

NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING (IIIRD AMENDMENT) REGULATIONS, 2015

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, New Okhla Industrial Development Authority hereby makes the following regulations with a view to amending the New Okhla Industrial Development Area Building Regulation, 2010 (2011-LLT-V-26[17]).

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1. Short title and commencement.--

(1) These regulations shall be called the New Okhla Industrial Development Area Building (IIIRD Amendment) Regulations, 2015.

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

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2. Amendment of Regulation 24.2.--

In the New Okhla Industrial Development Area Building Regulations, 2010 hereinafter referred to as the said regulations, for Regulation 24.2, the following regulation shall be substituted, namely--

"24.2 Group Housing (Flatted and cluster type).--

(I) Minimum Plot Area 2000 square metre. However, the Authority may revise this limit by recording the reason.

(II) Maximum permissible--

(i) Ground coverage 35 per cent up to 40000 sq. mtrs. and 40% above 40000 sq. mtrs.

(ii) Floor Area Ratio 3.5

Note.--

(1) Increase in FAR from 2.75 to 3.50 will be allowed only in the developing and undeveloped sectors.

(2) Proportionate increase in the dwelling units as a result of increase in FAR will be permitted within overall maximum density limit as per the Master Plan.

(iii) Height.--No limit, for buildings above 30 metres in height, clearance from Airport Authority shall have to be taken.

(iv) Density (Family size 4.5).--As mentioned in the sector layout plan or decided by the Authority for a particular scheme.

Note.--

Amendment in Para 24.2 master plan would be required to follow the rules and standards in relation to the proposed increase in the population in order to assess the necessary physical infrastructure and social facilities designed to enable the level of infrastructure development plan. Accordingly, provision of infrastructure will be required to ensure.".

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3. Amendment of Regulation 24.4.--

In the said regulations, for Regulation 24.4, the following regulation shall be substituted, namely--

"24.4 Commercial Buildings				
Sl. No.	Use	Ground Coverage (% age)	Maximum FAR (Mtr.)	Maximum Height (Mtr.)
1	Convenient Shopping Centre	40%	2.0	24.0
2	Sector Shopping	40%	2.00	24.00
3	Sub-District Centre, Shopping/Commercial use along MP roads and other Master Plan level shopping/commercial centres	40%	4.00	No limit
4	Hotel	40%	3.00	No limit
5	Banks	40%	1.50	No limit
6	Cinema Multiplex Complex	40%	By government policy	No limit
7	Warehousing Godowns	60%	1.50	No limit
8	City Centre	45%	4.50	No limit
<p>Note.--</p> <p>(1) The Authority may allow maximum 40 per cent of permissible FAR for Residential activities including service apartments in the commercial plots of 2 hectare and above size, but the FAR applicable on the total plot shall be that of the commercial land.</p> <p>(2) Over 2 hectares in area commercial plots for residential use increased 30 per cent to 40 per cent is considered with this condition relative to the proposed increase in the population according to the standards required physical infrastructure and social facilities assessment Infrastructure Plan competent level should be ensured by the provision of infrastructure accordingly.".</p>				

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4. Amendment of Regulation 24.5.--

In the said regulations, in Regulation 24.5 for Serials 7 and 9, the following serials shall be substituted, namely--

"24.5 Institutional				
Sl. No.	Use	Maximum Ground Coverage	Maximum FAR	Maximum height in metres
7	Government Semi-Government Corporate Offices and other offices	30%	2.50*	No limit
9	Information Technology and Information Technology Enabled Services, Biotech Park	30%	2.00	No limit
		*Note.-- On roads less than 24 mtr. wide 2.0 On roads 24 mtr. and above wide 2.5".		

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5. Amendment of Regulation 24.6.--

In the said regulation, in Regulation 24.6 for Serial 5, the following Serial 2 shall be substituted, namely--

"Sl. No.	Use	Maximum permissible ground coverage	Maximum permissible F.A.R.	Maximum height in metres
5	Sport City	30%	2.00	No limit
Note.-- In Sport City plan it has been exposed 70 per cent of the total plot as earlier, to be placed on the provision of sports activities. F.A.R. as a result of the increase of Sports Facilities will not detract from the importance of the area and 70 per cent of the plots in the area of sports facilities, the nature of the scheme will remain primarily sports. Additionally Metro Corridor and 500m on either side of the expressway plots falling within a range of 0.5 on the permissible additional F.A.R. Sports City will not be given the benefit of the scheme.".				

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6. Amendment in Regulation 24.8.--

In the said regulations, in Regulation 24.8 after sub-regulation (16) the following sub-regulation shall be inserted, namely--

"(17) As per mixed land use policy Guest House and Bank on residential plots and Auto showroom/Art Gallery/Museum on Industrial plots, activity shall be permitted by Noida Authority with following conditions--

(1) Plots/buildings should be situated on 24.0 Mtr. wide and above road and there shall not be any building

between main road except sector road/service road/green belt.

(2) Mixed use facilities shall be available as Auto showroom/Art Gallery/Museum activities on 25% of permissible FAR on Ground Floor of industrial plots. As per prevailing building regulation and zoning regulation of Master Plan-2031 additional support facilities as Office, Bank, Showroom for display/sale of industrial products manufactured in the unit, Gym/Health Club, Creche and day care centre, Internet centre, Dispensary, Taxi/Auto/Auto rickshaw stand shall be permitted. Guest house/bank activity shall be permitted on all floors up to permissible FAR limit on residential plots. As support facilities Office, Canteen, Personal Service Shop, Bank/ATM, Creche, Health Centre/Dispensary in the guest house use shall be permitted on residential plot as per zoning regulation of Noida Master Plan-2031.

(3) Parking provision shall be provided within the premises as per provision of building regulations.

(4) Mixed use charges shall be imposed as decided by Authority for mixed use policy.

(5) Electric and water charges shall be applicable on mixed land use area on the basis of commercial use.

(6) No objection certificate from Fire Department shall be obtained for mixed land use area."

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7. Amendment in Regulation 28.4.--

In the said regulations, in Regulation 28.4 in the note after clause (iv) the following clause shall be substituted, namely--

"(v) 0.5 Purchasable FAR shall be allowed on all category of plots (excluding residential plotted development) situated up to 500.00 metres. on both sides of the Metro corridor. Those plots situated on outer edge of corridor, whose average depth of plot should be overlap minimum 3.0 mtr. in the corridor, will be admissible with the corridor."

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