

## NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING (FOURTH AMENDMENT) REGULATIONS, 2016

### PREAMBLE

*In exercise of the powers under sub-section (2) of Section 9 and Section 19 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) read with Section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act No. 1 of 1904) and all other powers enabling it in this behalf and with the previous approval of the State Government, the New Okhla Industrial Development Authority hereby makes the following regulations with a view to amending the New Okhla Industrial Development Area Building Regulations, 2010.*

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### 1. Short title and commencement.--

(1) These regulations shall be called the New Okhla Industrial Development Area Building (Fourth Amendment) Regulations, 2016.

(2) They shall come into force with effect from the date of their publication in the Gazette.

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### 2. Insertion of New Chapter 9.--

In the New Okhla Industrial Development Area Building Regulations, 2010, after Chapter VIII the following chapter shall be inserted, namely--

#### "Chapter IX

#### MANAGEMENT OF RURAL PROPERTIES OF THE AUTHORITY

#### 30. Construction of Building in Village abadi.--

Notwithstanding anything contained in these regulations the area of village abadi notified in the New Okhla Industrial Development Authority (NOIDA) shall be determined by the Authority, the criteria for determination of village abadi in this regard shall be as follows--

1. The depiction of village abadi as shown in the "Existing land use Map" of notified Noida Master Plan-2031.
2. The land use for sanctioning the map should be screened and scrutinised in light of provision entailed in "Existing land use Map" of Noida Master Plan-2031.
3. The criterias in to Numbers 1 and 2 above should be adhered to completely, prior to considering the sanction of map. In addition to above, however, committee designated by Competent Authority comprising concern official of planning, land, engineering, Law, Finance department and official nominated by District Magistrate and Senior Superintendent of Police of District Gautambudh Nagar. Committee should conduct field survey to ensure and locate to the extent that submitted map is related to the village abadi referred to in Criterias No. 1 and 2 above.
4. The committee referred to Criteria 3 above should also scrutinise absolute and litigation free

title/ownership/possession of the referred abadi land in respect of the submitted map.

### 30.1 Setback

Plot Size	Front setback	Rear setback	Side setback for corner
Up to 200 square metres	2 metres		1.2 metres
201-500 square metres	3 metres		1.2 metres
501-1000 square metres	4.5 metres	3 metres	3 metres
1001-2000 square metres	10 metres	4.5 metres	4.5 metres
2001-4000 square metres	12 metres	6 metres	6 metres
Above 4000 square metres	15 metres	6 metres	6 metres

\*Side setbacks will be applicable for all plots (including corner plots) on both sides for sizes above 500 square metres.

### 30.2 Ground Coverage and F.A.R.

Plot Size	Maximum permissible ground coverage	Maximum Floor Area Ratio
Up to 200 square metres	80%	1.8
201-500 square metres	75%	1.8
501-1000 square metres	70%	1.8
1001-2000 square metres	65%	1.8
2001-4000 square metres	60%	1.8
Above 4000 square metres	55%	1.8

### 30.3 Height--Maximum Height 15 metres

Note.-- Basement shall be permitted within the building line after leaving 2 metres site setback, where both side abadi plot exist and area after leaving required setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metres and maximum 4 metres and shall be used for parking and storage only.

All formalities as per Regulation 6.1 will have to be completed for construction of basement.

30.4 Items permissible in the setback and calculation of F.A.R. shall be carried out as per Regulation 24.

### 30.5 Provisions of parking, loading and unloading spaces--

(a) Parking space to be provided for motor vehicles, shall not be less than 20 square metres in open area (under stilts: 30 square metres) and for scooters and cycles the parking spaces provided shall not be less than 3 square metres and 1.40 square metres respectively.

(b) Parking space for vehicles shall be provided as per Table 5 appended to these regulations.

Note.--1. Boundary wall height provision shall be as per prevailing directions issued by the Authority from time to time.

2. Property owner shall require to submit NOC and all land related documents verified from land department of the Authority.

#### 30.6 Fees for sanction and completion of Building Plans--

(i) Plan processing fees for sanction and completion shall be Rs. 5 per sqm. on total covered area and other fees shall be in accordance with the provisions of these regulation."

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