

REVISED CLAUSES AS APPROVED IN 34TH BOARD MEETING OF UPSIDA

Sr no	Existing Clause	Revised Clause	
	Clause No	Description	Clause No
	NEW ADDITIONS		
1		Chapter 14	<p>14.0 Structural Safety – Fire Safety and Service</p> <p>14.1 Fire Safety Requirements</p> <p>(a) Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India as amended from time to time.</p> <p>(b) In case of multi-storied buildings above 15 metre in height, building which are more than three storeys and building with more than 400 square metres ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, provisions of Uttar Pradesh Agni Nivaran aur Agni Suraksha Adhiniyam (Act no. 6 of 2005) shall apply.</p> <p>14.2 Structural Design</p> <p>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-1, Boards, Section-2, Section-5, Concrete, Section-6 Steel, as the case may be) of National Building Code of India <i>National Building Code -2005</i> (as amended) prepared by Indian Standard Institution and as prevalent at the time of execution of the works.</p> <p>14.3 Quality of Material and Workmanship</p> <p>All materials and workmanship shall be of good quality conforming</p>

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	<p>generally to accepted standards of Public Work Department of Uttar Pradesh, 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 2005 as amended from time to time.</p>
	<p>14.4 Building Services</p> <p>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 easy may be) of National Building Code of India 2005 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.</p>
	<p>14.5 Plumbing</p> <p>The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in accordance with the Part IX (Plumbing Services Section 1, Water Supply Section 1, Drainage and Sanitation, Section-1, Gas Supply, section 2, of National Building Code of India prepared by Indian Standard Institution as amended from time to time.</p>
	<p>14.6 Water supply requirements</p> <p>The requirements of water supply in a building shall be in accordance with the provision of National Building Code as amended from time to time.</p>
	<p>14.7 Sanitary Fitting</p> <p>(1) Subject to the provision of any law for the time being in force, the sanitary fittings and installations in building shall be in accordance with the provisions of National Building Code as amended from time to time.</p> <p>(2) Every factory building within the area shall be provided with such</p>

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			<p>latrines and urinals as may be prescribed by or under the provisions of the Factories Act 1948 as amended from time to time.</p> <p>14.8 Structural Safety for Natural Hazard Protection-</p> <p>For buildings more than three storeys (including ground floor) or more than 12.0 metre height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for structural safety and natural hazards protection of buildings. The details of the relevant codes and guidelines are given in Appendix 11-A/B/C/D.</p> <p>14.9 Provision for Physically Handicapped</p> <p>Provisions for physically handicapped persons shall be made in all buildings and facilities used by public in accordance with the provision of Part III, Annex D of National Building Code-2005/ as amended).</p> <p>14.10 Note:- All the provisions made in the building which are not specifically provided in these regulations shall be as per the provisions of National Building Code, Indian Standard Institution Code as amended from time to time. The technical person shall be responsible for ensuring the same as per Appendix-7.</p> <p>14.11 Note:- The Owner, Technical Person shall be fully responsible for all provisions to be made in accordance with clause 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9 & 14.10. A certificate to this effect shall be given as per Appendix-7.</p> <p>Provisions For Clause 6.2.43, 6.2.44, 6.2.45, 6.2.46, 6.2.47, 6.2.48, and 6.2.64</p> <p>6.3.3.1 Other Provisions for Industrial buildings:</p> <p>(1) No construction of any kind shall be permitted beyond the building</p>
2.		6.3.3 Industrial	

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			<p>envelope (on setbacks) except</p> <p>i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.</p> <p>ii) Underground water tanks with top flush with the adjoining ground level.</p> <p>iii) Watchman Shelters and Watch Towers with following provisions:</p> <p>iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.</p> <p>v) Maximum height of watchman shelter shall be 4 meters and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split in desired number of watch man shelter and watch towers as follows:</p> <table border="1" data-bbox="107 1083 677 1902"> <thead> <tr> <th>Sr. No.</th> <th>Plot Size</th> <th>Total area for watchman shelter and watch tower</th> <th>Maximum area under each watchman shelter</th> <th>Maximum area under each watch tower</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Upto 0.5 acres</td> <td>15 square metres</td> <td>15 square metres</td> <td>5 square metres</td> </tr> <tr> <td>2</td> <td>Above 0.5 acres upto 10 acres</td> <td>30 square metres</td> <td>24 square metres</td> <td>5 square metres</td> </tr> <tr> <td>3</td> <td>Above 10 acres upto 25 acres</td> <td>45 square metres</td> <td>24 square metres</td> <td>5 square metres</td> </tr> <tr> <td>4</td> <td>Above 25 acres upto 50 acres</td> <td>60 square metres</td> <td>24 square metres</td> <td>5 square metres</td> </tr> <tr> <td>5</td> <td>Above 50 acres for an additional 50</td> <td>An additional 10 square</td> <td>24 square meter</td> <td>5 square</td> </tr> </tbody> </table>	Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower	1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres	2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres	3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres	4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres	5	Above 50 acres for an additional 50	An additional 10 square	24 square meter	5 square
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vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

- a) Meter room as per norms of Electricity Authority.
- b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- c) Other features as mentioned in Table 3.
- d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
- e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- f) Open generator set, filtration plant, Electrical distribution equipment, feeder pillars, telephone distribution equipment may be permitted in open setback as a service utility provided after leaving clear space for fire tender.

(2) Floor Area Ratio shall include

- i) Mezzanine
- ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- iv) Meter room as per Electricity Authority norms.

(3) Floor Area Ratio shall not include:

N/A

			<p>i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.</p> <p>ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:</p> <p>a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.</p> <p>b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.</p> <p>c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.</p> <p>iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.</p> <p>iv) Still area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.</p> <p>v) Balconies (Up to 1.5metre width free) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.</p> <p>vi) Other features as mentioned in Table 3.</p> <p>vii) Ro:ker, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre</p>
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			<p>high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.</p> <p>viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.</p> <p>ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.</p> <p>x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.</p> <p>xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sqmtrs.</p> <p>xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.</p> <p>(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage</p> <p>1) Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not be counted in Ground Coverage.</p>
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- 2) Loft up to maximum height of 1.5 metre.
- 3) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
- 4) Watchmen/ Security shelters and watch towers
- 5) Garbage shafts, lift shafts and 10sqmtr lobby in front of each lift (excluding area of corridor beyond the lift).
- 6) Fire escape staircases
- 7) Toilet blocks for visitors, drivers, guards etc on ground floor only.
- 8) Mummy, machine room for lifts.
- 9) Cupboards upto a depth of 0.60mtr. and 1.80mtr. in length.
- 10) Refuge area as per definition for fire evacuation and *National Building Code 2005*.
- 11) Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
- 12) Covered walkways and pathways.
- 13) Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

(5). Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs, the spacing shall be 6mtrs. and thereafter the spacing shall be increased by 1mtrs. for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of *Development Control Regulation*, part 3. of *National Building Code 2005*. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.

(6)

The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.

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		<p>(7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.</p>													
		<p>(8) The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.</p>													
		<p>(9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.</p>													
		<p>(10) At least one of the lifts provided shall be of the specification of goods lift.</p>													
		<p>(11) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-</p>													
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4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.

ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,

iii) In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(12) Provision of following item in building shall be mandatory for issue of completion certificate:

- i) Flooring; i.e hard surface and completely finished floors for common areas or public use areas.
- ii) Electrical wiring;
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is

3		6.3.4 Commercial	<p>Provisions For Clause -6.2.39</p> <p>24.4.1 Other Provisions :</p> <p>(1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except</p> <ul style="list-style-type: none"> i) A Chajja (projection) of maximum width of 0.75 meter at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith. ii) Underground water tanks with top flush with the adjoining ground level. iii) Watchman Shelters and Watch Towers with following provisions: iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line. v) Maximum height of watchman shelter shall be 4 meters and for <p>v) higher; Number plate and illumination board as per direction amended or direction issued from time-to-time; vi) Internal and external finishing (Plastering may not be mandatory); vii) Boundary wall and gates shall be mandatory; viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory; ix) No Violation should be there in the overall building or site at the time of issue of occupancy certificate; x) Any other special provision as mentioned in the lease deed; xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.</p>
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watch towers 15 meters. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres
3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres
4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres
5	Above 50 acres for an additional 50 acres	An additional 10 square metres and part thereof	24 square meter	5 square metres

vj) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

- Meter room as per norms of Electricity Authority..
- Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- Other features as mentioned in Table 3

					<p>d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.</p> <p>e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.</p> <p>f) Open Generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender</p>
				<p>(2) Floor Area Ratio shall include</p> <p>i) Mezzanine</p> <p>ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.</p> <p>iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.</p> <p>iv) Meter room as per Electricity Authority norms.</p> <p>(3) Floor Area Ratio shall not include:</p> <p>i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.</p> <p>ii) Basement(s), shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:</p> <p>a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.</p> <p>b) Basement area/ podium parking as defined in parking table.</p>	

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			<p>if used for parking, then area equivalent to parking requirement shall be permitted.</p> <p>c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.</p> <p>iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.</p> <p>iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.</p> <p>v) Balconies (Up to 1.5meter width free from FAR) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.</p> <p>vi) Other features as mentioned in Table 3.</p> <p>vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabuttra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.</p> <p>viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.</p> <p>ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground</p>
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			<p>IV</p> <p>15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage</p> <ol style="list-style-type: none"> 1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage. 2. Loft up to maximum height of 1.5 meter. 3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc. 4. Watchmen/ Security shelters and watch towers 5. Garbage shafts, lift shafts and 10sqmtr lobby in front of each lift (excluding area of corridor beyond the lift). 6. Fire escape staircases 7. Toilet blocks for visitors, drivers, guards etc on ground floor only. 8. Mummy, machine room for lifts. 9. Cupboards upto a depth of 0.60mtr and 1.80mtr in length. 10. Refuge area as per definition for fire evacuation and <i>National Building Code 2005</i>. 11. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.

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		<p>(5) Distance between two adjacent building blocks</p> <p>Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs. and thereafter the spacing shall be increased by 2mtrs. for every addition of 3 mtrs. in height or building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of <i>Development Control Rules, part 3 of National Building Code -2005</i>. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16. mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.</p>
		<p>(6) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.</p>
		<p>(7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 meter. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.</p>
		<p>(8) The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.</p>
		<p>(9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.</p>

(10) At least one of the lifts provided shall be of the specification of goods lift.

(11) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-

S.NO.	SIZE OF PLOT(SQ. METRS.)	MINIMUM BUILT UP AREA/(AS % OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
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Note:

i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project

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		<p>report or lease deed or previous options shall be followed. However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area, In all the projects of 40 hectares and above, block wise temporary.</p> <p>Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.</p> <p>(12) Provision of following item in building shall be mandatory for issue of completion certificate:</p> <ul style="list-style-type: none"> i) Flooring: / i.e hard surface and completely finished floors for common areas or public use areas. ii) Electrical wiring; iii) Plumbing work to be complete. iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher; v) Number plate and illumination board as per direction amended or direction issued from time-to-time; vi) Internal and external finishing (Plastering may not be mandatory); vii) Boundary wall and gates shall be mandatory; viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the window's pane shall not be mandatory; ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate; x) Any other special provision as mentioned in the lease deed; xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.

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4		6.3.5 Institutional Buildings	<p>Provisions For Clause 6.2.9, 6.2.10, 6.2.11, 6.2.12, 6.2.13, 6.2.14, 6.2.15, 6.2.16, 6.2.17, 6.2.18, 6.2.19, 6.2.20, 6.2.21, 6.2.22, 6.2.23, 6.2.24, 6.2.25, 6.2.26, 6.2.27, 6.2.28, 6.2.29, 6.2.30, 6.2.31, 6.2.32, 6.2.33, 6.2.34, 6.2.35, 6.2.36, 6.2.37, 6.2.38, 6.2.49 and 6.2.63</p> <p>6.3.5.1 Other Provisions:</p> <p>(1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except</p> <ul style="list-style-type: none"> i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith. ii) Underground water tanks with top flush with the adjoining ground level. iii) Watchman Shelters and Watch Towers with following provisions: iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line. v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows: <table border="1" data-bbox="154 1083 431 1935"> <thead> <tr> <th>Sr. No.</th> <th>Plot Size</th> <th>Total area for watchman shelter and watch tower</th> <th>Maximum area under each watchman shelter</th> <th>Maximum area under each watch tower</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Upto 0.5 acres</td> <td>15 square metres</td> <td>15 square metres</td> <td>5 square metres</td> </tr> </tbody> </table>	Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower	1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower									
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres									

2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres
3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres
4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres
5	Above 50 acres for an additional 50 acres	An additional 10 square metres and part thereof	24 square meter	5 square metres

(vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

- a) Meter room as per norms of Electricity Authority.
- b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- c) Other features as mentioned in Table 3
- d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
- e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender

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					<p>(2) Floor Area Ratio shall include</p> <ul style="list-style-type: none"> i) Mezzanine ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage. iii) Pergola shall be counted towards Floor Area Ratio if closed from three or more than three sides. iv) Meter room as per Electricity Authority norms. <p>(3) Floor Area Ratio shall not include:</p> <ul style="list-style-type: none"> i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. ii) Basement(s), shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: <ul style="list-style-type: none"> a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted. c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs. iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building. iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc. v) Balconies (Up to 1.5meter width free from FAR) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.
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M. Sridhar

vi) Other features as mentioned in Table 3:

vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking/ podium parking in plots bigger than 10000sqmtrs.

xii) In multi storey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

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			<p>(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage</p> <ol style="list-style-type: none"> 1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not be counted in Ground Coverage. 2. Loft up to maximum height of 1.5 metre . 3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc. 4. Watchmen/Security shelters and watch towers 5. Garbage shafts, lift shafts and 10sqmtr lobby in front of each lift (excluding area of corridor beyond the lift). 6. Fire escape staircases 7. Toilet blocks for visitors, drivers, guards etc on ground floor only. 8. Mummy, machine room for lifts. 9. Cupboards upto a depth of 0.60mtr. and 1.80mtr. in length. 10. Bay window upto a depth of 0.60mtr. and 2.0m length. 11. Refuge area as per definition for fire evacuation and <i>National Building Code 2005</i>. 12. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts. 13. Covered walkways and pathways. 14. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement. <p>(5) Distance between two adjacent building blocks</p> <p>Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs. and thereafter the spacing shall be increased by 1mtrs. for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of <i>Development Control Rules</i>, part 3 of <i>National Building Code -2005</i>. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may</p>
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	<p>(6) provide or propose more than 16mtrs. space between two blocks.</p> <p>(7) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.</p> <p>(8) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant, etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.</p> <p>(9) The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.</p> <p>(10) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.</p> <p>(11) At least one of the lifts provided shall be of the specification of goods lift.</p> <p>(12) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-</p>	<table border="1"> <thead> <tr> <th>S.NO.</th> <th>SIZE OF PLOT(SQ. MTRS.)</th> <th>MINIMUM BUILT UP AREA(% OF TOTAL PERMISSIBLE FAR)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Upto 4000 Sq. Mtrs.</td> <td>50%</td> </tr> </tbody> </table>	S.NO.	SIZE OF PLOT(SQ. MTRS.)	MINIMUM BUILT UP AREA(% OF TOTAL PERMISSIBLE FAR)	1.	Upto 4000 Sq. Mtrs.	50%
S.NO.	SIZE OF PLOT(SQ. MTRS.)	MINIMUM BUILT UP AREA(% OF TOTAL PERMISSIBLE FAR)						
1.	Upto 4000 Sq. Mtrs.	50%						

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2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. •	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

- i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
 - ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area.
 - iii) In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.
- (12) Provision of following item in building shall be mandatory for issue of completion certificate:**

- i) Flooring; i.e hard surface and completely finished floors for common areas or public use areas.

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		6.3.6 Green area	<p>ii) Electrical wiring;</p> <p>iii) Plumbing work to be complete.</p> <p>ii) Parking and landscaping as per Table no. 5 and Table no. 6, respectively or directions issued from time to time whichever is higher;</p> <p>iv) Number plate and illumination board as per direction amended or direction issued from time-to-time;</p> <p>v) Internal and external finishing (Plastering may not be mandatory);</p> <p>vi) Boundary wall and gates shall be mandatory;</p> <p>vii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;</p> <p>viii) No violation should be there in the overall building or site at the time of issue of occupancy certificate;</p> <p>ix) Any other special provision as mentioned in the lease deed;</p> <p>x) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.</p> <p>Provisions For Clause 6.2.52, 6.2.53, 6.2.54, 6.2.55, 6.2.56, 6.2.57, 6.2.58, 6.2.59, 6.2.60, 6.2.61, 6.2.62</p> <p>6.3.6.1 Other Provisions for green areas:</p> <p>(1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except</p> <p>i). A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.</p> <p>ii) Underground water tanks with top flush with the adjoining ground level.</p>
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- iii) Watchman Shelters and Watch Towers with following provisions:
- iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres
3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres
4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres
5	Above 50 acres for an additional 50 acres	An additional 10 square metres and part thereof	24 square meter	5 square metres

- vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

Nil

			<p>a) Meter room as per norms of Electricity Authority.</p> <p>b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.</p> <p>c) Other features as mentioned in Table 3</p> <p>d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.</p> <p>e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.</p> <p>f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender.</p>
			<p>(2) Floor Area Ratio shall include</p> <p>i) Mezzanine</p> <p>ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.</p> <p>iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.</p> <p>iv) Meter room as per Electricity Authority norms.</p> <p>(3) Floor Area Ratio shall not include:</p> <p>i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.</p> <p>ii) Basement area equivalent to maximum permissible ground coverage for services, storage and parking.</p> <p>iii) Basement, if used for any other use other than mentioned above,</p>

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			<p>shall be included in the FAR of the building.</p> <p>iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.</p> <p>v) Balconies (Up to 1.5metre width free from FAR) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.</p> <p>vi) Other features as mentioned in Table 3.</p> <p>vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.</p> <p>viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.</p> <p>ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.</p> <p>(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage</p> <p>1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not</p>

Nitesh Singh

			<p>be counted in Ground Coverage.</p> <ol style="list-style-type: none"> 2. Loft up to maximum height of 1.5 metre. 3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc. 4. Watchmen/ Security shelters and watch towers 5. Garbage shafts , lift shafts and 10sqmtr lobby in front of each lift(excluding area of corridor beyond the lift). 6. Fire escape staircases 7. Toilet blocks for visitors, drivers, guards etc on ground floor only. 8. Munity, machine room for lifts. 9. Cupboards upto a depth of 0.60mtr and 1.80mtr in length. 10. Bay window upto a depth of 0.60mtr and 2.0mlength. 11. Refuge area as per definition for fire evacuation and <i>National Building Code 2005</i>. 12. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts. 13. Covered walkways and pathways. 14. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement. <p>(5) Distance between two adjacent building blocks</p> <p>Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs, the spacing shall be 6mtrs and thereafter the spacing shall be increased by 1mtrs for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of <i>Development Control Rules</i>, part 3 of <i>National Building Code -2005</i>. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.</p> <p>(6) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.</p>

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	<p>(7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.</p> <p>(8) The height of basement shall be maximum 1.5metres up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.</p> <p>(9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.</p> <p>(10) At least one of the lifts provided shall be of the specification of goods lift.</p> <p>(11) Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-</p>	

S.NO.	SIZE OF PLOT(SQ. METRS.)	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%

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5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

- i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
 - ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,
 - iii) In all the projects of 40 hectares and above, block wise temporary occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.
- (12) Provision of following item in building shall be mandatory for issue of certificate:**

- i) Flooring; / i.e hard surface and completely finished floors for common areas or public use areas.
- ii) Electrical wiring;
- iii) Plumbing work to be complete.
- iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher;

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			<ul style="list-style-type: none"> v) Number plate and illumination board as per direction amended or direction issued from time-to-time; vi) Internal and external finishing (Plastering may not be mandatory); vii) Boundary wall and gates shall be mandatory; viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory; ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate; x) Any other special provision as mentioned in the lease deed; xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.
6		6.3.7 Transportation	<p>Provisions For Clause 6.2.40, 6.2.41, 6.2.42</p> <p>6.3.7.1 Other Provisions :</p> <p>(1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except</p> <ul style="list-style-type: none"> i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith. ii) Underground water tanks with top flush with the adjoining ground level. iii) Watchman Shelters and Watch Towers with following provisions: iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line. v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under

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such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
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v) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

- a) Meter room as per norms of Electricity Authority.
- b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- c) Other features as mentioned in Table 3
- d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank

Nilambra

					<p>fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts & drains.</p> <p>e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.</p> <p>f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution utility provided after leaving clear space for fire tender.</p> <p>(2) Floor Area Ratio shall include</p> <ul style="list-style-type: none"> i) Mezzanine ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage. iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides. iv) Meter room as per Electricity Authority norms. <p>(3) Floor Area Ratio shall not include:</p> <ul style="list-style-type: none"> i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. ii) Basement(s), shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: <ul style="list-style-type: none"> a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
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c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.

iii) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.

iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.

v) Balconies (Up to 1.5metre width free from FAR) may be projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.

vi) Other features as mentioned in Table 3.

vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.

ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.

x) Any other feature purely ornamental in nature and not enclosing

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or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.

xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sqmtrs.

xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre.
3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen/ Security shelters and watch towers
5. Garbage shafts, lift shafts and 10sqmtr lobby in front of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mummy, machine room for lifts.
9. Cupboards up to a depth of 0.60mtr. and 1.80mtr. in length.
10. Refuge area as per definition for fire evacuation and *National Building Code 2005*.
11. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by the Chief Executive

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			<p>(5) Distance between two adjacent building blocks Officer depending on its requirement.</p> <p>Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs. and thereafter the spacing shall be increased by 1mtrs. for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of <i>Development Control Rules</i>, part 3 of <i>National Building Code -2005</i>. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.</p> <p>(6) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.</p> <p>(7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi-automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.</p> <p>(8) The height of basement shall be maximum 1.5metres up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.</p> <p>(9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.</p> <p>(10) At least one of the lifts provided shall be of the specification of goods lift.</p>
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(11) **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-

S.NO.	SIZE OF PLOT(SQ. METRS.)	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

- i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options shall be followed.
- ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,
- iii) In all the projects of 40 hectares and above, block wise temporary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up

Also see

			<p>area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.</p> <p>(12) Provision of following item in building shall be mandatory for issue of completion certificate:</p> <ul style="list-style-type: none"> i) Flooring; / i.e hard surface and completely finished floors for common areas or public use areas. ii) Electrical wiring; iii) Plumbing work to be complete; iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or directions issued from time to time whichever is higher; v) Number plate and illumination board as per direction amended or direction issued from time-to-time; vi) Internal and external finishing (Plastering may not be mandatory); vii) Boundary wall and gates shall be mandatory; viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory; ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate; x) Any other special provision as mentioned in the lease deed; xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.
MODIFICATION			
7	5.4.5	Building Permit Fee	<p>Occupiers shall pay all the charges as mentioned in the table below at the time of submission of application for building</p>
	5.4.5	(A) Building Permit Fee	<p>Occupiers shall pay all the charges as mentioned in the table below at the time of submission of application for building plan approval. Details (Calculation memo)</p>

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plan approval. Details (Calculation memo) regarding the Building Permit fees and other prescribed fees shall be made available to the occupier by authorized officer on demand indicating clearly the basis of charging the fee. Building permit fee shall be charged for all land uses permitted in development plan on the basis of table given below:-

S.No	Building Permit Fee	Rate (in INR)	Applicability
1	Processing Fee Residential (less than or equal to 300 sq.mt.)	8.50 per sq. mtr	Plot area
	Processing Residential (more than 300 sq.mt.)	13.50 per sq. mtr	Plot area
	Processing Fee: Group Housing-On covered area	80.00 per sq. mtr	Covered area
	Processing Fee Industrial (less than or equal to 1000sq.mt.)	5000.00	
	Processing Fee Industrial (more than 1000 sq.mt.)	20000.00	
	Processing Commercial-On covered	area 90.00 per sq. mtr	Covered area
	Processing Institutional	Fee 85.00 per sq. mtr	Covered area
2	Inspection Charges	18.00 per sq. mtr	Covered area

regarding the Building Permit fees and other prescribed fees shall be made available to the occupier by authorized officer on demand indicating clearly the basis of charging the fee. Building permit fee shall be charged for all land uses permitted in development plan on the basis of table given below:-

S.No	Building Permit Fee	Rate (in INR)	Applicability
1	Processing Fee Residential (less than or equal to 300 sq.mt.)	8.50 per sq. mtr	Plot area
	Processing Fee Residential (more than 300 sq.mt.)	13.50 per sq. mtr	Plot area
	Processing Fee: Group Housing-On covered area	80.00 per sq. mtr	Covered area
	Processing Fee Industrial (less than or equal to 1000sq.mt.)	5000.00	
	Processing Fee Industrial (more than 1000 sq.mt.)	20000.00	
	Processing Fee Commercial-On covered	area 90.00 per sq. mtr	Covered area
	Processing Fee Institutional	85.00 per sq. mtr	Covered area
2	Inspection Charges	18.00 per sq. mtr	Covered area
3	Material Stacking Charges	37.50 per sq. mtr	Covered area
4	Infrastructure Up-gradation Charge	15.00 per sq. mtr	Plot area
5	External Development Charges on Plot Area*	600.00 per sq. mtr	Plot area
6	Revision Fees **	25% of Processing	

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3	Material Stacking Charges	37.50 per sq. mt	Covered area
4	Infrastructure gradation Charge	Up- 15.00 per sq. mt	Plot area
5	External Development Charges on Plot Area*	600.00 per sq. mt	Plot area

*External Development Charges shall be payable only on bulk land/ undeveloped land parcels as marked in development plan.

7	Revalidation fees***	10% of Processing fees	
8	Temporary structure# a) Labour hutment b) Other Uses	Rs 0.25 25% of Processing fees	Covered area Covered area

Note:-

* External Development Charges shall be payable only on bulk land/ undeveloped land parcels as marked in development plan.

** Subject to the condition that the covered area of the building shall not increase. In case of increased covered area fresh processing fee will be charged.

***If the application is made within the period of validity of the building permit. The application is made after the validity period, then the revalidation fee shall be original building processing fee.

Temporary structure shall be allowed till completion of the building.

1 The area covered in the basement, stilt, podium, services area and all other covered area as the case may be, shall be counted towards the covered area for purpose of calculation of permit fees.

(B) Completion Certificate and Occupancy Certificate Permit Fee

The applicant shall deposit completion certificate and occupancy certificate permit fees as follows:

- i) For all type of buildings Rs 10/- per square metre of covered area on all floors.
- ii) For layout plan – Rs. 0.5/- per square metre plot area for first 4.0ha acres and Rs. 0.25 per square meter for balance area.

In case even after two objection letters issued by Authority if rectification of all

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objections is not done then Rs. 500/- shall be levied towards site visit fees for each subsequent visit)

(C) The Authority shall be competent to revise the amount/ rate of permit fees / charge mentioned in these regulation.

Table B

COMPOUNDING FEES

S No	Nature of Construction	Industrial			Residential			Facilities			Unit
		M0-M5	R1	R2	F1	F2	F3				
1	Without Sanction of building plan but within permissible ground coverage, permissible FAR and Setback	1000	1000	1000	1000	1000	1000	1000	1000	Rs. Per sqm of Builtup area	
2	Without Sanction of plan but within the limit of compoundable offences as prescribed in section 13.6 of this chapter for FAR, Ground Coverage & Setback	100	50	400	400	400	400	400	Rs. Per sqm of plot area	Additional compounding fee as per S.No. 3 & 4 of this table as applicable	
3	Within prescribed ground coverage as per chapter-VI of this regulation but with extra FAR within limit prescribed in clause 13.6 of this chapter	R*P	R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	2.5*R*P	Rs. Per sqm of plot area	Additional compounding fee as per S.No. 3 & 4 of this table as applicable	

COMPOUNDING FEES

Table B

COMPOUNDING FEES

S No	Nature of Construction	Industrial			Residential			Facilities			Unit
		M0-M5	R1	R2	F1	F2	F3				
1	Without Sanction of building plan but within permissible ground coverage, permissible FAR and Setback	50	25	200	200	200	200	200	200	Rs. Per sqm of plot area	
2	Without Sanction of plan but within the limit of compoundable offences as prescribed in section 13.6 of this chapter for FAR, Ground Coverage & Setback	100	50	400	400	400	400	400	400	Rs. Per sqm of plot area	Additional compounding fee as per S.No. 3 & 4 of this table as applicable

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		the time of application for compounding P=Compoundable covered area as per clause 13.6 of this chapter * = Multiply		
9	Table 5 5	1(c) Guest house/ Hotel 4 Commercial Buildings as per clause 6.2.8 except 6.2.8 (h)	03 ECS/parking space per 100 square metres of permissible FAR area. One parking space for 30 sq mtrs of Permissible FAR area	Table 5 1(c) Guest house/ Hotel 4 Commercial Buildings as per clause 6.2.8 except 6.2.8 (h) One parking space for 50 sq mtrs of Permissible FAR area
10	11-(i)	Surface parking shall be allowed in setback after leaving clear space of 7.5 mtrs., and fulfilling the requirement of tree plantation and Fire Tender movement.	11-(i)	In plots, having area equal to or more than 10000 sqm., surface parking shall be allowed in setback after leaving clear space of 7.5 mtrs., and fulfilling the requirement of tree plantation and Fire Tender movement.