to-(i)all adjacent streets and buildings within a distance of fifteen metres of the site of such land;(ii)if there is no street within a distance of fifteen metres of the site, the nearest existing street;(e)the means of access from the street to the proposed building;(f)space to be left in and around the proposed building and details of projections on the open spaces;(g)the width of the street in front or on any side or near the proposed building;(h)scale used and the direction of north point relating to plan of proposed building;(i)sewerage and drainage lines up to discharge point and water supply lines, telephone and

electrical layout in case of Group Housing Pockets;(j)any existing physical features in the land of total plot area;(k)the total plot area and the break-up of covered areas on each floor with the calculations of percentage area covered on each floor in terms of the total area of the plot;(l)parking plans indicating the parking spaces for all the buildings, except for individual residential buildings;(m)plot number of the property on which the building is intended to be erected.(2)(i)Building Plan. - The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1 : 100-(a)the plan shall include the floor plans of building floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms;(b)the plan shall specify the use of all parts of the building;(c)the plan shall show exact location of essential services such as water closet, sink, bath, water supply and drainage lines and the like;(d)the plan shall include sectional drawing showing clearly the size of footings, walls, thickness of basement walls, if any, size and spacing of framing members, floor slabs, size and locations of doors, windows and other openings. The sections shall also indicate the height of the rooms and the parapet. At least one cross-section shall be taken through the staircase;(e)the plan shall show all street elevations;(f)the plan shall include terrace plan indicating the drainage and the slope of the roof;(g)the plan shall give details of parking spaces;(h)the plan shall give indication of all doors, windows and other openings including ventilators with sizes in proper schedule forms;(i)the plan shall give dimension of the permissible open space projections;(j)the plan shall give indications of the North point in relation to the plan and scale used.(ii)Building plans for all types of multi-storeyed buildings. - For multi-storeyed buildings which are more than 15 metres in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause (2) above-(a)access for fire appliances and vehicles with details of vehicular turning circle and clear motorable access way around the building;(b)size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;(c)location and details of lift enclosures;(d)location and size of fire lift;(e)smoke stop lobby doors, if provided;(f)refuse area, refuse chutes, refuse chamber, service ducts, etc.(g)air conditioning system with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;(h)details of exits including provision of ramps for hospitals and special lifts;(i)location of generator, transformer and switch gear room;(j)smoke exhaustor system, if any;(k)details of fire alarm system;(l)location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;(m)location and dimension of static water storage, tank and pump rooms;(n)location and details of first aid fire-fighting equipment and installations.(iii)Service Plans. - Plan, elevation and sections of private water supply and sewage disposal system independent of the Municipal Services, if any.(iv)Specification. - General specification giving type and grade of materials to be used in different parts of the building as given in Appendix 8.(v)Documents. - (a) Ownership documents; copies of allotment letter, possession certificate and dimension plan issued by the Authority.(b)Certificate in the prescribed form given in Appendix 2 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer.(c)Structural stability certificate from the Architect/Structural Engineers as per Appendix 12.(d)Application for drainage of premises as per Appendix 9.(e)N.B.O. Form as per Appendix 10.(f)Approval from the competent authority in case of hazardous buildings.(vi)Recommended notation for colouring of plans. - The site and building plans shall be coloured as specified in the table given below where items of work are not identified, the colouring notation used shall be

indexed :

SI. No.	Item	Site-plan	Building plan					
		White plan	Blue print	Ammonia print	White plan	Blue print	Ammonia print	
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	
2.	Existing street	Green	Green	Green	...	...	...
3.	Permissible building line	Thick Dotted Black	Thick Dotted Black	Thick Dotted Black	...	...	...
4.	Existing work (outline)	Black	White	Blue	Black	White	Blue	
5.	Work proposed to be demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	
6.	Proposed :	Red filled in						
	(a) Addition and Alterations	Red	Red	Red	Red	Red	Red	
	(b) Entirely new work	not to be coloured						
7.	Drainage	Red Dotted	Red Dotted	Red Dotted	Red Dotted	Red Dotted	Red Dotted	
8.	Water Supply	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	

7. Proposal for certain buildings permit to be scrutinised.

- Buildings permit for all buildings more than 15 metres in height and buildings with more than 100 sq. mtrs. ground coverage shall be subjected to the scrutiny of a duly authorised officer of the Fire Service of the State of Uttar Pradesh.

8. Preparation and signing of Plans.

- All plans shall be prepared and signed by Architect registered with Council of Architecture or signed by such technical personnel as may be licensed by the Authority.

9. Fee for building permit.

- Application for building permit will be considered after payment of building permit fees through challan, a photocopy of which is to be submitted alongwith the application.

10. Building permit fee and calculations thereof.

(1)The scale of fees for building permit shall be as follows : (a) Residential buildings Re 1/- per sq. mtr. of covered areas on all floor. (b) Mercantile or business buildings Rs. 10/- per sq. mtr. covered area. (c) For all other types of buildings Rs. 5/- per sq. mtr. of covered area. (2) The fee for internal additions and alterations shall be 10 per cent of the original building permit fee paid for plans in question. In case original building permit fee paid is not known, fee for the whole building shall be calculated on area basis and 10 per cent of this shall be charged as plan submission fee. If apart from internal alteration, some additional area is proposed to be covered then the fee for such additional area shall be worked out on the area basis and shall separately be added in the above fee. (3) If the use of the building is changed then the fee in case of additions and alterations of buildings, shall be calculated with reference to the use proposed. (4) In case of re-erection of existing building after demolition, fees chargeable shall be the same as erection of new buildings. (5) The fee for revised plan of a building which has already been sanctioned, shall be one-fourth of the fee chargeable on the sanctioned plan, subject to the condition that the covered area of the building has not increased then in the original sanctioned plan. (6) The area covered under the basement, as the case may be, shall be counted towards the covered area. (7) The fee in case of buildings with principal and subsidiary occupancies, in which the fees leviable are different than the fees for the total building schemes shall be as per the rates for individual occupancies. (8) The revalidation fee of a building permit shall be 10 per cent of the original building permit fee paid with the application, if the application is made within the period of validity (two years) of the building permit. In case the building is under construction as per the sanctioned plans and the application is made after two years from the date of sanction then the revalidation fee shall be original building permit fee.

11. Stacking charges.

- Stacking charges shall be levied and paid before the issue of building permit as below : (i) At the rate of Re, 0.50 per sq. mtr. of plot area subject to the minimum of Rs. 50 and maximum of Rs. 500. (ii) At the rate of Rs. 100 per flat in group housing pockets.

12. Withdrawal of application.

- The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applications but the fees paid shall in no case be refunded.

13. Sanction or refusal of building permit.

- (i) The Officers authorised by the Authority shall verify or cause to be verified the facts given in the application for permit and Annexures, from technical, administrative and legal point of view. The title of land shall also be verified. (ii) The Officers so authorised may either sanction or refuse a building permit or may sanction it with such modification and communicate the decision to the applicant in the prescribed form given in Appendix 3. (iii) If within forty days of the receipt of the

application, refusal or sanction is not granted, the application with its annexures shall be deemed to have been allowed and the permit sanctioned provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the same period of forty days but nothing herein shall be construed to authorise any person to do anything in contravention of these regulations.(iv)In case of the refusal, the Officer authorised by the Authority shall give reasons and quote the relevant provisions which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objection.(v)Once the plans have been scrutinised and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unremoved the permit shall be refused.

14. Appeal against refusal or sanction with modifications of a building permit.

- Any applicant aggrieved by an order of refusal of a building permit or its sanction with modifications may within thirty days from the date of communication of such order, appeal to the Chief Executive Officer. The decision of the Chief Executive Officer on such appeal shall be final, conclusive and binding.

15. Duration of validity of a building permit.

- A building permit sanctioned under these regulations shall remain valid for a period of two years from the date of sanction and during that period completion certificate has to be submitted and if this is not done no such building activity shall be carried on without getting the permit revalidated before the expiry of this period.

16. Notice for commencement of building work.

- The applicant to whom a permit has been sanctioned under these regulations shall give a notice to the Chief Executive Officer in the form given in Appendix 4 of the commencement of the building activity. If the Chief Executive Officer fails to get such inspection made within the said time, it shall not be presumed that the Chief Executive Officer has no objection to the construction.

17. Work to be carried out in full accordance of Regulations.

- Neither the granting of the permit nor the approval of the drawings and specification, nor inspection made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of these regulations.

18. Additions or alterations during construction.

- If any additions or alterations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer shall be obtained before the proposed additions/alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with modification that the time limit referred to in Regulation 17 (iii) shall be three weeks.

19. Cancellation of permit for building activity.

- If at any time after the permit to proceed with any building activity has been sanctioned, the Chief Executive Officer is satisfied that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given or the information furnished, the Chief Executive Officer may cancel such permit and any work done thereunder, shall be deemed to have been done without permit.

20. Documents at site.

- Where tests of any materials are made to ensure conformity with the requirements of the regulations, records of the test data shall be kept available for inspection. The following documents are to be kept at site during the construction of the building and for such a period thereafter as required by the Authority : (i) A copy of building permit. (ii) Copy of approved drawings and specifications.

21. Inspection of drains.

(a) Notice for covering up underground drain and sanitary work. - The owner/applicant who has been granted building permit shall serve a notice in a form as given in the Appendix 13 signed by the licensed Architect/Engineer/Plumber, along with a fee of Rs. 10 for inspection of sewer work by the officer deputed by the authority at least 10 days' prior to covering of underground drains and sanitary works. (b) Notice of completion of drains, sanitary and water supply work. - The owner/applicant who has been granted building permit shall serve a notice in the form given in Appendix 14 duly signed by the licensed Architect/Engineer/Plumber, along with a fee of Rs. 15 for inspection of such works by the officer deputed by the Authority. (c) The site shall be inspected by the officer deputed by the Authority for approval/refusal of such work and shall be conveyed within 15 days from the date of such notice.

22. Notice of completion.

- Every owner shall have to submit a notice of completion of the building to the Authority regarding completion of work described in the building permit in the proforma given in Appendix 5 accompanied by three copies of the completion plan.

23. Occupancy certificate necessary for occupation.

- No building erected, re-erected or altered, shall be occupied in whole or part until the issue of occupancy certificates by the Chief Executive Officer in the form given in Appendix 6. Provided that if the Chief Executive Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 30 days of the date of receipt of completion certificate, the building may be occupied without waiting for such certificate. Intimation to this effects shall have to be sent to the Authority by the owner before occupying the same.

24.

In the case of buildings identified in Clause 6 (2) (ii) the work shall also be subjected to the inspection of the Chief Fire Officer, U.P. Fire Service and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of work from the fire protection point of view.

Chapter III General Requirements

Site requirements

25. Surface water drain.

- Any land, passage or other area within the cartilage of building shall be effectively drained by surface water drains or such other means, and connected to surface water drains.

26. Approval for connecting sub-soil or surface water with sewer.

- The written approval of the Chief Executive Officer shall be obtained as per Appendix 9 for connection of any sub-soil or surface water drains to a sewer.

27. Distance from electric lines.

- No verandah, balcony or like shall be allowed to be erected or any additions or alterations made to any building within the distance between the building and any overhead electric supply line as indicated below :

	Vertically	Horizontally
(a) Low and medium voltage	2.439 mtrs.	1.219 mtrs.
(b) High voltage lines up to and including 33000 V.	3.658 mtrs.	1.829 mtrs.

- | | | |
|--|--|--|
| (c) Extra high voltage lines beyond 33000 V. | (+0.305 mtrs. for every additional 33000 V or part thereof). | (+0.305 mtrs. for every additional 33000 V or part thereof). |
|--|--|--|

28. Site and land use pattern.

- No building permit on any site shall be sanctioned if the proposed land use does not conform to the Development Plan. If the construction of any building is for public worship, which in the opinion of the Authority will wound the religious feelings of any class or person in the vicinity thereof, no permission to construct building for such purpose may be given on the site. If the proposed use of any site is for the purpose of establishing a factory, warehouse or work place which will be a source of annoyance to, or injurious to the health of the inhabitants of the neighbourhood building, permit in respect of such building may not be given.

29. Interior sites.

- In the case of interior site, it shall be ensured that the means of access of minimum width of 3.6 mtrs. to reach the site from the street is provided.

30. Minimum size of plots for certain categories of buildings.

- No construction of a residential building shall be permitted on any plot area which is less than 125 sq. mtrs. and which has a width less than 6 mtrs. and average depth of less than 12 mtrs., other than housing schemes taken up by the authority or any public agencies for economically weaker sections, Low Income Group, slum clearance or industrial labour, the minimum size of plots for such building may be such as may be decided by the Authority :Provided that for Assembly buildings in an existing built up area, the minimum width of plot shall be 30 mtrs. with front on a street the width of which is not less than 18 mtrs. In the case of newly developed areas, outside the existing built up area the width of the plot for Assembly buildings shall not be less than 45 mtrs. with front on a street width of which is not less than 24 mtrs.

31. Means of access.

- No buildings shall be erected so as to deprive any other building of the means of access for building identified in Regulation 6 (2) (ii), the following provisions of means of access shall be ensured :
(a)The width of the main street to which the building abuts shall not be less than 12 mtrs.
(b)A buildings shall abut on a street or streets or open spaces directly connected from the street by a hard surface approach, width of which is not less than 12 mtrs.
(c)If there are any bends or curves on the approach road, a sufficient width shall be provided at the curve to enable the fire appliances to turn the turning circles being at least of 12 mtrs. radius.

32. [Ground coverage, FAR, height limitations and set backs. [Rules 32, 33 and 34 substituted by Greater Noida (Amendment) Regulations, 2000, Reg. 5.]

- All buildings within the area shall have setback, ground coverage, FAR, height limitations as given below and set backs as per Annexure-I.(1)Residential Buildings. - (a) Ground coverage. - In case of residential buildings on plotted development, the maximum covered area on each floor shall be as follows :

SI. No.	Plot size sq. m.	Ground Coverage Percentage of the plot area	First floor coverage percentage of the plotarea	Second floor coverage percentage of the plotarea	Maximum FAR height (in metres)
1.	Upto 120	65%	60%	35%	160 15
2.	Exceeding 120 but not exceeding 300	60	50	30	140 15
3.	Exceeding 300 but not exceeding 500	55	50	25	130 15
4.	Exceeding 500 but not exceeding 1000	45	40	20	125 15
5.	(a) above 1000	35	30	15	95 15
	(b) Ancillary building	7.5	7.5		

Note. - A proportional increase in permissible covered area on ground floor shall be allowed to the proportional increase in plot size as mentioned above. For example the permissible covered area on ground floor for the plot size of 270 sq. metres shall be as follows :

60. per cent of 250 square metres plus 55 per cent of 20 square metres = 161.0 square metres set back will be determining factor for ground coverage.

(b)Requirement for sanction/issue of occupancy certificate. - In case of residential building on plotted development, a minimum of 25% of the permissible ground floor coverage or 40 sq. metres whichever is more with provisions of toilet/bath and kitchen shall be considered for the purpose of sanction as well as issue of occupancy certificate, if complete in all respect subject to maximum of permissible ground coverage.(b)Setbacks. - As per Annexure-1.(2)Film Centre. - (a) More than one studio of different sizes shall be permitted within the permissible FAR on plot.(b)Minimum height of the studios shall be kept 3.0 metres and maximum 18.0 metres.(c)Quarters for chowkidars and skeleton staff working round the clock may be allowed. The maximum covered area for the purposes should not be more than 15 per cent of the permissible covered area within FAR.(d)Canteen and other infrastructure required may be permitted to the extent of 5 per cent of the permissible covered

area within FAR.(e)The percentage for sanction of plan and issue of occupancy certificate shall be minimum of 25 per cent of the permissible FAR.(f)Other regulations as applicable to industrial units shall also be applicable to the film centre.(3)Industrial buildings-FAR. - In case of industrial building maximum FAR shall be as given in the table below :

SI. No.	Plot size square metres	Maximum ground coverage percentage	Maximum FAR
1.	Upto 100	60	120
2.	Above 100 but not exceeding 450	60	100
3.	Above 450 but not exceeding 2000	55	80
4.	Above 2000 but not exceeding 12000	55	70
5.	Above 12000 but not exceeding 20000	50	65
6.	Above 20000	50	60

Set backs. - As per Annexure-1(4)Mercantile Buildings :(a)Commercial Complex and wholesale market (Mandi):

SI. No.	Use	Maximum ground coverage	Maximum FAR	Maximum Height in metres
I.	Convenient Shopping Centre	50%	100	8.0
II.	Sector Shopping	40%	120	15.0
III.	Sub-district centre and shopping along street	30%	150	40.0
IV.	Wholesale market	25%	75	24.0

Set backs - As per Annexure-1.(b)Mercantile building other than Commercial Complex and Mandi :

SI. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
I.	Hotel buildings-			
	(a) below three star category	30%	100	15.0
	(b) Three star category	30%	150	24.0
	(c) Above three star	25%	200	35.0
II.	Banks	30%	150	24.0
III.	Cinema	As per cinematography Act of U.P.	As per cinematography Act of U.P.	As per cinematography Act of U.P.
IV.	Dharam Kanta	25%	25	5.0
V.	Gas godown	25%	25	5.0
VI.	Lodge/Guest House/Dharamshala	30%	100	15.0
VII.	Petrol Pump	20%	20	5.0

VIII.	Warehousing and Godowns	40%	120	15.0
IX.	Nursing Home	30%	150	24.0

Set backs. - As per Annexure-1.(5)Public Facility Building :

SI. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
I.	Community Centre and Club building	30	75	15.0
II.	Fire Station	30	75	15.0
III.	Police Station	30	100	15.0
IV.	Post Office	30	100	15.0
V.	Sports and Amusement Complex	20	40	15.0
VI.	Low density sports and amusement complex	10	20	15.0
VII.	Transport building-			
	(a) Bus Terminal/depot	30	75	15.0
	(b) Transport Nagar	40	100	15.0
	(c) Taxi stand	10	10	5.0

Set backs. - As per Annexure-1.(6)Educational :(a)Educational

SI. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1.	Nursery school and other institute	40	75	7
2.	Primary school	40	75	10
3.	Higher Secondary School	30	100	15
4.	Degree College/Vocational Institution	25	100	18
5.	University/Technical Institution	25	125	18
6.	Research Training Centre	30	125	12

Set backs. - As per Annexure-1.(b)Health :

SI. No.	Use	Maximum ground coverage % age	Maximum FAR	Maximum height in metres
1.	Dispensary	30	100	15
2.	Hospital	35	125	24
3.	Naturopathi/specialised health centre	30	100	15

Set backs. - As per Annexure-1.(c)Government Semi-Government Corporate Office :

SI. No.	Use	Maximum ground coverage % age	Maximum FAR	Maximum height in metres
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1.	Government offices (upto 3000 square metres)	30	175	24
2.	Government offices (upto 3000 square metres)	30	175	24
3.	Above 3000 square metres	25	150	24

Set backs. - As per Annexure-1.(d)Religious buildings :

Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
Religious buildings	25	50	15 for shrine space additional 10 mtrs. (for nonuse-able space)

(7)Group Housing:

SI. No.	Plot size (minimum size 2000 square metres)	Maximum ground coverage % age	Maximum FAR	Maximum height in metres
1.	Upto 2,000	35	150	30
2.	Exceeding 2,000 but not exceeding 10,000	35	150	30
3.	Exceeding 10,000 but not exceeding 30,000	30	175	40
4.	Above 30,000	30	175	40

33. Open area in respect of basement or cellar.

- Maximum covered area of the plot at the basement or cellar level in all kinds of buildings shall be as per provisions given below and the basement height above ground level shall not be counted towards height limitations :-

- (a) Residential buildings (plotted development). ... 50% of ground floor coverage.
- (b) Institutional and Assembly buildings. ... Same as ground floor coverage.
- (c) Mercantile, industrial and storage buildings. ... Same as ground floor coverage.

Note. - In the case of semi-detached buildings or row buildings a minimum distance of 2.0 mtrs. shall be kept from adjoining property while constructing basement.

34. Open Space or set back.

- Setback for different type of buildings other than the buildings mentioned in Annexure-1 shall be as follows :(i)For building up to 15.0 mtrs. height:Front 6.0 mtrs. and all other sides 4.5 mtrs.(ii)For building up to 24.0 mtrs. height:Front 9.0 mtrs. and all other sides 6.0 mtrs.(iii)For building above 24.0 mtrs. height:Front 12.0 mtrs. and all other sides 9.0 mtrs.Note. - Notwithstanding anything contained in these regulations, the authority may where it considers expedient to do so, having regard to the special features of a particular zone and the width of road abutting any building and the Development Plan, permit such ground coverage, height and setback in relation of a building as it thinks fit.]

35. Exemption from open spaces.

- The following exemptions from open spaces shall be permitted : (a) Projections into open spaces. - Every open space provided shall be open to the sky and no cornice, chhajja, roof or weather shade more than 0.75 mtr. wide shall project over the open space. Such projection shall not be allowed at a height less than 2.1 mtrs. from the corresponding finished floor level. (b) Canopies, each not exceeding 4.50 mtrs. in length and 2.40 mtrs. in width in the form of cantilever or ventilators over any entrance provided a minimum clear height of 2.10 mtrs. below the canopy shall be permitted as herein provided. In one storey buildings, only one such canopy shall be permitted for each individual detached blocks. In more than one storeyed buildings, two canopies shall be permitted over ground floor or higher floor entrance. (c) In residential buildings, first floor and subsequent upper floor balconies at floor levels without a "Jhump" (hanging below from the upper balcony) of a width of 0.90 mtr. overhanging front and side road setbacks within one's own land shall be permitted. (d) The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations in case of residential buildings only. Such projections shall be up to 0.60 mtr. in depth.

36. Exemption from FAR.

- Basement or cellar if used for any purpose other than given below in all types of buildings shall be included in FAR calculations : (a) (i) Storage of any kind. (ii) Dark room. (iii) Strong room, bank cellars or the like. (iv) Air-conditioning equipment and other machines used for services and utilities of the building. (v) Parking places and garages. (vi) Stock rooms of libraries. (b) Mumty or stair cover shall not be counted towards FAR calculations in all types of buildings. (c) A watchman shelter not exceeding 10 sq. mtrs. in area and 3 mtrs. in height on the housing plot of 0.50 acre and above. In case of industrial plots, 2 watchman shelters of 5 sq. mtrs. each for plots above 800 sq. mtrs. and two watchman shelters of 10 sq. mtrs. each for plots bigger than half acre with maximum height up to 3 mtrs. and 2.75 mtrs. in case corner plots. Such shelters shall be constructed adjoining the sides of the plot where the gates are provided for the entry into the factory premises. Plinth height shall not be more than 0.25 mtrs. above the facing road level. (d) Machine room for lift on top floor as required for the lift installations. (e) The shaft provided for lift shall be taken for covered area calculations only on one floor. Notes. - (i) Water tanks on roof and their supports, lift rooms, ventilating, air-conditioning and similar services equipment, roof structure, chimneys other than pent houses, parapet walls and architectural features not exceeding 1 mtr. in height provided the aggregate area of such structures including pent houses does not exceed one-third of the building upon which they are erected shall not be included in the height of the building. (ii) The Chief Executive Officer shall have a right to impose such restriction and limitations as to the number of storeys and extent of height of the building as he considers fit where protected, ancient or historical monuments lie within a radius of one and a half kilometres from the boundary line of such group housing. (iii) In case of group housing having more than 2 storeys steps must be taken to ensure water at higher floors. For this purpose, booster pumps and overhead tanks must be installed. Lifts and suitable staircases should be provided for more than 4 storeys high buildings. Also balconies for outdoor sleeping must be provided. (iv) Floor area shall be calculated as covered area on all floors unless specifically excluded. (v) The coverage shall be calculated on the basis of the whole area

reserved for group housing after deducting : (a) the area of any highway and road of 25 metres and above, major residential 18 metres wide road around and within the group housing area. Residential street, loop streets cul-de-sac, service lanes and footpath shall not be deducted. (b) the area of school (excluding sites for nursery school) and other community facility within the group housing area. (vi) In density calculation for group housing each servant's quarter will be reckoned as half family. (vii) A group housing shall conform to the provisions of the Development Plan and Zonal Development Plans of the area. (viii) The provisions contained in this clause shall not apply to low cost housing undertaken by the State Government or any local authority within the State of Uttar Pradesh or any other public body approved in this behalf by the State Government.

37. Parking, loading and unloading spaces.

(a) When off-street parking space is to be provided for motor vehicles, it shall not be less than 20 sq. mtrs. in area (under stilts : 30 sq. mtrs.) and for scooters and cycles the parking spaces provided shall not be less than 3 sq. mtrs. and 1.40 sq. mtrs. respectively. (b) For building of different types, off-street parking space for vehicles shall be provided as specified below :

SI. No.	Occupancy	Parking space
(i)	Residential :	
	(a) Multifamily residential	One parking space for every 200 sq. mtrs. carpet area.
	(b) Lodging establishment, tourist homes and hotels	One parking space for every 6 guest rooms.
(ii)	Educational	One parking space for every 100 sq. mtrs. carpet area or fraction thereof the administrative office area and public service area and where any educational building has any auditorium it shall have an additional parking space for every thirty seats.
(iii)	Institutional (Medical)	One parking space for every 20 beds.
(iv)	Assembly	One parking space for every 30 seats.
(v)	Institution public/semi-public and corporate office.	One parking space for every 100 sq. mtrs. carpet area or fraction thereof.
(vi)	Mercantile	One parking space for every 100 sq. mtrs. carpet area or fraction thereof.
(vii)	Industrial	One parking space for every 200 sq. mtrs. carpet area or fraction thereof.
(viii)	Storage	One parking space for every 100 sq. mtrs. carpet area and one parking for every 200 sq. mtrs. carpet area or fraction thereof thereafter.

Notes. - (1) For shops built on a plot not exceeding 100 sq. mtrs. parking space need not be provided. (2) (a) One parking space for every 100 sq. mtrs. carpet area or fraction thereof should be

provided for administration space.(b)For non-residential and non-assembly buildings in addition to the parking areas provided above 100 per cent additional parking space shall be provided for parking other types of vehicles. Out of this 60 per cent shall be set apart exclusively for bicycles.(c)For Assembly building, parking space to the extent of 10 per cent of the seating capacity for motorcycles and scooters and 25 per cent of the seating capacity for bicycles shall be provided.(3)In providing the parking space, care has to be taken that 50 per cent of the open space is left for landscaping and is not accounted for in parking calculations.(4)In addition to the parking space provided, for mercantile (commercial), industrial and storage buildings one such space for loading and unloading activities for each 100 sq. mtrs. of floor area and fraction thereof exceeding the first 200 sq. mtrs. of floor area shall be provided.(5)Parking lockup garage shall be included in the FAR calculations unless they are provided in basement of a building or under a building constructed on silts with no external wall.(6)The spaces to be left out for parking shall be in addition to the open spaces left out for lighting and ventilation purposes.(7)In case of Group Housing Buildings above 4 storey, provision of parking on silts must be kept in the entire ground floor.

Chapter IV

Requirements of Parts of Buildings

38. Plinth.

(1)The plinth in no case shall be less than 0.45 mtr. except in case of public housing where the minimum can be reduced to 0.30 mtr.(2)Every interior courtyard or garage shall be raised at least 0.15 mtr. above the level or surrounding ground level and shall be satisfactorily drained.(3)Basement or Cellar. - (a) It shall be in every part at least 2.40 mtrs. in height from the floor to the underside of the roof slab or ceiling.(b)Ventilation shall not be less than 10 per cent of the carpet area of the basement. However, only such portion of the basement or cellar which is to be used for storage, dark-room, strong room, air-conditioning equipment and other machines, parking places and garages, stock-room of libraries or the like, it shall have ventilation not less than 5 per cent of the carpet area of that portion. Deficiencies in such ventilation may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, the air-conditioning system of the like to the satisfaction of the Chief Executive Officer.(c)The height of the ceiling of any basement shall be minimum 0.90 mtr. and maximum 1.20 mtr. above the average surrounding ground level.(d)Adequate arrangements shall be made so that surface drainage does not enter the basement.(e)The external walls and floors of the basement shall be watertight and adequate damp-proofing is ensured.(f)The access to the basement shall be separate from the main access to the building an alternative staircase shall be provided for access and exit to higher floors. Open ramps shall be permitted if they are constructed within building line.(g)In the case of basement for business and mercantile buildings, access ways shall be provided with a travel distance of not more than 15 mtrs.

39. Living or sleeping room.

(1) No living or sleeping room shall have a carpet area less than 9.5 sq. mtrs. and the minimum width of such room shall be 2.4 mtrs. (2) In the case of hostels in educational building the minimum carpet area of such a room for single person shall be 7.5 sq. mtrs. (3) In the case of building with two rooms, the carpet area of one of the room shall be not less than 9.5 sq. mtrs. and the carpet area of the other shall be not less than 7.5 sq. mtrs. (4) In the case of special housing schemes for economically weaker sections of society, low income group, slum clearance or for industrial labour undertaken by public agency, the authority may, from time to time, specify the norms for the size of the rooms as below : (a) A single room tenement shall consist of a room not less than 9.5 sq. mtrs. in carpet area with the minimum width of 2.4 mtrs. and a multipurpose space area of not less than 3.6 sq. mtrs. with a width of 1.5 mtrs. (b) In the case of double room tenements there shall be a living room not less than 9.5 sq. mtrs. in area and the other room not less than 7.5 sq. mtrs. in area.

40. Kitchen.

(1) The area should not be less than 5.0 sq. mtrs. with the minimum width of 1.8 sq. mtrs. where there is a separate store, the size of the kitchen may be reduced to 4.5 sq. mtrs. (2) In the case of special housing schemes mentioned in sub-regulation (4) of Regulation 43 following relaxation shall be permissible : (a) In case of single room tenement no kitchen shall be necessary. (b) In case of double room tenements the kitchen shall not be less than 3 sq. mtrs. area with the minimum width of 1.2 metres. (3) Other requirements. - Any room to be used as kitchen shall have : (a) unless separately provided, a pantry for washing of kitchen utensils which shall lead directly or through a sink to grated and tapped connection to the waste pipe; (b) a chimney not less than 500 sq. centimetres in that part where firewood, coal or like material is used which will generate smoke; (c) windows of not less than 0.75 sq. mtr. in area opening directly on to an interior or exterior open space, but not into a ventilating shaft; and (d) in case of multi-storeyed residential building more than 15 mtrs. in height, refuge chutes.

41. Pantries.

- Pantries shall have a carpet area of not less than 3 sq. mtrs. with smaller side not less than 1.4 mtrs.

42. Bathroom and water closets.

- The size of the bathrooms shall not be less than 1.44 sq. mtrs. with minimum width of 1.2 mtrs. The minimum carpet area for water closet shall be 1.08 sq. mtrs. with a minimum width of 0.9 mtr. In case of combined bathroom and W. C. the minimum carpet area shall be 3 sq. mtrs. and the small side shall not be less than 1.2 mtrs. In the case of special housing scheme, mentioned in sub-regulation (4) of Regulation 43 provision shall be made for water closet and bath in the case of single and double tenements. Every bathroom or water closet shall : (a) be so situated that at least one of its walls open to external air; (b) not be directly over or under any room other than another latrine,

washing place, bath or terrace, unless it has a watertight floor;(c)have the platform or seat made of watertight non-absorbent material;(d)be enclosed by partition walls and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 metre above the floor of water closet and 1.8 mtrs. above the floor of bathroom;(e)be provided with an impervious floor covering sloping towards the drain with a suitable grade;(f)not 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.

43. Mezzanine floor.

- The minimum size of mezzanine floor if it is used for living area shall be 9.5 sq. mtrs. The aggregate area of such mezzanine floor shall not be more than 25 per cent of the proposed plinth area of the building. It shall not be counted towards FAR. A mezzanine floor shall be permitted over a room or a compartment provided it : (a) conforms to the standards of lighting and ventilation in relation to the use for which it has been proposed; (b) is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it; (c) is not so sub-divided as to make it liable to be converted into unventilated compartment; and (d) is not used as a kitchen.

44.

Loft shall be permitted with the maximum coverage of 10 per cent of the proposed covered area.

45. Store Room.

- The area of a store room shall not be less than 2.0 sq. mtrs. However, in case of residential building the maximum area thereof shall not exceed 7.00 sq. mtrs.

46. Ledge or Tand.

- A ledge or tand in habitable room shall not cover more than 25 per cent of the carpet area of the room in which it is constructed and it shall be provided at minimum height of 2.3 mtrs. The projection shall not be wider than 1.0 mtr.

47. Cupboards.

(1) The projection (cantilever) of cupboards and shelves shall be permitted and would be exempted from covered area calculations. Such projections shall project up to 60 cms. in the setbacks for residential buildings provided the width of such cupboards or shelves does not exceed 2.4 mtrs. and there is no more than one such cupboard or shelf in each room. (2) Notwithstanding anything contained in clause (1) continuous cupboards or shelves with 60 cms. cantilever, projection shall be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90 cms. from floor) and over the lintel of windows (at height above 2.00 metres above floor level). This is applicable for all types of buildings.

48. Garages.

(1)Private Garage. - The size of private garage in residential buildings shall not be less than 2.75 x 5.40 mtrs. When any room is provided on top of a private garage in a residential building, it shall conform to the requirements of habitable room and if intended as a living unit for servants, the same shall have a verandah for cooking and water closet. The garage if located in the side open space shall be constructed within 6 mtrs. from the rear plot line.(2)Public garage. - The size of public garages shall be calculated upon the basis of the number of vehicles to be parked in accordance with the note (2) of Regulation 37.(3)The plinth of garage public or private, located at ground level shall not be less than 15 cms. above the surrounding ground level. Every garage shall be set backed behind the line from road on to which the plot abuts, and shall not be located affecting the access to the buildings.

49. Roofs.

- The roof of the building shall be either R.C.C. or stone slab and shall be effectively drained and should not cause dampness in any part of the wall, roof and foundation of the building or any adjacent building.

50. Chimneys.

(1)Chimneys, where provided shall conform to the requirements of IS : 1645 : 1960 Indian Standard Code of Practice for fire safety or building (general) chimneys, flues, flue pipes and hearths.(2)Notwithstanding anything contained in clause (1) chimneys shall be built at least 0.9 mtr. above flat roofs and the top of the chimneys shall not be below the top of adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than 0.6 mtr. above the roof where chimney penetrates.

51. Walls.

- [* * *] [Omitted by Greater Noida (Amendment) Regulations, 2000.]

52. Parapet.

- Parapet walls and handrails provided on the edge of roof, terrace, balcony etc. where accessible shall not be less than 1.05 mtrs. and not more than 1.20 mtrs. in height.

53. Provision of lifts.

- Provision of lifts shall be made for buildings of more than 15 mtrs. height. Height Requirements

54. Living or sleeping room.

- The minimum internal height of all living or sleeping rooms shall be 2.75 mtrs. In case of air-conditioned rooms internal height shall not be less than 2.4 mtrs. The minimum head room under beams shall be 2.4 mtrs.

55. Kitchen.

- The internal height of the kitchen shall not be less than 2.75 mtrs.

56. Bathroom and W. C.

- The internal height of a bathroom or water closet shall not be less than 2.1 mtrs.

57. Staircase.

- The minimum head room in the passage under the landing of the staircase shall be 2.1 mtrs. The minimum internal height of a mummy or stair cover shall also be 2.1 mtrs.

58. Industrial buildings.

- The internal height of the work room in an industrial building shall be such as may be prescribed by the U.P. Factories Rules, 1950, as amended from time to time.

59. Corridor.

- The minimum head room under corridor shall be 2.4 mtrs. in residential buildings and it shall not be less than 2.1 mtrs.

60. Store room.

- The internal height of a store room shall not be less than 2.1 mtrs.

61. Mezzanine.

- The height of mezzanine floor shall not be less than 2.1 mtrs. and not more than 2.8 mtrs.

62. Loft.

- Maximum height between loft and ceiling shall be 1.5 mtrs. and clear height below loft shall be minimum 2.1 mtrs.

63. Garage.

- The maximum height of a garage shall be 2.40 mtrs.

64. Lighting and ventilation requirements.

(1)The rooms shall have for the admission of light one or more appertures such as window and fanlights opening directly to the external air or into an open verandah.(2)Where the light and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per the latest provisions of the National Buildings Code. Notwithstanding anything contained in clause (2), the minimum aggregate area of opening of buildings shall be as under :

Type of building	Minimum lighting and ventilation are required	
(1)	(2)	
(a)	Residential business and mercantile	10 per cent of the carpet area of each room or space.
(b)	Industrial building (manufacturing hall only) :	
	(i) Up to 100 sq. mtrs.	12 per cent of the carpet area of each room or space.
	(ii) 101 to 400 sq. mtrs.	16 per cent of the carpet area of each room or space.
	(iii) 401 sq. mtrs. and above	20 per cent of the carpet area of each room or space.
(c)	Institutional building	16 per cent of the carpet area of each room or space.

(3)Light and ventilation to be provided for tool room, power and switch room shall not be less than 5 per cent of the carpet area of such room. In case of air-conditioned buildings the ventilation requirements may be taken care of by the air-conditioning system.

65. Ventilation shaft.

- Ventilation spaces for water closet and bathroom, if not opening on front side, rear or interior open spaces, shall open to the ventilation shafts, the size of which shall not be less than as given in the table below:

SI. No.	Number of storeys	Size of ventilation shafts in sq. mtrs.	Minimum width in mtrs.
1.	1,2	1.20	0.90
2.	1, 2, 3, 4	2.00	1.20

3.	1, 2, 3, 4, 5, 6	4.00	1.50
4.	1, 2, 3, 4, 5, 6, 7, 8	5.40	1.80
5.	1 to 10	8.00	2.40
Exits Requirements			

66. General Exits.

(1)(a)Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.(b)In every building, exits shall comply with minimum requirements of this part, except those not accessible for general public use.(c)No building shall be altered so as to reduce the number, width or provision of exit to less than that required.(d)All exits shall provide continuous means of access to the interior of a building or to an exterior open space leading to a street.(2)In addition to clause (1) the following general provisions shall apply to all the buildings except residential buildings up to three storey in height:(a)Exits shall be clearly visible, and routes to reach the exit shall be clearly marked and sign posted, to guide the occupants of floor concerned.(b)Fire-fighting equipment shall be suitably located and clearly marked.(c)Alarm devices shall be installed to ensure prompt evacuation of the population concerned.(d)Exit shall be reached without passing through another occupied unit.

67. Types of exits.

- Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passage-way, to an internal staircase or external staircase, ramps, verandah or terrace which have access in the street or the roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level.Explanation. - Lifts and escalators shall not be considered as exits.

68. Number and size of exits.

- The requisite number and size of various exits shall be provided, based on the population in each room, area and floor based on the occupant load, capacity of exits, travel distance and height of building as provided in the regulations.

69. Arrangement of exits.

- Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 mtrs. for residential, educational, institutional and hazardous buildings and 30 mtrs. for assembly, business, mercantile, industrial and storage buildings. Whenever more than one exit is required for a floor of a building, exit shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor level.

70. Capacity.

(1)The unit of exit width, used to measure capacity of exits shall be 50 cms. A clear width of 25 cms. shall be counted as an additional half unit. Clear widths less than 25 cms. shall not be counted for exit width.(2)The occupants per unit exit width shall be as given in the table below.

SI. No.	Group of occupancy or building	Number of occupancy
	Stairways	Doors
1.	Residential	... 25 75
2.	Educational	... 25 75
3.	Institutional	... 25 75
4.	Assembly	... 60 90
5.	Business	... 50 75
6.	Mercantile	... 50 75
7.	Industrial	... 50 75
8.	Storage	... 50 75
9.	Hazardous	... 25 40

(3)After finding out the population of any floor or calculated by dividing the gross floor area by the occupant load from the table given below, the width of doors, stairways and corridors shall be calculated by dividing the population by the capacity of each exit from the table given in sub-regulation (2). The number of units of doors or stairways (widths) required can be found out from the above and applying provisions of Regulations 72 and 74 exact width of the doors or corridors or stairways can be found out.Occupant load

SI. No.	Group of occupancy or building	Occupant load area in sq. mtrs. per person
1	2	3
1.	Residential	... 12.50
2.	Educational	... 4
3.	Institutional	... 15
4.	Assembly	...
	(a) with fixed or loose seats and dance floor	... 0.6
	(b) without seating facilities including dining rooms	... 1.5
5.	Mercantile-	...
	(a) streets, floor and sales basement	... 3
	(b) upper sale floor	... 6
6.	Business and Industrial	... 10
7.	Storage	... 30

8. Hazardous ... 10

Note. - (1) The gross area shall mean plinth area or covered area.(2)Occupants load in dormitory portions of homes for the aged, orphanages, insane, asylums or the like where sleeping accommodation is provided shall be calculated at not less than 7.50 sq. mtrs. gross area per person.

71. Building having more than three storeys to have at least two exits.

- There shall not be less than two exits for buildings over three storeys in height serving every floor area and at least one of them shall be internal enclosed stairway.

72. Stairways for multi-storey buildings.

- For building referred to in Regulation 6 (2) (ii) there shall be a minimum of two staircases one of them shall be an enclosed stairway and the other shall be on the external wall of the building and shall open directly to the exterior open space or to any open space of safety.

73. Minimum width provision for stairways.

- Notwithstanding anything contained in these regulations the following minimum width provision shall be made for stairways :

(a) Residential buildings	...	...	...	0.90 mtr.
(b) Assembly buildings				
(i) Up to 200 persons	...	...	...	1.50 mtrs.
(ii) Up to 300 persons	...	...	...	2.50 mtrs.
(iii) Up to 500 persons	...	...	...	3.50 mtrs.
(c) Institutional buildings like hospital	...	...	...	2.00 mtrs.
(d) Educational buildings like schools	...	...	...	2.00 mtrs.
(e) All other buildings				
(i) population of 100 on floor	...	...	...	1.00 mtr.
(ii) population of 150 on floor	...	...	...	1.50 mtrs.
(iii) population of 200 on floor	...	...	...	2.00 mtrs.

74. Other requirements of individual exits.

(1)Doorways. - (a) Every exit doorway shall open into an enclosed staircase, a horizontal exit, corridor, or passage-ways providing continuous and protected means of egress.(b)No exit doorway shall be less than 1 mtr. in width, except in the case of doorways of toilet, in which case it shall not be less than 0.75 mtr. wide. Doorways shall not be less than 2 mtrs. in height.(c)Exit doorways shall open outside, that is away from the room but shall not obstruct the travel along any exit. This shall not apply to residential buildings up to 3 storeys in height. No door, when opened, shall reduce the required width of stairway or landing to less than 0.90 mtrs. overhead or sliding doors shall not be installed. Exit door shall not open immediately upon a flight or stairs; a landing equal to at least the width of the door shall be provided in the doorway, level of landing shall be the same as that of the floor which it serves.(2)Revolving doors. - (a) Revolving doors shall not be used as required exit, except in residential, business and mercantile buildings but shall not constitute more than half the total required door width.(b)When revolving doors are considered as required exit way-(i)Each revolving door shall be credited one-half a unit exit width.(ii)Any stairway served by a revolving door shall discharge through a lobby or foyer.(3)Stairways. - (a) Interior stairs shall be constructed of non-combustible materials throughout in case of all buildings except residential buildings up to three storeys in height.(b)Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed in case of all buildings, except residential buildings up to three storeys in height.(c)A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a fire resistance material.(d)The minimum width of an internal staircase shall be 1.00 mtr., except in case of residential buildings including group housing where minimum width shall be 0.90 mtr.(e)The minimum width of treads without nosing shall be 0.25 mtr. for an internal staircase of residential building of any size, and industrial building constructed on plots up to 600 sq. mtrs. and business/mercantile building constructed on plots up to 150 sq. mtrs. In case of other buildings the minimum width of tread shall be 0.30 mtr.(f)The maximum height of the riser shall be 0.20 mtr. in case of residential building of any size, industrial building constructed on plot up to 600 sq. mtrs. and business/mercantile building constructed on plot upto 150 sq. mtrs. In case of other buildings the maximum riser shall be 0.15 mtr. The number of risers shall be limited to 12 per flight.(g)Handrails shall be provided with minimum height of 0.90 mtr. from the centre of the tread.(h)For buildings more than 24 mtrs. in height access to main staircase shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be of swing type door opening direct in the escape route.(i)The exit sign with arrow indicating the way of the escape route shall be provided at a height of 0.50 mtr. from the floor level on the wall and shall be illuminated by electrical light connected to corridor circuits.(j)In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by way of a separate staircase.(k)In the case of residential buildings and business/mercantile buildings constructed on plots up to 150 sq. mtrs. three windows at the start of the staircase at each floor level will be allowed.(l)The areas of the stairway even if the open type, except where it is 0.60 mtr. projecting out from a wall without riser as a subsidiary control shall be counted towards the covered area.

75. Fire escape on external stairs.

(a) Fire escape shall not be taken into account in calculating the evacuation time of a building. (b) Entrance to fire escapes shall be separate and remote from the internal staircase. (c) All fire escapes shall be directly connected to the ground. (d) The route to the fire escape shall be free of obstructions at all times except a doorway leading to the fire escape which shall be of required fire-resisting material. (e) Fire escapes shall be constructed of non-combustible materials. (f) Fire escape stairs shall have straight flight not less than 0.75 mtr. wide treads and risers not more than 0.10 mtr. The number of risers shall be limited to per flight. (g) Handrails shall be of a height not less than 0.90 mtr.

76. Ramps.

(a) Ramps with a slope of not more than 1 in 10 may be substituted for stairway. Larger slopes shall be provided for special uses but in no case greater than 1 in 8. For slopes exceeding 1 in 5 and wherever the use is such as to involve danger of slipping, the ramps shall be surfaced with approved non-slipping material. (b) The minimum width of the ramps in hospital shall be 2.25 mtrs. (c) Handrails shall be provided on both sides of the ramps and not less than 0.90 mtr. in height. (d) Ramps shall lead directly to outside open space at ground level or courtyard or safe place. (e) For buildings above 24 metres in height, access to ramps from any floor of the building shall be through smoke-stop doors.

77. Spiral stair fire escape.

- The use of spiral stair fire escape shall be limited to low occupant load and to a building up to 9 mtrs. height unless they have connected platforms, such as balconies and terraces to allow escape to pause. A spiral stair fire escape shall be not less than 1.50 mtrs in diametres.

78. Corridors.

(a) The minimum width of a corridor shall not be less than 0.90 mtr. in case of two residential buildings up to three storey in height and 1.00 mtr. in the case of other buildings. (b) In case of more than one main staircase of the building inter-connected by a corridor or other enclosed space, there shall at least be one smoke-stop door across corridor or enclosed space between the doors in the enclosing walls of any two staircases.

79. Refuge area.

(1) For all buildings exceeding 15 mtrs. in height, refuge area shall be provided as follows : (a) The floors above 15 mtrs. and up to 24 mtrs. one refuge area on the floor immediately above 18 mtrs. (b) For floors above 25 mtrs. and up to 36 mtrs. one refuge area on the floor immediately above 24 mtrs. (c) For floors above 36 mtrs. one refuge area per every five floors above 36 mtrs. (2) The refuge area shall be provided on the external walls as cantilever projections or in any other manner

(which will not be counted in FAR) with a minimum area of 18 sq. mtrs. and to be calculated on the basis of population on each floor at the rate of 1 sq. mtr. per person.

80. Fire safety requirements.

(1)(a) Building shall be so planned, designed and constructed as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India, 1970 corrected up to date. (b) In case of multi-storeyed buildings above 15 mtrs. in height and building with more than 400 sq. mtrs. ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type the building scheme, shall also be got cleared by the Local Fire Brigade Authority.

Chapter V Structural Safety and Services

81. Structural design.

- The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part VI (Structural design, Section I Boards, Section 2, Section 5, concrete, Section 6 Steel as the case may be) of National Building Code of India prepared by ISI and as prevalent at the time of execution of the work.

82. Quality of material and workmanship.

- All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Uttar Pradesh and Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India, 1970 revised up to date.

83. Building services.

- The planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part VIII (Building Services, Section 2, Electrical Installations, Section 3, Air-conditioning and heating, Section 5, Installation of lifts and escalators, as the case may be), of National Building Code of India prepared by ISI and as prevalent at the time of execution of the work.

84. Plumbing.

- The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in a building shall be in accordance with the Part IX (Plumbing Services Section 1, Water Supply, Section 2, Drainage and Sanitation, Section 3, Gas Supply as the case may be) of

National Building Code of India prepared by ISI and as prevalent at the time of execution of the work.

85. Water supply requirements.

- The requirements of water supply in a building shall be as given in a Tables 1 to 3 of these Regulations.[Chapter VI] [Chapter VI, Regulations 86 to 97 and Annexure, inserted by Greater Noida (Amendment) Regulations, 2000, Reg. 4.]Direction for Construction of Farm House Buildings in Agricultural use Zone

86. Minimum size of plot.

- Minimum size of a plot for farm house shall not be less than 1.5 hectare.

87. Maximum coverage.

(a)Farm House. - The maximum permissible coverage of a dwelling unit for different size of plots shall be as given in the table below :

Area of the plot in square metres	Maximum permissible floor area of the buildingfor living purposes in square metres	Maximum permissible floor area of	
		Garage for Tractor (in square metres)	Store for shed and agriculture (in square metres)
15000 to 25000	25 square metres plus 6 square metres for every1000 square metres of additional area of land above 15000 squaremetres subject to a maximum of 175 square metres of floor area intotal	20	20
Exceeding 25000	175 square metres plus 4 square metres for every1000 square metres of additional area of land, subject to a maximum of 200 square metres floor area	60	60

The maximum permissible floor are includes the are of mezzanine floor also. In addition to the above, 15 square metres area each for quarters, one for chowkidar and one for Mali per 1.5 hectare of the plot area will be permitted to accommodate the essential personnel requirement for agricultural activity subject to a maximum of six quarters not exceeding 180 square metres area. In the case of animal husbandry, dairy and poultry farms, the quarter meant for mali may also be used for keeping the essential labour to look after these activities.(b)Farm shed. - The maximum permissible coverage for the purpose of farm shed excluding dwelling unit referred to in clause (a) shall be 5% of the gross area of the farm house plot.(i)Poultry farming. - Out of the 5% coverage allowed in clause (b) above, in case of a poultry farm the coverage not exceeding 160 square metres for a farm house

will be allowed for construction of farm shed with necessary walls. A break up of this coverage is given in the table below :Table

Serial No.	Use	Maximum area in square metres over which shedtype construction may be permitted
1.	Incubator room	35
2.	Feed store room one	21
3.	Office room one	17
4.	Cold storage room one	17
5.	Store room one	17
6.	2, 3 rooms for other miscellaneous needs	53
	Total	160

(ii)For Dairy farming out of 5% coverage allowed in clause (b) coverage in case of dairy farming shall be as given in the table below :

Sl. No.	Use	Maximum area in square metres over which shedtype construction may be permitted
1.	Cattle shed	Minimum 6.0 square metres per cattle, including managing and circulation area.
2.	Cattle fodder	Minimum 20 square metres. The area will vary according to the technical design, but subject to the maximum of permissible covered area for farm shed referred to in clause (b).
3.	Milk Collection Centre	The area will vary according to the design requirements, but subject to the maximum of permissible covered area for farm shed referred to in clause (b).
4.	Gobar gas plant	
5.	There will be a minimum one loading/unloading space of 40 square metres per 250 square metres of covered area.	
6.	Dumping Ground.-Provision of a dumping ground has to be made according to the requirement, which shall be minimum 30 metres away from the main road. The minimum distance of dumping ground within the plot shall be 4.5 metres away from the boundary wall.	

88. Height restrictions.

(a)The dwelling unit will be a single storey with permanent or temporary constructions. The permissible maximum height from ground level shall be 5.0 metres. For triangular roof/gable/double gable roof average height may be 4.5 metres and maximum height 7.5 metres which includes mezzanine floor also.(b)The maximum height of the farm shed shall not exceed 6.0 metres and at entry point 4.0 metres.(c)The height of boundary wall shall not be more than 0.90 metres with railing of 1.3b metres and a running creeper planted along the wall.

89. Specifications.

- The sheds shall be constructed on pillars and columns with wall not higher than 1.5 metres. The remaining height of the farm shed may be covered with netting or other similar material

90. Setback of Farm Buildings.

(a)There shall be minimum distance of 8.0 metres from one shed to other in the farm house plot.(b)The minimum distance of any building excluding quarter for chowkidar from the boundaries of the farm house shall not be less than 15 metres.(c)The set back of any building from the road shall be as given in the Table below :

Type of road	Set back from R/W of the road
(i) National highway or roads not less than 75 metres wide	75 metres
(ii) State highway or roads not less than 75 metres wide but not less than 45 metres wide	60 metres
(iii) Major urban roads less than 45 metres wide but not less than 30 metres wide	60 metres
(iv) Village road less than 30 metres but not less than 18 metres wide	30 metres
(v) Road less than 18 metres	30 metres

91. Roads.

(a)The approach road to the farm house shall have a minimum right of way of 9.0 metres of which at least 5.5 metres shall be water bound surface.(b)When the approach road serves more than three farm houses, the minimum right of way shall be 18 metres.

92. Boundary wall.

(a)The boundary wall around the farm house will have a maximum height of 0.9 metres which can be kept solid and above that RCC jali/brick jali or railing of a height of 1.35 metres will be permitted.(b)Running creeper or flowing creeper will be planted all along the wall.(c)In the farm house, there shall be drive ways of minimum 3.5 metres width to serve other

constructions.(d)Minimum 50% of the total area of the farm house shall be under plantation/cultivation.

93. Water supply and drainage.

(a)In case of a plot for a farm house having dwelling units the owner thereof shall be responsible to make lawful arrangements for potable water in the farm house.(b)The owner shall be responsible to provide drains in the farms house to be used for rain water and in case of dairy farm open or closed sanitary drains to clean sheds, as may be required by the Authority.(c)The owner shall be responsible to provide septic tank with necessary dispersion trenches for disposal of human and animal wastes in the farm house within his own premises.(d)The dispersion trenches of the septic tank shall be 15 metres away from an open well to prevent surface pollution and 4.5 metres from the boundaries of the farm house.

94. Electrification.

- The owner of a farm house shall obtains electric connection directly from the appropriate authority responsible for distribution on such terms and conditions and at his own cost as decided by the appropriate authority.

95. Drainage.

- Proper drainage from the farm house has to be ensured and water logging in the area has to be completely avoided.

96. Tree Plantation.

- At least 100 trees per hectare have to be planted in the plot.

97. Building permit.

(a)No person shall erect any dwelling unit or farm shed in the farm house plot without obtaining a prior building permit from the Chief Executive Officer of the Authority or officers to whom such powers are delegated by Chief Executive Officer in the manner as provided in these regulations.(b)The application for building permit for the construction of a farm house shall accompanied with a non refundable bank draft payable to "Greater Noida Industrial Development Authority". The fee shall be calculated on the basis of Rs. 5/- per square metres of the covered area and Re 1 per square metre of the plot area. Building material will be stacked within the premises.(c)Notwithstanding anything contained in these regulations, the provisions of Regulations 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23 and table No. 14 of Chapter I to V shall mutatis mutandis apply to the activity in Agriculture use zone also. Annexure Setbacks for Different Types of Buildings

1. Residential Building on Plots -

SI. No.	Plot size (in 1 sq. mtrs.)	Front setback	Rear setback (mtrs.)	Side setback (mtrs.)	Remarks
1.	Upto 60	2.40	2.40	-	Rear setback coverage; of 40% of the width of plot shall be permitted to be covered
2.	61 to 120	3.0	2.40	-	-do-
3.	121 to 199	3.0	3.0	2.4 mtrs. upto a depth of 5.5 m. from frontsetback line.	-do-
4.	200 to 300	4.50	3.0	For 200 sq. mtrs. and above 3.0 mtrs. upto a depth of 5.5 mtrs. from front setback line.	-do-
5.	301 to 500	4.50	3.0	3.0 mtrs. and coverable upto 9.0 mtrs. from rearplot line.	-do-
6.	500 to 1000	6.0	3.5	3.0 mtrs. coverable upto 9.0 mtrs. from rear plotline.	-do-
7.	Above 1000	9.0	4.5	4.5 mtrs. coverable upto 12.0 mtrs. from rearplot line.	-do-

Note. - Minimum area of interior open space shall be 9.0 sq. mtrs. with a minimum width of 2.4

2. Group Housing/Apartments-

SI. No.	Plot size (in sq. mtrs.)	Front setback (mtrs.)	Rear setback (mtrs.)	Side setback (mtrs.)	Side setback (mtrs.)
1.	Upto 2000	9	6	6	6
2.	20001 to 10000	12	6	6	6
3.	10001 to 30000	12	9	9	9
4.	Above 30000	12	9	12	12

3. Industrial Building-

SI. No.	Plot size (in sq.mtrs.)	Front setback (mtrs.)	Rear setback (mtrs.)	Side setback (mtrs.)	Side setback (mtrs.)
1.	Upto 100	3.0	-	-	-
2.	101 to 450	4.5	1.5	3.0	1.5
3.	451 to 2000	6.0	4.0	3.0	4.5
4.	2001 to 5000	9.0	9.0	4.5	4.5
5.	5001 to 12000	9.0	9.0	4.5	6.0
6.	12001 to 20000	12.0	12.0	9.0	9.0

7. 20001 and above 15.0 15.0 15.0 15.0

4. Institutional Buildings-

(a) Educational:

SI. No.	Plot size (in sq. mtrs.)	Front setback (mtrs.)	Rear setback (mtrs.)	Side setback (mtrs.)	Side setback (mtrs.)
1.	Nursery School	4.5	3	3	3
2.	Primary School	6	6	3	3
3.	Higher Secondary School	9	6	6	6
4.	Degree College/Vocational Institution	9	9	9	9
5.	University/Technical Institution	12	9	9	9
6.	Research Training Centre	12	9	9	9

(b) Health Buildings :

SI. No.	Type	Front	Rear	Side
1.	Dispensary/health unit/Nursing Home	9	9	6
2.	Hospital	12	9	6
3.	Naturopathy/specialised health centre	12	9	9

(c) Government/Semi-Government Corporate Office :

SI. No.	Type	Front setback (mtrs.)	Rear setback (mtrs.)	Side setback (mtrs.)
1.	Government offices (upto 3000 sq. mtrs.)	9	6	6
2.	Government offices (above 3000 sq. mtrs.)	12	6	6
3.	(i) Corporate Offices (upto 3000 sq. mtrs.)	12	6	6
	(ii) Above 3000 sq. mtrs.	12	9	9

5. Commercial Building. - As per control drawings

Note. - Specific set backs shall be as per set back plans/zonal plans prepared by the Authority. Appendix 1[See Regulation No. 4 (d) (1)] Form for first application to erect, re-erect, demolish or to make material alteration in a building To, The Chief Executive Officer, Greater Noida Industrial Development Authority, Uttar Pradesh. Sir, I hereby give application that I intend to erect/re-erect/demolish or to make material alteration in the building No. Shazra No. on/in plot No. in Sector/Colony Bazar/Street Block/Mohalla/Bazar in accordance with the Greater Noida Industrial Development Area Building Regulations and I forward herewith the following plans and specifications (Item Nos. 1 and 2 below) in triplicate. (One copy of each cloth bound) duly signed by me and the licensed

..... Architect/Engineer/Draftsman/Group Licence No. who will supervise its erection and copies of other statement/documents applicable (Item Nos. 3 to 12 below):

- 1. Site Plan.**
- 2. Building Plan including Service Plan.**
- 3. Supervision of Building work (Appendix-2).**
- 4. General specification sheet (Appendix-8).**
- 5. Ownership documents.**
- 6. Attested/photostat copies of receipts for payment of application fee.**
- 7. Application for drainage of premises in duplicate (Appendix-9).**
- 8. Council of Architecture Certificate.**
- 9. N.B.O. from Appendix-10 in duplicate.**
- 10. Indemnity Bond (In case of basement only) Appendix-11.**
- 11. Structural stability certificate from the license technical personnel (Appendix-12).**
- 12. Dimension plan (Certified on behalf of the Authority).**

request that the constructions may be approved and permission accorded to me to execute the work. Signature of applicant Name of applicant (in block letters) Address of the applicant Dated : Note. - Strike out which is not applicable. Appendix 2 [See Regulation No. 5 (b)] Form for Supervision of Building Work To, The Chief Executive Officer, Greater Noida Industrial Development Authority, Uttar Pradesh. Sir, I hereby certificate that the erection/re-erection/material alteration/demolition in/of Building No. of Shazra No. on/in plot No. Block/Mohalla/Bazar Road/Street/Sector/Colony shall be carried out under my supervision and I certify that all material (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 plan. Signature of Architect/Group Name of Architect/Group (in block letters) Licence No. of Architect/Group Address of the Architect/Group Dated : Note. - Strike out which is not applicable. Appendix 3 [See

Regulation No. 13 (ii)]Form for sanction or refusal of Building PermitFrom:The Chief Executive Officer, Greater Noida, Industrial Development Authority, Uttar

Pradesh.To,.....Sir, W

reference to your application No. dated for grant of permit for the erection/re-erection/material alteration/ demolition in/of building No. of Shazra No. on/in Plot No. in sector/colony road/street Block/Mohalla/Bazar I have to inform you that the sanction has been granted/refused by the Authority on the following grounds :

1.

2.

3.

4.

Office Stamp Signature.....

Office communication No.- Name of the Officer.....

Designation of the Officer.....

Dated :

Note. - Strike out which is not applicable.Appendix 4[See Regulation No. 16]Form for notice for commencement of Building WorkTo,The Chief Executive Officer, Greater Noida, Industrial Development Authority, Uttar Pradesh.Sir,I hereby notify that the erection/re-erection/material alteration/demolition in/or building No. of Shazra No. on in/plot No. Block/Mohalla/Bazar will be commenced on as per your permission and plans sanctioned vide letter No. dated under the supervision of Licensed Architect/Engineer/Draftsman/Group.

Signature of the applicant,

Licence No. Name of the applicant.:.....

(In block letters)

Address of the Applicant.....

Dated :

Note. - Strike out which is not applicable.Appendix 5[See Regulation No. 22]Form for Completion Certificate for Building WorkTo,The Chief Executive Officer, Greater Noida, Industrial Development Authority, Uttar Pradesh.Sir,I hereby certify that the erection/re-erection/material alteration/demolition in/on building No. of Shazra No. on/in plot No. in sector/colony road/street Block/Mohalla/Bazar has be supervised by me and the completion plan is attached herewith in triplicate (one copy cloth bonded). The plans were sanctioned vide letter No. dated and the work has been completed to my best satisfaction. The workmanship and all the materials which have been used are strictly in accordance with the general, detailed specifications. No provision of

the regulations, directions, no requisition made, conditions, prescribed or order issued thereunder have been transferred in the course of work. The land fit for construction for which it has been developed or redeveloped. Signature of the Licensed Architect/Engineer/Group/DraftsmanName of the Lincased Architect/Engineer/Draftsman/GroupAddress of Licensed Architect/Engineer/Draftsman/GroupDated :Note. - Strike out the words which are not applicable. Appendix 6[See Regulation No. 23]Form for Occupancy CertificateFrom: The Chief Executive Officer, Greater Noida, Industrial Development Authority, Uttar Pradesh. To, Sir, I hereby certify that the erection/re-erection/alteration/demolition in/of building No. on/in plot No. in colony/sector road/street Block/Mohalla/Bazar completed under the supervision of Licensed Architect/Engineer/Draftsman/Group Licence No has been inspected by the officers of the Authority and declare that the building conforms in all respect to the requirements of the regulations in respect of occupancy. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned licensed technical personnel, fire safety, hygienic and sanitary conditions inside and the surrounding and is fit for occupation. SignatureNameDesignationDated :Appendix 7Additional fire-protection requirements for buildings more than 25 metres in height and other buildings mentioned in Regulation No. 8 (3)General

1. The Chief Fire Officer, Uttar Pradesh by whatsoever name called, hereinafter called the Chief Fire Officer may insist on suitable provision in buildings from the safety and fire fighting point of view depending on the occupancy and height of buildings.

Staircase Enclosures

2. The internal enclosing walls of staircase shall be of brick or reinforced concrete construction having fire resistance of not less than two hours. All staircase shall have access through self closing door, enclosed least half an hour fire resistance. There shall be single swing doors opening in the direction of the escape.

The doors shall be fitted with check section door closers. The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing. Permanent vent at the top equal to 5 per cent of the cross-section area of the enclosure and openable sashes at each floor level with area equal to 15 per cent of the sectional area of the enclosure on the external walls shall be provided. The roof of the shaft shall be at least 10 metres above the surrounding roof. There shall be no glazing or glass brick in any internal enclosing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 millimetres water gauge by an electrically operated blower shall be maintained. The mechanism pressurising the staircase shaft

shall be so installed that the same shall be operated automatically and also with manual operation facilities when the automatic fire alarm operates. Lift Enclosure

3. The walls enclosing lift shafts shall have fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq. millimetres in clear area. Lift motor rooms preferably be sited at the top of the shaft and shall be separated from the lift shafts by the enclosing wall of the shafts or by the floor of the motor room.

Landing doors in lift enclosure shall open in the ventilated or pressurised corridor/lobby and shall have fire resistance of not less than one hour. The number of lifts in one lift bank shall not exceed four. Shaft for fire lift in a lift bank shall be separated from each other by a brick masonry or reinforced cement concrete wall of fire resistance of not less than two hours. If the lift shaft and lift lobby are in care of the building a positive pressure of not less than 2.5 millimetres and not more than 3 millimetres water gauge by electrically operated blower shall be maintained in the lift lobby and positive pressure not less than 5 millimetres water gauge shall be maintained in the lift shaft. The mechanism for pressurising lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operates. The mechanism shall have facilities to be operated manually. Exit from the lift lobby shall be through a self-closing smoke-stop door of half an hour fire resistance. The lift mechanic room shall be separate and no other machinery shall be installed therein. Lift shall not normally communicate with the basement, however, one of the lifts may be permitted to reach the basement level provided the lift lobby at each basement level is pressurised and separated from the rest of the basement areas, by smoke actuated fire resisting door of two hours fire resistance. Basement

4. Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 per cent of the floor area spread evenly round the perimetres of the basement shall be provided in the form of grills or breakable stall board lights or pavement light by way of shafts.

The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement and shall communicate with basement through a lobby provided with fire resisting self-closing doors of half an hour fire resistance. If the travel distance exceeds 18.50 metres, additional staircase at proper place shall be provided. Service Ducts

5. Service ducts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance of not less than two hours.

If the cross sectional area exceeds 1.0 sq. mtr. it shall be sealed where it passes a floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe ventilation

trunk and shall fit as closely as possible around any such pipe or trunk. Refuse Chutes and Refuse Chambers

6. Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above level and with an enclosure wall of non-combustible material having fire resistance of not less than two hours. The hoppers shall not be located within the staircase enclosures.

Inspection pen and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers, having a fire resistance of not less than one hour. Refuse chutes shall not be provided in staircase walls or air conditioning shafts. Refuse chambers shall have walls and floors or roofs constructed of noncombustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes. Lifts and Fire Lifts

7. Public address system in the lift car with speaker or telephone assembly shall be provided.

Provisions for a fire lift shall be made as per the following details : (a) To enable fire personnel to reach to the floor with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the firemen in any emergency and be directly accessible to every dwelling lettable floor space on each floor. (b) The lifts shall have floor area of not less than 1.5 sq. metres. It shall have loading capacity of not less than 600 kilograms (8 persons per lift) with automatic closing doors. (c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire i.e. in the lift shaft. In case of failure of normal electric supply it shall automatically trip over to alternative supply. (d) The operation of a fire lift shall be by a simple toggle or two button situated in a glass fronted box adjacent to the lift at the entrance level when the switch is on, Landing call points will become inoperative and the lift will return to normal working. This lift can be used by the occupant in normal times. (e) The words 'FIRE LIFT' shall be conspicuously displayed in fluorescent paints on the lift landing door at each floor level. (f) For buildings above 15 metres in height collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of two hours. Electrical Services

8. (a) The electrical distribution cables or wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.

(b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables. (c) Separate circuits for water pumps, lifts, staircases, corridor lighting and blowers for pressurising system shall be provided directly from the main switch gear panel. Staircase and Corridor Lighting

9. (a) The staircase and corridor lighting shall be on separate service and shall independently connected to as it could be operated by one switch installation on the ground floor accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any.

(b) Staircase and corridor lighting shall also be connected to alternate supply from parallel high tension supply or to the supply from the stand by generator. (c) Emergency lights shall be provided in the staircase and corridor. Alternate Sources of Electric Supply

10. A standby electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the standby fire pump, pressurisation fan and blowers smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of starting current of all the machines and circuits stated above simultaneously. If the standby pump is driven by diesel engine, the generator supply need not be connected to the standby pump. Where parallel high voltage/low voltage supply is provided generator may be waived in consultation with the Chief Fire Officer.

Transformers

11. (a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire-resisting room of four hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of two hours' fire rating. A curb of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer to the transformer into the part of the basement. The direct access room shall be housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance not less than four hours.

(b) The transformer shall be protected by an automatic high pressure water spray or a foam sprinkler system, when housed at ground floor level, it shall be cut off from the other portion of premises by fire-resisting walls of four hours fire-resistance. They shall not be housed on upper floors. (c) A tank of RCC construction of adequate capacity shall be provided at lower basement level to collect the oil from the catch pit. The tank shall be non-combustible construction and shall be provided with a flame arrester. Air-Conditioning

12. Where air-conditioning of the building is done, the following provisions shall be made :

(a) Proper arrangement by way of automatic fire damper working on smoke or heat detectors for insulating all ducting at every floor from the main resister shall be made. (b) When the automatic fire alarm operates the respective air handling units of the air-conditioning system shall automatically be switched off. (c) Automatic fire dampers shall be arranged so as to close by gravity in the directions of the air movement and to remain tightly closed upon operation of a smoke or heat detector-cum-fire alarm. (d) Air ducts serving main floor areas, corridors or the like shall not pass through the fire walls. (e) Wherever the ducts pass through fire walls or floors, the ceiling around the ducts shall be sealed with fire-resisting materials such as rope, asbestos, mineral wool or the like. (f) The air filters of the air handling units shall be of non-combustible materials. (g) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment/shop on every floor. Note. - The use of type of detectors shall be to the satisfaction of the Chief Fire Officer. Boiler Room

13. Provisions of boiler and boiler rooms shall conform to Indian Boilers Act or any other law for the time being in force. Further, the following additional aspects shall be taken into account in the location of Boiler/Boiler room :

(a) The boilers shall not be allowed in sub-basement but may be allowed in the basement away from the escape routes. (b) The boilers shall be installed in a fire-resisting room of four hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. (c) The boiler room shall be provided with fresh air inlet and smoke exhausts directly to the atmosphere.

14. Provisions of first-aid fire-fighting appliances. - (a) The first-aid firefighting equipments shall be provided on all floors including basement, occupied terrace of lift rooms in accordance with IS 2217-1963. Recommendations for providing first-aid fire-fighting arrangements in public building shall be in consultation with the Chief Fire Officer.

(b) The fire-fighting appliances shall be distributed over the building in accordance with IS 2190 Code of practice for selection, installation and maintenance of portable first-aid fire appliances. Fixed Fire-Fighting Installation

15. Building above 15 metres in height depending upon occupancy, shall be protected by wet riser or sprinkler installation system with the fire service connections at the base of the sprinkler installation as per details given below.

(1) Type of the building/occupancy-	Requirements	
(a)	Apartment building below 15 metres in height irrespective of floor area.	Nil
(b)	Apartment building exceeding 15 metres in height.	Wet riser and (or) down comers.
(c)	Non-apartment buildings 15 metres and above in height irrespective of floor area.	Ditto
(d)	All basements, sub-basements, high pressure having special risks; storage, water spray of hazardous explosive material foam sprinkler in a building 15 metres and above system.	
(e)	Any of the above categories may incorporate an automatic sprinkler/drencher system, if the risk is such that it requires installation of such protective methods.	
(f)	In respect of buildings provided with smoke/heat detection system backed by 24 hours caretaker (trained in fire fighting) staff, the installation of sprinkler need not be insisted.	

(2) The hydrants shall be provided within the courtyard, the location of which shall be decided in consultation with the Chief Fire Officer. (3) The dry riser installations may be permitted by the Chief Fire Officer for building referred in clauses (b) and (c) of sub-para (1) for heights above 15 metres and below 24 metres, if he is satisfied with the arrangements for water supply and the provisions of static water storage tank. (4) The wet riser installation shall conform to IS 3844-1966 Code of Practice for Installation of internal fire hydrants in multi-storeyed buildings. In addition, wet risers shall be designed, for zonal distribution ensuring that unduly high pressures are not developed in risers and have ripes. In addition to wet risers first-aid hose reels shall be installed on all the floors of the building and shall conform to IS 484-1969 specifications for first-aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the wet riser installation by means of adopter. (5) The riser shall be fed through booster pump from either of the following water sources round the clock-

Town mains of suitable size

- (a) which can supply requisite quantity of water.

Static tanks.- The capacity of

- (b) the static tank shall be as given below :

- | | | |
|------|---|----------------|
| (i) | Apartment building 15 mtrs. and above in height but below 24 metres in height | 50,000 litres. |
| (ii) | | |

	Non-apartment building 15 metres and above but below 24 metres used for missed occupancies like office, shop, departmental stores.	1,00,000 litres.
(iii)	Apartment building 24 metres and above in height.	1,00,000 litres.
(iv)	Non-apartment building 24 metres and above in height.	2,00,000 litres.

Explanation. - 1. In case of group housing of apartment building 15 metres and above in height but below 24 metres a centrally located tank having a capacity of 2,00,000 litres may be provided.

2. The above quantities of water shall be exclusively for fire fighting and shall be not utilised for domestic or other use.

Static Water Storage Tank

16.

(1) A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specified for each building by the local Fire Authority with arrangement or replenishment by town's main or alternative source of supply at the rate of 1,000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local fire service. Provision of suitable number or manholes shall be made available for inspection, repairs and insertions of suction hose etc. The covering slab shall be able to withstand the vehicular load of 18 tonnes. (2) To prevent stagnation of water in the static water storage tank the suction hose of the domestic water supply shall be fed only through and overflow arrangement to maintain the level therein at the minimum specified capacity. (3) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 Nos.-65 mm. diameter instantaneous male inlet arranged in a valve box at a suitable points at street level and connected to the static tank by a suitable fixed pipe not less than 15 centimetres diameter to discharge water into the tank when required at a rate 1,000 litres per minute. Carbon Dioxide Fire Extinguishing System Fixed

17. Carbon Dioxide fire extinguishing installation shall be provided as per IS : 638-1971 Code of practice for design and installation of fixed Carbon Dioxide fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the building or areas to be protected.

Automatic Sprinklers

18. Automatic high pressure water spray or foam sprinkler system shall be installed :

(a) In basement, sub-basement which are used as car parks, storage of combustible article, laundry or the like. (b) On floors used as departmental stores, shops and trades involving risks. (c) On all floors of the building other than department buildings, if the height of the building exceeds 45 metres Fire Alarm System

19. All buildings above 15 metres in height shall be equipped with fire alarm system as specified in paras 21, 22 below :

20. Residential Buildings. - (Dwelling Houses, Boarding Houses and Hostels) :

(a) All residential buildings like dwelling houses (including flats), boarding houses and hotels shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call boxes shall be readily accessible to all occupants of the floor without having to travel more than 22.50 metres (b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to control room without any other action on the part of the person operating the call box. (c) The call boxes shall be wired in a close circuit to control panel in the control room located as per Para 22 so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries, with a capacity of forty-eight hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the elective mains (d) The call box shall be arranged to sound one or more sounders so as to ensure that all occupants of the buildings shall be warned whenever any call box is actuated. (e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 mtr. from the floor level.

21. All other buildings. - All buildings other than those referred to in above para shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The latter shall be in addition to the alarm which may be founded by the actuation of any automatic fire extinguishing system which may be installed in any particular building in accordance with these regulations. Unless otherwise decided by the Chief Fire Officer, U.P. Fire Service, the detectors for the automatic fire system shall conform to IS : 2175-1962. Heat sensitive Fire Detector and the systems shall be installed in accordance with IS : 2180-1962 Code of practice for automatic fire alarm system, or any other, relevant Indian Standards prepared from time to time.

Explanation. - Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural features of the building where they are to be installed. Control Room

22. There shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floor plans along with the details of fire-fighting equipment and installations shall also be maintained in the control room.

The control room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff incharge of control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations. Fire Drills and Fire Orders

23. Fire notices or orders shall be prepared to fulfil the requirements of the fire fighting and evacuation from the building in the event of the fire and other incidents. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points. Such notices should be displayed prominently in bold letters.

Appendix 8 General Specifications Sheet Greater Noida Industrial Development Authority Specifications of proposed building

1. Total plot area Basement existing sq. mtr. Proposed sq. mtr. Ground floor existing sq. mtr. Proposed sq. mtr.

2. First floor existing sq. mtr. Proposed sq. mtr.

Second floor existing sq. mtr. Proposed sq. mtr.

3. Mezzanine floor existing sq. mtr. Proposed sq. mtr.

4. The purpose for which it is intended to use the building

5. Specification to be used in the construction of the-

(i) Foundation (ii) Walls

..... (iii) Floors

..... (iv) Roofs

6. Number of storeys of which the building will consist

7. Approximate number of persons proposed to be accommodated

8. The number of latrines to be provided

9. Whether the site has been built upon before or not

10. Source of water to be used for building purpose

Signature of the applicantFull Name (in block letter)AddressAppendix 9Greater Noida Industrial Development Authority(To be submitted in duplicate)Application for Drainage of PremisesTo,The Chief Executive Officer,Greater Noida Industrial Development Authority,Uttar PradeshSir,I/We, the undersigned hereby apply for permission to drain the premises known as street/..... House Tax Assessment No.The sanitary arrangement and drains for the premises are shown in the accompanying plans and sections in triplicate and described in Appendix-9 (submitted in triplicate) and the premises are open to inspection by the Officers of Greater Noida Industrial Development Authority. I/We undertake to carry out the work in accordance with the provisions of Greater Noida Industrial Development Authority Building Regulations 1992 and to pay the Authority the cost of connection to the sewer at the rate given in the scheme of fees.Signature of the applicantFull Name (in block letter)AddressName of the plumber carrying out the workLicense No.Address of the plumberDate :Appendix 10Government of IndiaMinistry of Works and HousingNational Building OrganisationName of the Municipality/Corporation Authority(Particulars of construction proposed/completed)For Items 1 and 2 fill in the appropriate Code number in :

1. Nature of construction

- (a) New construction (1)
- (b) Alteration and/or additions to existing building (2)

2. Type of construction:

- (a) Residential building-
 - (i) Dwelling (1)
 - (ii) Other residential places(such as Hostels, Dormitories/Lodging Hotels and Clubs) (2)
- (b) Industrial building-
(Factories,Plants, Workshops etc.) (3)
- (c) Commercial buildings-
(Shops, Warehouses, Offices, Publicgarage etc.) (4)
- (d) Institutional buildings-

(Schools, Hospitals, Dispensaries and Religious buildings etc.) (5)

(e) Other buildings (Public buildings, Public libraries, amusement buildings etc. (6)

3. Total plinth.....sq.mtr.

4. Total floor area in all floors.....sq. mtr.

(Including basement if any).....sq. mtr.

5. Number and type of dwelling units in the construction :

Type of dwellings	New construction	Number of dwellings alterations and/or additions to existing building resulting in dwellings
-------------------	------------------	--

1. Room unit

2. Room unit

3. Room unit

4. or more room unit

Particulars for the following items should be given while applying for occupancy certificate only

6. Estimated construction cost Rs.....

7. Number and date of issue of authorisation certificate.....

8. Date of commencement of construction.....

9. Date of completion of construction.....

Signature of the applicant.....Name and address of the applicant in block letters.....Dated.....For Office use onlyReference number of application

.....Number and date of issue of Authorisation/Occupancy certificate

.....Appendix 11 Indemnity Bond In consideration of the Greater Noida Industrial Development Authority, a body constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as 'the promisee' which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned the construction of the basement in the building plans of the factory, building to be constructed on Industrial/Residential Plot No. in sector No. situated in the Greater Noida Industrial Development Area in Tehsil District on production of the Bond of Indemnity by son of aged years resident of (hereinafter called the 'promisor' which expression shall, unless the context does not so admit, include his heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused to the basement referred to above the promisor hereby agree to execute his bond of Indemnity. Now therefore this deed witnesseth as follows In consideration of the promise having sanctioned the construction of the basement in the building plan of the factory/residential building to be constructed in industrial/residential plot No.

..... in sector No. situated in the Greater Noida Industrial Development Area, Tehsil
 District the promisor agrees to indemnify the promisee and at all times holds
 himself liable for all damages and losses caused to the adjoining building(s) on account of the
 construction of basement referred to above and further undertakes to indemnify the promisee any
 such amount to the full extent which the promisee may have or to be required to pay to any
 person(s) having rights in the adjoining properties on account of the construction of the basement
 (said) by way of compensation or otherwise and further to pay all costs and expenses which the
 promisee may have to spend in defending any action in the court of Law regarding thereto. In
 witness whereof the promisor executed this Bond of Indemnity at Greater Noida Industrial
 Development Area, Tehsil District on day of
 (Promisor), Witness : Appendix 12 For Structural Stability Certificate To, The Chief
 Executive Officer, Greater Noida Industrial Development Authority, Uttar Pradesh. Sir, I hereby
 certify that the structural design of the Building on Shazra No Plot No.
 Sector/Colony Road/Street Block/Mohalla/Bazar shall be
 done by me/us and carried out in accordance with Part IV structural design of National Building
 Code of India corrected up-to-date. Signature of Architect/Engineer/Group Name of the
 Architect/Engineer/Group Licence No. of Architect Address of
 Architect/Engineer/Group Dated Note. - Strike out which is not
 applicable. Appendix 13 (To be submitted in duplicate) (For the inspection of an
 underground/drainage/sanitary and other pipelines before covering the lines) To, The Chief
 Executive Officer, Greater Noida Industrial Development Authority, Uttar Pradesh. Sir, I/ We
 undersigned hereby give you notice of my/our intention to cover up to the drainage work on
 (dated) at time in the premises of plot No. Sector and request for
 the inspection and approval of the same. The work was sanctioned by the Greater Noida Industrial
 Development Authority vide letter No., dated The fees of Rs. 10 has been
 deposited with Challan No., dated Signature of Owner
 Name of Owner Address
 Certified that the
 drainage/sanitary work has been executed under my supervision and is as per sanctioned
 plan. Signature of Plumber/Architect/Engineer Name of Plumber/Architect/Engineer
 Licence No. Address
 Note. - The Notice must reach
 of Building Cell ten clear days before the work intended to be covered up. Greater Noida Industrial
 Development Authority Building Cell File No. dated
 Certified that the above works have been inspected and approved. For Chief
 Executive Officer, Greater Noida Industrial Development Authority. Note. - Form should be signed
 by a registered plumber/architect/engineer who is registered with Sr. Mgr. (Jal), Greater Noida
 Industrial Development Authority. Appendix 14 (For Final Inspection of Sanitary/Water Supply
 Works) (To be submitted in duplicate) To, The Chief Executive Officer, Greater Noida Industrial
 Development Authority, Uttar Pradesh. Sir, I/We undersigned hereby give you notice that the
 drainage works in the premises of plot No. Block Sector will be
 completed entirely and ready for your final inspection on the (date) at (time)
 and request inspection and approval of the same. The work was sanctioned by the Greater Noida
 Industrial Development Authority vide letter No., dated The fees of Rs. 15 has

been deposited vide challan No. datedSignature of OwnerName:
.....AddressCertified that
the sanitary/water supply work has been executed under my supervision as per building
bye-laws/sanctioned plan.Signature of Plumber/Architect/EngineerName of
Plumber/Architect/Engineer.....Licence No.Address
.....Greater Noida Industrial Development
AuthorityBuilding CellNo. datedCertified that the above works
have been inspected and approved.For Chief Executive Officer, Greater Noida Industrial
Development Authority.Note. - Form should be signed by a Registered Plumber/Engineer who is
registered with Sr. Manager (Jal), Greater Noida Industrial Development Authority.Appendix 15(See
Regulation 12)Qualifications of Licensed Technical Personnel for preparation of Schemes for
Building Permit and Supervision

1. The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as hereinafter indicated.

Architects

2. Qualifications. - (1) The qualifications for licensing Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or qualification mentioned in Schedule XIV of Architects Act, 1972, and registered with the Council of Architecture as provided by the provisions of the Architects Act, 1972.

(2)A licensed Architect shall be competent to carry out work related to building permit and shall be entitled to submit the following : (i)All plans and related information connected with building permit.(ii)Structural details and calculations for building on plots up to 500 sq. mtrs. and up to four storeys high, and(iii)Certificate of supervision for all buildings.Engineers

3. Qualifications. - (1) The qualifications for licensing of the engineers will be corporate membership (Civil) of the Institution of Engineers or such degree/diploma in Civil Municipal or Structural Engineering which makes him eligible for such membership or which is recognised by the Uttar Pradesh Public Service Commission for the post of an Assistant Engineer.

(2)A licensed engineer shall be competent to carry out the work related to building permit and shall be entitled to submit the following : (i)All plans and related information connected with building permit on plots upto 120 sq. mtrs. and up to two storeys.(ii)Structural details and calculations for all buildings.(iii)Certificate of supervision for all buildings.Draftsman

4. Qualifications. - (1) The qualification for licensing of the Draftsman will be :

(i) Three years' Diploma in Architectural/Assistantship or Architectural Draftsmanship. (ii) Draftsmanship in Civil Engineering from I.T.I. with five years' experience under Architect/Engineer, from a recognised institution which would enable him for the post of Senior Draftsman recognised by the Uttar Pradesh Public Service Commission. (iii) Diploma in Civil Engineering with 2 year's experience. (2) A licensed draftsman shall be entitled to submit: (i) All plans and related information for buildings permit on plots up to 75 sq. mtrs. and up to two storeys. (ii) Certificate of supervision of buildings on plots up to 75 sq. mtrs. and up to two storeys. Group or Agency

5. When a group or agency comprising of qualified Architect/Engineer/Draftsman is practising then the qualification and competence of work will be the combination of the individual qualification and competence given under paras 2, 3 and 4 above and the agency shall be licensed by the Authority.

Table No. 1 Per Capita Water requirements for Buildings

Serial No.	Type of Building	Consumption per head per day (in ltrs.)	
1	2	3	
1.	Residential	...	... 135
2.	Educational :	...	...
	(a) Day Schools	...	... 45
	(b) Boarding Schools	...	... 135
3.	Institutional (Medical) :	...	...
	(a) No. of beds not exceeding 100	...	... 340
	(b) No. of beds exceeding 100	...	... 450
	(c) Medical quarters and hostels	...	... 135
4.	Assembly (per seat of accommodation)	...	... 15
5.	Government or Semi-public business	...	... 45
6.	Mercantile (Commercial) :	...	...
	(a) Restaurants (per seat)	...	... 70
	(b) Hotels with lodging accommodation (per bed)	...	... 180
	(c) Other business building	...	... 45
7.	Industrial	...	... 45
8.	Storage (including Warehousing)	...	... 30

9.	Hazardous	...	... 30
10.	Intermediate stations (excluding mail) and express stops :	...	...
	(a) Where bathing facilities are provided	...	... 45
	(b) In the case of others	...	... 23
11.	Junctions Stations :	...	...
	(a) Where bathing facilities are provided	...	... 70
	(b) In the case of others	...	... 45
12.	Terminal Stations	...	... 45
13.	International and Domestic Airports	...	... 70

Explanation. - The number of persons for serial Nos. 10 and 13 shall be determined by the average number of passengers handled by the Station daily.

Serial No.	Classification of Buildings	Storage Capacity
1.	For tenements having common convenience	900 litres net per WC seat.
2.	For residential premises other than tenements having commonconveniences	270 litres net for one WC seat and 180 litres for eachadditional seat in the same flat.
3.	For Factories and Workshops	900 litres per WC seat and 180 litres per urinal seat.
4.	For cinemas public assembly halls or the like.	900 litres per WC seat and 350 litres per urinal seat.

Table No. 3Domestic Storage capacities

Serial No.	No. of floors	Storage capacity	Remarks
For premises occupied as tenements with commonconveniences-			
1.	For 1 (Ground floor)	Nil	Provided no downtake fittings are installed.
2.	For 2,3,4,5 and upper floors	500 litres per tenement	...
For premises occupied as flats or Blocks-			
1.	For 1 (Ground floor)	Nil	Provided no downtake fittings are installed.
2.	For 2, 3, 4, 5 and upper floors	500 litres per tenement	...

Explanations. - (1) If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as of floor.(2)The above storage may be permitted to be installed provided that the total domestic storage calculated on the

above basis is not less than the storage calculated on the number of downtake fittings according to the scales given below-

Downtake taps ... 70 litres each.

Showers ... 13 litres each.

Bath tubs ... 200 litres each.

Table No. 4 Sanitation requirements for Hotels

SI. No.	Fittings	For residential Public and Staff	For public rooms	For non-residential Staff		
			For males	For females	For males	For females
1	2	3	4	5	6	7
			One per 100			
		One for 7 persons omitting occupants of the room with attached water closet, minimum of two if both sexes are lodged.	persons up to 100 persons for over 400 and at the rate of one per 250 persons or part thereof.	Two for 100 persons up to 200 persons. Over 200 and or one per 100 persons or part thereof.	One for 1-15 persons. Two for 16-35 persons. Three for 36-65 persons. Four for 66-100 persons.	One for 1-12 persons. Two for 13-25 persons. Three for 26-40 persons. Four for 41-57 persons.
1.	Water closet					
2.	Ablution Taps	One in each water closet. One water tap with draining arrangements shall be provided for every 50 persons or part thereof in closet and urinal.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
3.	Urinals	...	One for 50 persons or part thereof.	...	Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons. Three for 46-70 persons. Four for	...

					71-100 persons.	
		One per 10 persons.	One per water closet and Urinal provided	One per water provided.	One for 1-15 persons. Two for 16-35 persons. Three for 36-65 persons. Four for 66-100 persons.	One for 12 persons. Two for 13-25 persons. Three for 26-40 persons. Four for 41-57 persons.
4.	Wash basins	Omitting the wash basins installed in room with bath suite.				
5.	Baths	One per 10 persons omitting occupants of the room with bath in suite.	...	...	...	...
6.	Slope sinks	One for 30 bedrooms (One per floor min.)	...	...	...	...
7.	Kitchen sinks	One in each Kitchen.	One in each Kitchen.	One in each Kitchen	One in each Kitchen.	One in each Kitchen.

Explanation. - It may be assumed the two-thirds of the number are males and one-third females. Table No. 5 Sanitation requirements for Educational Buildings

SI. No.	Fitments	Nursery Schools	Boarding Institutions	Other Educational Institutions			
			For Boys	For Girls	For Boys	For Girls	
1.	Water closet	One per 15 pupils or part thereof.	One per every 8 pupils or part thereof.	One per every 6 pupils or part thereof.	One per 40 pupils or part thereof.	One per 25 pupils or part thereof.	
2.	Ablution	One in each water closet. One water tap with draining arrangements will be provided forevery 50 persons or part thereof in the vicinity of water closeturinal.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.	
3.	Urinals	...	One per every 20 pupils or part thereof.	...	One per every 25 pupils or part thereof	...	
4.	Wash basin	One per 15 pupils or part thereof.	One for every 8 pupils or	One for every 6 pupils or	One for every 40 pupils or	One for 40 pupils or part	

			part thereof.	part thereof.	part thereof.	thereof.
5.	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	...	...
6.	Drinking water	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.
7.	Cleaners sinks	...	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.

Explanation. - For teaching staff the schedule of filaments to be provided shall be the same as in the case of office buildings. Table No. 6 Sanitation requirements for Institutional (Medical) Buildings (Hospitals)

SI. No.	Fitments	Hospitals with indoor patients wards	Hospitals with outdoor patients	Administrative Building		
		For males and females	For males	For females	For male Personnel	For female Personnel
1	2	3	4	5	6	7
1.	Water closet	One for every 8 beds or part thereof.	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 45 persons or part thereof.
2.	Ablution	One in each water closet one water tap with draining arrangements in the vicinity of water closet and urinals for every 50 beds or part thereof.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and				

	urinal.					
3.	Wash basins	Two up to 30 beds add for every additional 30 beds or part thereof.	One for every 10 persons or part thereof.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.	...
4.	Baths with shower.	One for every 8 beds.	...	...	One in each floor.	...
5.	Bed pan washing sinks.	One for each ward	...	...	...	...
6.	Cleaners sink	One for each ward	...	One per floor minimum	One per floor minimum.	
7.	Kitchen sinks and dish washers (where kitchen is provided).	One for each ward	...	...	...	...
8.	Urinals	...	One for every 50 persons or part thereof.	...	Nil up to 6 persons. One for 7-20 persons. Three for 46-70 persons. From 101 to 200 persons add at the rate of 3 per cent for every 200 persons and at the rate of 2.5 per cent.	Two for 21-45 persons. Four for 71-100 persons.

Table No. 7 Sanitation requirements for Institution (Medical) Buildings (Staff Quarters and Hotels)

SI. No.	Fitments	Doctors	Dormitories		
			For male staff	For female staff	Nurses Hostel
1.	Water Closet	One for four persons.		One for four persons.	One for four persons or part thereof.
2.	Ablution taps	One in each water closet		One in each water closet.	One in each water closet.
		One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.			

3.	Wash Basins	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Bath with shower	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for every 8 persons or part thereof.
5.	Cleaners sinks	One per floor minimum.	One per floor minimum.	One per floor minimum.

Table No. 8 Sanitation requirements for Government or Semi-Public Business Buildings

SI. No.	Fitments	For male personnel	For female personnel
1	2	3	4
1.	Water closet	One for every 25 persons or part thereof.	One for every 55 persons or part thereof.
2.	Ablution taps	One in each water closet. One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals. Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons. Three for 46-70 persons. Four for 71-100 persons. From 101 to 200 persons, add at the rate of 3 percent. For every 200 persons, add at the rate of 2.5 per cent.	One in each water closet.
3.	Urinals		
4.	Wash basins	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
5.	Drinking Water	One for every 100 persons with a minimum of one for each other.	One for every 100 persons with a minimum of one for each other.
6.	Baths	One on each floor.	One on each floor.
7.	Cleaners Sinks	One per floor minimum preferably in or adjacent to sanitary rooms.	One per floor minimum preferably in or adjacent to sanitary rooms.

Table No. 9 Sanitation requirements for Assembly Buildings (Theatres, Auditoriums and Cinemas)

SI. No.	Fitments	For Public	For Staff
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		Male	Female	Male	Female
1.	Water Closet	One per 100 persons up to 400 persons. For over 400 persons add at the rate of one per 250 persons or part thereof.	Two per 100 persons up to 200 persons. For over 200 persons add at the rate of one per 100 persons or part thereof.	One for 1-15 persons. Two for 16-35 persons.	One for 1-12 persons. Two for 13-25 persons.
2.	Ablution taps	One in each W.C. One water tap with draining water closet and urinals. arrangements shall be provided for every 50 persons or part thereof in the vicinity of	One in each W.C.	One in each water closet.	One in each water closet.
3.	Urinals	One for 50 persons or part thereof		Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons.	...
4.	Wash basins	One for every 200 persons.	One for every 200 persons or part thereof.	One for 1-15 persons. Two for 16-25 persons.	One for 1-12 persons. Two for 13-25 persons.

Explanation. - It may be assumed that two-thirds of the number are males and one-third females. Table No. 10 Sanitation requirements for Assembly Buildings (Art Galleries, Libraries and Museums)

SI. No.	Fitments	For Public	For Staff		
		Male	Female	Male	Female
1.	Water Closet	One per 200 persons up to 400 persons for over 400 persons add at the rate of one per 100 persons or part thereof.	One per 100 persons, up to 200 persons.	One for 1-15 persons. Two for 15-35 persons.	One for 1-12 persons. Two for 13-25 persons.
2.	Ablution taps	One in each W.C. One water tap with draining water closets and urinals. arrangements shall be provided for every 50	One in each W.C.	One in each W.C.	One in each W.C.

persons or part thereof, in
the vicinity of

3.	Urinals	One for 50 persons.	...	Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons.	...
4.	Wash Basins	One for every 200 persons or part thereof.	One for every 200 persons or part thereof.	One for 1-15 persons. Two for 16-35 persons.	One for 1-12 persons. Two for 13-25 persons.
		For over 400 persons add at the rate of one for 250 persons or part thereof.	For over 200 persons add at the rate of one per 150 persons or part thereof.		
5.	Cleaners Sinks	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.

Explanation. - It may be assumed that two-thirds of the number are males and one-third females. Table No. 11 Sanitation requirements for Assembly Buildings (Restaurants)

Sl. No.	Fitments	For Public	For Staff		
	For male	For female			
			For male	For female	
1.	Water Closet	One for 50 seats up to 200 seats. For over 200 seats add at the rate of one per 100 seats or part thereof.	One for 50 seats upto 200 seats. For over 200 seats add at the rate of one per 100 seats or part thereof.	One for 1-15 persons. Two for 16-35 persons. Three for 36-65 persons. Four for 66-100 persons.	One for 1-12 persons. Two for 13-25 persons. Three for 26-40 persons. Four for 41-57 persons. Five for 58-77 persons. Six for 78-100 persons.
2.	Ablution taps	One in each W.C. One water tap with draining arrangements shall be provided for every 50 persons or part water closets and urinals. thereof, in the vicinity of	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	One for 50 seats.	...	Nil up to 6 persons. One for 7-20	...

				persons.Two for21-45 persons.Three for 46-70 persons.Four for 71-100persons.	
4.	Wash basins	One for every water closet provided.	One for every water closet provided.	One for every water closet provided.	One for every Water closet provided.
5.	Kitchen sinks and dish washers.	...	...	One in each kitchen	...
6.	Slope or service sinks.	...	....	One in the restaurant	...

Explanation. - It may be assumed that two-thirds of the number are males and one-third females. Table No. 12 Sanitation requirements for Shops and Commercial Offices

Serial No.	Fitments	For personnel
1.	Water Closet	One for every 25 persons or part thereof exceeding 15 (including employers and customers). For female personnel 1 per every 13 persons or part thereof exceeding 10.
2.	Drinking Water Fountain	One for every 100 persons with a minimum of one on each floor
3.	Wash Basin	One for every 25 persons or part thereof.
4.	Urinal	Nil up to 6 persons, one for 7-20 persons, two for 21-45 persons, three for 46-70 persons. Four for 71-100 persons and from 101 to 200 persons add at the rate of 3 per cent. For over 200 persons add at the rate of 2.5 per cent.
5.	Cleaners sink	One per floor minimum preferably in or adjacent to sanitary.

Explanation. - Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. The male-female calculation a ratio of 1:1 may be assumed. Table No. 13 Sanitation Requirements for Residences

Serial No.	Fitments	Dwelling with individual conveniences	Dwelling without individual conveniences
1.	Bath room	One provided with water tap.	One for every two tenements.
2.	Water Closet	One	One for every two tenements.
3.	Sink (or Nahani) in the floor	One	

4. Water Tap One One with draining arrangement in each tenement. One in common bathrooms and common water closets.

Explanation. - Where only one water closet is provided in a dwelling the bath and water closet shall be separately accommodated. Table No. 14 List of various deviations/additions/alterations which can be considered for regularisation/compounding in greater NOIDA Industrial Development Authority Complex

SI. No.	Item	Rate proposed for Greater NOIDA Industrial Development Authority
1	2	3
1.	(a)	<p>Unauthorised construction done before submitting the plans for sanction or unauthorised construction carried out after submission of building plan but, prior to issue of sanction if permitted under approved building bye-laws.</p> <p>@ 5 per cent of the cost construction taking construction cost as Rs. 2000.00 per sq. mtr.</p>
	(b)	<p>Unauthorised construction done after expiry of sanction period and without setting the sanction revalidated or unauthorised construction done by persons other than the one in whose name sanction was previously obtained without obtaining fresh sanction in favour of successors or deviations against the sanctioned building plans, if permissible under approved Building Bye-Laws.</p> <p>1 per cent of the cost of construction taking construction cost as Rs. 2000.00 per sq. mtr.</p>
	(c)	<p>Deviation against the sanctioned building plans within sanctioned</p> <p>No penalty.</p>

	covered area and without infringing anyBBL/setback.	
2.	Excess coverage beyond permissible on each floor :	
	(i) 5 per cent of permissible coverage Beyond 5 percent and up to 10 per cent	Rs. 2,000.00 (Rs. 5,000.00 in case ofcommercial) per sq. mtr. Rs. 5,000.00 (Rs. 8,000.00 in case ofcommercial) per sq. mtr.
	Beyond 10 per cent and up to 15 per cent	Not permissible.
3.	(a) Excess area of loft:	
	(i) Residential :Up to 5 per cent of loft areaallowed in approved Building Bye-laws.	@10 per cent of the cost of construction takingconstruction cost as Rs. 150.00 per sq. mtr.
	(ii) Beyond 4 per cent and up to 10 per cent of loftarea allowed in approved Building Bye-laws.	@ 20 per cent of the cost of constructiontaking construction cost as Rs. 150.00 per sq. mtr.
	(b) Other Buildings :	
	(i) Up to 5 per cent of the loft area allowed inTentative Building Bye-laws of Greater Noida IndustrialDevelopment Authority.	Ditto.
	(ii) Beyond 5 per cent and up to 10 per cent of theloft area allowed in Tentative Building Bye-laws of GreaterNoida Industrial Development Authority.	@ 40 per cent of the cost of constructiontaking construction cost as Rs. 150.00 per sq. mtr.
4.	Setback infringement on each floor :	
	(i) Up to 0.15 mtr.	

		Rs. 2,000.00 (Rs. 5,000.00 in case of commercial) per sq. mtr. + excessive coverage if not charged otherwise.
(ii)	Beyond 0.15 mtr. and up to 0.30 mtr.	Rs. 3,000.00 (Rs. 8,000.00 in case of commercial) - *- excessive coverage if not charged otherwise.
(iii)	Beyond 0.30 mtr.	Not permitted.
5.	Reduction of height of W.C. bath, latrine, kitchen :	
(i)	Up to 0.075 mtr.	No penalty.
(ii)	Beyond 0.075 mtr. and up to 0.30 mtr.	Rs. 25.00 per cms.
(iii)	Beyond 0.30 mtr.	Not permitted.
6.	Reduction in width of W.C. bath, latrine, kitchen and room provided the defect in area is not more than 20 per cent of minimum permissible area :	
(i)	Up to 0.075 mtr.	No penalty.
(ii)	Beyond 0.075 mtr. and up to 1.15 mtr.	Rs. 1,000.00 per sq. mtr. of excess area.
7.	Increase in size of canopy	@ 25 per cent of the cost of construction of fire canopy taking construction cost as Rs. 150.00 per sq. mtr.
8.	Few uncovered steps of main staircase in the setback portion	Rs. 100.00 per step.

Reduction in the headway staircase from the minimum permissible limits :		
9.	(i) Up to 0.075 mtr.	No penalty.
	(ii) Beyond 0.075 mtr. and up to 0.015 mtr.	Rs. 50.00 per cm.
	(iii) Beyond 0.015 mtr.	Not permitted.
10.	Steps of staircase defective in tread and riser or in case of more than 12 riser in each flight.	Rs. 50.00 each.
11.	Pargola if provided only for Architectural reasons and in case of residential building only.	@ 25 per cent of the cost of construction of entire Pargola taking construction cost as Rs. 200.00 per sq.mtr.
12.	Staircase with riser but without enclosed area below it and without mummy at top in rear setback.	As per covered area rate.
13.	End Wall above 0.45 mtr. and up to 0.90 mtr. width in terrace type construction.	Rs. 100.00 each.
14.	Enclosing of front balcony or staircase by jali wall.	@ as per covered area rates @ infringement of setback @ Rs. 500.00 per sq. mtr. of the affected area of setback.
15.	RCC projection beyond 0.75 mtr. and up to 0.90 mtr. and where on	@ 10 per cent of the cost of construction taking

	ones own land and even if accessible.	construction cost as Rs. 250.00 per sq. mtr.	
16.	Extra slab in mumty provided headway is maintained as per approved building bye-laws only up to 0.90mtr.	@ 25 per cent of the cost of construction taking construction cost as Rs. 150.00 per sq. mtr.	
17.	Excess height of building from point of view of rear airplane.	Rs. 1,000.00 per sq. mtr of the affected area.	
18.	Defective height of passage :		
	(i) Up to 0.075 mtr.		No penalty.
	(ii) Beyond 0.075 mtr. and up to 0.15 mtr.		Rs. 25.00 per cm.
	(iii) Beyond 0.15 mtr.		Not permitted.
19.	Defective height of mezzanine :		
	(i) Up to 0.15 mtr.		Rs. 25.00 per cm.
	(ii) Beyond 0.15 mtr. and up to 0.30 mtr.		Rs. 50.00 per cm.
20.	Defective height of loft in residential building beyond 1.5 mtr. permissible :		
	(i) Up to 0.15 mtr.		Rs. 25.00 per cm.
	(ii) Beyond 0.15 mtr. and up to 0.30 mtr.		Rs. 50.00 per cm.
	(iii) Beyond 0.30 mtr.		Not permitted.
21.	Defective height of loft in commercial building beyond 1.626 mtr. (shop):		
	(i) Up to 0.075 mtr.		@ Rs. 100.00 per cm.
	(ii) Beyond 0.075 mtr. and up to 0.15 mtr.		@ Rs. 200.00 per cm.
	(iii)		@ Rs. 500.00 per cm.

		Beyond 0.15 mtr. and up to 0.30 mtr.	
22.	Defective height of basement :		
	(i)	Up to 0.15 mtr.	@ Rs. 100.00 per cm.
	(ii)	Beyond 0.15 mtr. and up to 0.30 mtr.	@ Rs. 200.00 per cm.
	(iii)	Beyond 0.30 mtr. and up to 0.45 mtr.	@ Rs. 500.00 per cm.
23.	Partitioning of Barsati provided the area of Barsati floor does not exceed permissible coverage area.	Rs. 500.00 lump-sum.	
24.	(i)	Balcony width up to 0.75 mtr.	No penalty.
	(ii)	Balcony width up to 0.90 mtr.	Rs. 100.00 per sq. mtr.
	(iii)	Balcony width above 0.90 mtr.	Not permitted.
25.	Partition walls in mezzanine floor and basement floor provided no bye-laws are infringed :		
	(i)	Masonry	5 per cent of the cost of construction taking construction cost as Rs. 200. 00 cubic metre.
	(ii)	Wooden up to 2 mtr. height	No penalty.
	(iii)	Beyond 2 mtr. height	Rs. 200.00 per cubic mtr.
26.	End wall up to 0.45 mtr. as architectural feature.	No penalty.	
27.	RCC Cupboard up to 0.60 mtr. width in setback from ground level.	Rs. 2000.00 per sq. mtr.	
28.	(i)	Bay window up to 0.60 mtr. width in setback	Rs. 2,000.00 per sq. mtr.

(ii)	Beyond 0.60 mtr. (Bay window)	Not permitted.
29.	Boiler with flue bhatties, Electric furnace and the like if uncovered in the rear setback of built-up shed constructed by the Authority and rear and side setback in case of industrial plot.	(a) Rs. 1,500.00 per sq. mtr. up to 10 sq. mtrs. (b) Rs. 3,000.00 per sq. mtr. next 10 sq. mtrs. (c) Above 20 sq. mtrs. not allowed.
30.	Cooling tower in the rear setback of built-up shed constructed by authority and rear and side setback in case of industrial plot.	Rs. 500.00 per sq. mtr.
31.	Electric transformer in the rear setback of built-up shed constructed by Authority, if there is no setback then in the front back and rear or side setback in case of industrial plot.	(a) Rs. 200.00 upto 100 KVA. (b) Rs. 300.00 above 100 KVA.
32.	Industrial vessels without any cover thereupon in the rear or front setback of built-up shed constructed by Authority and front rear or side setback in case of industrial plot.	No penalty.
33.	Tank and Hodies in the rear or front setback of built-up shed constructed by the authority and front rear or side setback in case of industrial plot.	No penalty.
34.	Cycle/Scooter stand even if covered/temporary cover in the rear or front	No penalty.

setback of built-up shed
constructed by authority
and front rear or side
setback in case
of industrial plot.

[Substituted by Greater Noida (Amendment) Regulations, 2000.]