

THE GHAZIABAD DEVELOPMENT AUTHORITY AREA BUILDING REGULATIONS, 2002

CHAPTER-I

1. Short title, commencement and application—

- 1.1 These regulations may be called the Ghaziabad Development Authority Area Building Regulations, 2002.
- 1.2 They shall come into force with effect from the date of their publication in the *Gazette*.
- 1.3 Chapter I to IV shall apply to the building activity within the urbanisable area and Chapter V shall apply to the area designated for agricultural use by the Authority.
- 1.4 They shall not apply to village abadis (registered in revenue records) or to the areas declared by the Authority for village abadi expansion. The Authority shall decide the specifications/standards to be followed by such buildings.

2. Definitions—In these regulations, unless the context otherwise requires,—

- 2.1 'Act' means Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no. 6 of 1976).
- 2.2 '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;
- 2.3 '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.
- 2.4 'Approved' means approved by the Ghaziabad Development Authority.
- 2.5 'Area' means the Ghaziabad Development Authority Area.
- 2.6 'Authorised Officer' means an officer of the authorized by the Chief Executive Officer.
- 2.7 'Building' means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space. Signs and outdoors display structures, tents, shamianas, tarpaulin shelters etc. erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.8 'Building activity' means erection, re-erection, making material alteration, or demolition of any building.
- 2.9 'Building height' means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building adjacent and in the case of sloping roof, the mid point 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.
- 2.10 'Building line or envelope' means a line up to which the plinth of a building may be lawfully extended. It includes lines specifically indicated or to be indicated in any scheme or layout plan or in these regulations.
- 2.11 'Canopy' means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns (max. dia.30.0 cms. in case of circular and max. 30.0 cms. X 30.0cms. in case of rectangular columns)
- 2.12 'Chajja' means a sloping or horizontal structure overhung usually provided for protection from sun and rain or for Architectural considerations.
- 2.13 'Drain' means a conduit or channel for the carriage of storm water or other used water.
- 2.14 'Drainage' means the removal of any liquid by a system constructed for this purpose.
- 2.15 'Dwelling Unit' means an independent housing unit with separate facilities for living cooking and sanitary requirements.
- 2.16 'Existing building or use' means building structure or its use as sanctioned / approved by the competent authority, existing before the commencement of these regulations.
- 2.17 'Farm House' means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- 2.18 'Floor' means the lower surface in the storey on which one normally walks in a buildings.
- 2.19 'Floor Area Ratio (FAR)' means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of plot.

2.20 'Hazardous building' refers to a building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions, or the storage or handling or manufacturing or processing of highly corrosive, toxic or noxious alkalis, 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.

2.21 'Layout Plan' - A plan of the entire site showing location of plots / building blocks, roads, open spaces, entry/exits, parking, landscaping etc. indicating the activity for all land parcels.

2.22 'Licensed Technical Person' means a draftsman / architect / civil engineer / town planner recognized or licensed by the Authority.

2.23 'Master Plan' means the Master Plan of the Authority in respect of the area.

2.24 'Mezzanine floor' means an intermediate floor, between two floors, above ground level, accessible only from the lower floor.

2.25 '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.

2.26 '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.

2.27 'Open Space' means a space forming an integral part of the plot left open to the sky.

2.28 '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 relevant records.

2.29 'Parking space' means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles.

2.30 'Permit' means a permission or authorisation in writing by the Authority to carry out the work regulated by these regulations.

2.31 'Planning and Development Directions' means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time.

2.32 'Plinth' means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.

2.33 'Plot' means a piece of land enclosed by definite boundaries.

2.34 'Road/Street Right of Way' means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough-fare 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, roadside trees and hedges, retaining walls, fences barriers and railings within the street lines.

2.35 'Road/Street line' means the line defining the side limits of a street.

2.36 Road /Street width means distance between boundaries of the road measured at right angles to the course of the road.

2.37 'Setback' means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries unless specifically allowed by the Authority.

2.38 'Table' means a table annexed to these regulations.

2.39 'Urbanisable area' means the area earmarked for any of the following uses in the Development Plan:

- (i) Residential
- (ii) Commercial
- (iii) Industrial
- (iv) Institutional
- (v) Green area
- (vi) Transportation and
- (vii) Special uses.

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, National Building Code, Indian Standard Institute Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

- 4. Building permit**—No person shall erect any building or a boundary wall or fencing without obtaining a prior building permit thereof, from the Chief Executive Officer or an Officer authorised by the Chief Executive Officer for this purpose.
- 5. Application for building permit**—
- (1) Every person who intends to erect a building within the Area shall give application in the form given at Appendix-1.
 - (2) The application for building permit shall be accompanied by documents as mentioned in the checklist annexed to Appendix-1.**
 - (3) Such application shall not be considered until the applicant has paid the fees mentioned in Regulation no.7.
 - (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 additions/alterations provided they do not violate any of the provisions regarding general building requirements, structural stability and fire safety requirements specified in National Building Code:-
 - (a) Whitewashing and painting.
 - (b) Plastering and patch work.
 - (c) Renewal of roof at the same height.
 - (d) Reconstruction of portions of building damaged by any natural calamity to the same extent as previously approved.
 - (e) Internal additions/alterations within the building envelop certified and supervised by a Licensed Technical Person Architect registered
 - (f) Digging or filling of earth.

An intimation to this affect shall be submitted to the Authority in writing before commencement of construction.

6.1 INFORMATION ACCOMPANYING APPLICATION FOR BUILDING PERMIT

(A) Residential buildings on plots other than group housing (flatted) :

(I) The plan shall show

- i) Key Plan – A key plan drawn to a scale of not less than 1 : 10,000 shall be submitted along with the application for a development/building permit showing the boundary locations of the site with respect to neighborhood landmarks.
- ii) The boundaries of the plot and the name / number of the properties and roads abutting the plot.
- iii) Plot number of the property on which the building is intended to be erected.
- iv) All existing buildings and physical features standing on, over or under the site.
- v) Building envelope at each floor level in relation to the site.
- vi) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
- vii) Total height of the building.
- viii) Setbacks.
- ix) Details of projections and structures in setbacks.
- x) Sewerage and drainage lines at discharge point and water supply lines.
- xi) Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jaali.
- xii) Car parking, if applicable.
- xiii) Scale used and the direction of north point relating to plan of proposed building;

(II) Documents as per Checklist 1-A enclosed with Appendix-1

(B) All other buildings

(I) The site plan shall show

- i) The boundaries of the plot and the name / no. of the properties and roads abutting to the plot.
- ii) Plot number of the property on which the building is intended to be erected
- iii) All existing buildings and physical features standing on, over or under the site;
- iv) Building envelope at each floor level in relation to the site
- v) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
- vi) Total height of the building.
- vii) Setbacks.
- viii) Details of projections and structures in setbacks.
- ix) Sewerage and drainage lines upto discharge point and water supply lines.
- x) Details of boundary wall, plinth, culvert and ramp, trees, concealing of water tank with jaali.
- xi) Scale used and the direction of north point relating to plan of proposed building;
- xii) Parking plans indicating the parking spaces for all the buildings.
- xiii) Landscape Plan.
- xiv) Location and size of temporary structures like stores, labour hutments, site office.
- xv) Electrical load requirement.

(II) Building Plan—The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200—

- i) The plan shall include the floor plans of building floors together with the covered area.
- ii) The plan shall specify the use of all parts of the building;
- iii) The plan shall show water supply, sewerage, drainage lines and the like;
- iv) The plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross section shall be taken through the staircase;
- v) The plan shall show all street elevations;
- vi) The plan shall include terrace plan indicating the drainage and the slope of the roof;
- vii) The plan shall give dimension of the permissible projections in setbacks;
- viii) The plan shall give indication of the north point in relation to the plan and scale used.

(III) Building plans for all types of multi-storeyed buildings-For multi-storeyed buildings which are more than 15 meters in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause (II) above.

- i) Access for fire appliances and vehicles and details of vehicular turning circle and clear motorable access way around the building;
- ii) Size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- iii) Location and details of lift enclosures;
- iv) Location and size of fire lift;
- v) Smoke stop lobby doors, if provided;
- vi) Refuse area, refuse chutes, refuse chamber, service ducts, etc. if any.
- vii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
- viii) Details of exits including provision of ramps for hospitals and special lifts;
- ix) Location of generator, transformer and switch gear room;
- x) Smoke exhauster system, if any;
- xi) Details of fire alarm system;
- xii) Location of centralised control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- xiii) Location and dimension of static water storage tank and pump rooms with fire fighting inlets for mobile pump and water storage tank;
- xiv) Location and details of first aid fire fighting equipment and installations.
- xv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO₂ installation, etc;

(IV) Service Plans- Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water harvesting system.

(V) Specification- General specification of materials to be used in different parts of the building as given in Appendix-6.

(VI) Documents as per Checklist 1B annexed to Appendix 1

6. (2) 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. (3) 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:

Serial No.	Item	Site Plan	Building Plan
1.	Plot lines	Thick green	Thick green
2.	Existing street	Green	..
3.	Permissible building line	Thick dotted green	..
4.	Existing work (Outline)	Green	Green
5.	Work proposed to be demolished	Yellow hatched	Yellow hatched
6.	Proposed: a) Additions/Alterations. b) Entirely new work	Red not to be colored	Red Not to be coloured

7.	Drainage	Red dotted	Red dotted
8.	Water Supply	Green dotted thin	Green dotted thin

6. (4) **Preparation and signing of Plans**—All plans shall be prepared and signed by Licensed Technical Person as per Appendix-12.
7. **Building permit fee and calculation thereof**—
 (1) The applicant shall deposit building permit fees as stipulated by the Authority from time to time. At present, the scale of fees for building permit is as follows:
 i) Residential buildings Rs. 2/- per sq. mtr. covered area on all floors.
 ii) Commercial buildings Rs. 10/- per sq. mtr. covered area on all floors.
 iii) For all other type of buildings Rs. 5/- sq. mtr. of covered area on all floors.
 iv) For layout plan – Rs. 1/- per sq. meter for plot area upto 10.0 acres and 0.50 paise per sq. meter for area above 10.0 acres
 (2) If the use of the building is changed then the fee in case of additions and alterations of building, shall be calculated with reference to the use proposed.
 (3) In case of re-erection of existing building after demolition, fees chargeable shall be the same as erection of new buildings.
 (4) 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 than in the original sanctioned plan.
 (5) The area covered in the basement, as the case may be, shall be counted towards the covered area for purpose of calculation of fees.
 (6) 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.
 (7) 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 of the building permit. In case the building is under construction as per the sanctioned plans and the application is made after the validity period from the date of sanction then the revalidation fee shall be original building permit fee.
8. **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. The validity period as specified in clause 12.
9. **Scrutiny of the building permit -**
 i) The Authorized Officer shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified.
 (ii) The Authorized Officer shall check the information listed in clause 6(1)A for residential buildings on plots (other than Group Housing flatted).
 (iii) **For all other buildings, the Licensed Technical Person shall provide the information in clause 6(1)B and provisions of fire safety requirements, public convenience, safety provisions and other relevant laws as per Factories Act. The Licensed Technical Person shall also be completely responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, ISI standards and such other provisions as required by the Authority from time to time.**
 (iv) **The Owner and Licensed Technical Person shall jointly indemnify the Authority against violation of Building Regulations, Planning and Development Directions and provisions of National Building Code**
 (v) The Authority, however, reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.
 (vi) In case of any violation, the Architect/Engineer/Town Planner shall be blacklisted under intimation to Council of Architecture, Institutions of Engineers or Institution of Town Planners, India respectively from practicing in the Notified Area for a period of 5 years. In case of Draftsman, the license issued by the Authority shall be cancelled.

- (vii) In case the Owner is found responsible, the plot may be cancelled or any other such action may be taken as decided by Chief Executive Officer depending upon the merits of each case.

10. Sanction or refusal of building permit –

- (i) After filing of the application for building permit duly certified by the Licensed Technical Person as per Appendix 4, the applicant can commence the construction. The Authorised Officer shall scrutinize the building permit and 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.
- (ii) If within thirty 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 period of thirty days but nothing herein shall be construed to authorise any person to do anything in contravention of these Regulations and Planning and Development Directions prepared under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.
- (iii) In case of the refusal, the Authorised Officer shall give reasons and quote the relevant provisions of the regulations 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.
- (iv) 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 for a period of one year, the permit shall be refused.

11. 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 or Officer Authorised in this behalf. The decision of the Chief Executive Officer on such appeal shall be final, conclusive and binding.

12. Duration of validity of a building permit—

A building permit sanctioned under these regulations shall remain valid for the period specified in the lease deed conditions and Completion Certificate has to be submitted within this period. Any extension for construction period in lease deed conditions shall automatically entitle the applicant for extension for submitting Completion Certificate as per Appendix 9.

13. Additions or alterations during construction –

If any external additions or alterations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer shall be obtained in writing 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 10 (ii) shall be thirty days.

14. 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 there under, shall be deemed to have been done without permit. The Licensed Technical Person found responsible for the same shall be blacklisted and debarred from practising in area for 5 years. If the owner is found responsible, the plot may be cancelled or any other such action may be taken as decided by Chief Executive Officer depending upon the merits of each case.

15. Work to be carried out in full accordance of Zoning Regulations, Building Regulations and Directions—

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 Zoning Regulations of Master Plan, these Regulations or Planning and Development Directions. In case any violations are found during construction or after obtaining completion the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 15 days from the time such violations are intimated to the owner. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of completion certificate. In case completion certificate has already been obtained, such expenditure shall be recovered from the owner, if not paid within stipulated time, as arrears of land revenue.

16. Documents at site –

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 specification.

17. 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 as per Appendix-9 accompanied by the **documents as per checklist annexed with Appendix 9 .**

18. Occupancy certificate necessary for occupation—

No building erected, re-erected or altered, shall be occupied in whole or part until the issue of occupancy certificate by the Chief Executive Officer in the form given in Appendix-11. 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 40 days of the date of receipt of completion certificate, the building may be occupied without waiting for such certificate. Intimation to this effect shall have to be sent to the Authority by the owner before occupying the same.

19. Issue of occupancy certificate regarding Multi Storeyed Building—

In the case of buildings identified in clause 6 (B) (III) 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

20. Distance from electric lines:

No varandah, 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	2.4 mtrs	1.2 mtrs
b) High voltage lines upto and Including 33000 V.	3.7 mtrs.	1.8 mtrs.
c) Extra high voltage lines beyond 33000 V.	(+0.03 mtrs. For every additional 33000 V or part thereof)	(+0.03 mtrs .For every additional 33000 V or part thereof.)

21. **Site and land use pattern:** Notwithstanding anything contained in these Regulations no building permit on any site shall be sanctioned if:

- i) The proposed landuse does not correspond to the landuse in the Master Plan.
- ii) 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 persons in the vicinity thereof.
- iii) Place which will be a source of annoyance to, or injurious to the health of the inhabitants of the neighbourhood.

22. **Ground coverage, FAR, Height and Setbacks :**

(A) **RESIDENTIAL BUILDINGS**

(a) **Residential buildings on plots (other than flatted Group Housing)**

(a-1) Ground coverage, FAR, height and setbacks shall be as per Table-1.

(a-2) Other provisions:

- I. The directions of side , rear set back and gate shall be as per the **Zonal Plan** prepared by the Authority.
- II. In case of plots being amalgamated, the set back lines in front and abutting adjoining property are to be followed as per Zonal Plan.
- III. **No construction of any kind shall be permitted beyond the building envelope (on set backs) except**
 - i) A chajja (projection) of maximum width of 0.75 mtrs. at lintel or roof level . No construction of any type shall be permitted over projections .
 - ii) Underground water tanks with top flush with the adjoining ground level.
 - iii) In plots above 300.0 sq.meter , if required , a guard room of standard design of the Authority.
 - iv) Canopy projections of 4.5m .X 2.4meter in front or side set backs (maximum 2 nos.) in plots where front set back is 4.5meter or more and only one such canopy in side set back where front set back is less than 4.5meter. No construction of any type shall be permitted over the canopy projections. The canopy may be supported by circular column of maximum 30 cms dia meter or rectangular columns of 30 cms x 30 cms size.
 - v) Open plinth steps (max. 5 nos.) only at one place within 1.0 meter from setback line in the setback area.
 - vi) Two end walls upto 0.75 meter from setback lines.

I FAR shall also include

- i) Mezzanine
- ii) Mumty for staircase
- iii) Cupboards
- iv) Balconies
- v) Bay windows

II. FAR shall not include

- i. A chajja projection (in setbacks) of a width of 0.75meter at lintel or roof level .No construction of any type or any material shall be permitted over projections.
- ii. Canopy projections of 4.5m .X 2.4meter in front or side set backs (maximum 2 nos.) in plots where front set back is 4.5meter or more and only one such canopy in side set back where front set back is less than 4.5meter. No construction of any type shall be permitted over the canopy projections (in setbacks).
- iii. Basement (including double basement).if used for parking, services and storage (storage upto 25%).
- iv. Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
- v. Loft upto 1.2 mtrs. height

- III
- i) Basement area shall not exceed beyond building envelope.
 - ii) The height of any basement shall be maximum 1.2 m (including slab) above the top level of the drain. The max. height of the basement from floor to ceiling shall be 4 m.

IV. Minimum requirement for sanction / completion: 25% of maximum permissible ground coverage or 40.0 sq.meter whichever is more with provisions of a functional toilet / bath and a kitchen subject to maximum of permissible ground coverage.

(B) GROUP HOUSING (flatted and cluster type)

- b-1) Minimum Plot Area 2000 Sqm.
- b-2) Maximum permissible -
 - I) Ground coverage 30%
 - II) FAR 150
 - III) Height 30.0 meters
- b-3) Minimum permissible set backs as per Table no. 2
- b-4) Other provisions –

No construction of any kind shall be permitted beyond the building envelope (on set backs) except

- i) A chajja (projection) of maximum width of 0.75 mtrs. at lintel or roof level. No construction of any type o r any material shall be permitted over projections.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) A guard room of standard design of the Authority.
- iv) Canopy projections of 4.5m .X 2.4meter in front or side set backs (maximum 2 nos.) in plots where front set back is 4.5meter or more and only one such canopy in side set back where front set back is less than 4.5meter. No construction of any type shall be permitted over the canopy projections.
- v) Open plinth steps (max. 5nos.) only at one place within 1.0 meter from setback line in the setback area.
- vi) Two end walls upto 0.75 meter from setback lines.
- vii) Meter room as per clause 22 (C) (b) II (vii).

I FAR shall include

- i) Mezzanine
- ii) Mumty or stair cover
- iii) Cupboards
- iv) Balconies
- v) Bay windows

II. FAR shall not include

- i. A chajja projection (in setbacks) of a width of 0.75meter at lintel or roof level. No construction of any type or any material shall be permitted over projections.

- ii. Canopy projections of 4.5m .X 2.4meter in front or side set backs (maximum 2 nos.) in plots where front set back is 4.5meter or more and only one such canopy in side set back where front set back is less than 4.5meter. No construction of any type shall be permitted over the canopy projections (in setbacks).
 - iii. Basement, if used for parking, services and storage (storage upto 25%) for the residents and shall be restricted upto maximum permissible ground coverage.
 - iv. Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
 - v. Loft up 1.2 meter height.
- III. 15% of the prescribed FAR shall be added towards common areas which shall include**
- i) Air-conditioning plant, electrical installation, generator room, water works, water- tanks etc.
 - ii) Watchman booth,
 - iii) Garbage and lift shafts
 - iv) Toilet blocks for visitors, drivers, gaurds etc.
 - v) Shops and community facilities as per population norms as specified in the lease deed
 - vi) Mumty, machine room for lifts.
- IV.** Distance between two adjacent building blocks shall not be less than half of the height of tallest building.
- V.** 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 areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such group housing.
- VI.** In density calculation each servant quarter will be reckoned as half dwelling unit
- VII.** A group housing shall conform to the provisions of the Sector Plan and Zonal Development Plan of the area in terms of setbacks, ground coverage, FAR and height restrictions, if any
- VIII.** The provisions contained in this clause shall not apply to housing for economically weaker sections, low income groups, informal sector undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government.
- IX.** Basement(s) in the Group Housing Schemes shall be permitted within the building line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 meter and max.4.0 meter
- X.** The height of any basement, including slab, shall be max. 1.2 meter above the top of drain level. The height of basement shall be maximum 1.2 meters (including slabs) above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- XI.** Toilet block for visitors, drivers etc. comprising of a WC, a bath and 2 urinals shall be provided.
- XII.** In case of group housing having more than two storey steps must be taken to ensure water at higher floors .For this purpose booster pumps and overhead tanks must be provided.
- XIII.** At least one of the lifts provided shall be of the specification of goods lift.

(C)

ALL OTHER BUILDINGS

a) Industrial buildings / film centre:

a-1) SETBACKS, GROUND COVERAGE, FAR, HEIGHT LIMITATIONS:

Sl.No.	Plot Area (Sq.meter)	Max. Ground coverage (%)	Max.FAR
1.	Upto 100	60	120
2.	Above 100 but not exceeding 500	60	100
3.	Above 500 but not exceeding 1000	55	80
4.	Above 1000 but not exceeding 2000	55	80

5.	Above 2000 but not exceeding 5000	55	70
6.	Above 5000 but not exceeding 12000	55	70
7.	Above 12000 but not exceeding 20000	50	65
8.	Above 20000	50	60

Notes – I) Setbacks as per Table No. 2.

II) Maximum height shall be 15.0 meters in general. However, it can be increased as per requirement of the production process.

b) BUILDINGS OTHER THAN INDUSTRIAL -

b-1) Ground coverage, FAR, height and setbacks

Sl.No.	Use	Max. ground coverage	Max. FAR	Max. height in mtrs.
1	Convenient Shopping Centre*	40%	80	15.0
2	Sector Shopping*	40%	120	15.0
3	Sub District Center, Shopping along Street and other Shopping Centers*	30%	150	45.0
4	Hotel	30%	215	45.0
5	Banks*	30%	150	30.0
6	Cinema*	As per cinematography Act of U.P.	As per cinematography Act of U.P.	As per cinematography Act of U.P.
7	Dharam Kanta*	30%	30	15.0
8	Petrol Pump*	30 %	30	15.0
9	Wholesale Market*	30%	130	30.0
10	Gas Godown*	30 %	30	15.0
11	Warehousing/ Godowns	30%	130	30.0
12	Dharamshala/Lodge/ Guest House	30%	130	30.0
13	Community Center, Club Building and Barat Ghar	30	85	15.0
14	Fire Station	30	85	15.0
15	Police Station	30	100	15.0
16	Post Office	30	100	15.0
17	Sports and Amusement Complex, Swimming pool, Shooting Range	20	40	15.0
18	Low density Sports & Amusement Complex, Recreational Club, Social Cultural Centre	10	20	15.0
19	Bus Terminal, LRT Terminal, Bud Depots/ Workshops, Booking Offices, Transport Nagar	30	130	30.0
20	Taxi Stand	10	10	15.0
21	Nursery School/Creche	40	85	15.0
22	All Other Educational Institutions, Research and Training Centre, Testing Laboratory	30	130	30.0
23	Religious Building,	30	60	15.0
24	Dispensary	30	60	15.0

25	Hospital, Naturopathy, Specialized Health Center, Nursing Home	30	130	30
26	Government Semi-Government, Corporate Offices	30	150	45
27	Hostel, Boarding House	30	130	30
28	Museum, Art Gallery and Exhibition Centre	30	130	30

NOTES

- I. Setbacks shall be as per Table No.2.
- II. *Setbacks shall be as per control drawings, whenever such control drawings are prepared by the Authority.
- III. In addition to the heights mentioned above, additional height shall be permitted for focal points, illuminated boards and other such structures with non usable height.
- IV. In case of any activity other than listed above, the ground coverage and FAR shall be as decided by the Authority from time to time.

c) Other provisions –

I. Permissible structures in set backs

- i) A chajja (projection) of maximum width of 0.75 mtrs. at lintel or roof level . No construction of any type or any shall be permitted over projections.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Cantilevered canopy projections of 4.5m .X 2.4meter in front or side set backs (maximum 2 nos.) in plots where front set back is 4.5meter or more and only one such canopy in side set back where front set back is less than 4.5meter. No construction of any type shall be permitted over the canopy projections.
- iv) Open plinth steps (max. 5nos.) at one place within 1.0 meter from setback line.
- v) Watchman shelter.
- vi) Meter room.
- vii) Two end-walls upto 75 cms from the setback line.

II) FAR shall also include

- i) mezzanine
- ii) mumty for staircase
- iii) cupboards
- iv) balconies
- v) Bay windows
- vi) A watchman shelter not exceeding 12 sq.mtrs. in area and 4 mtrs in height on the plot upto 0.50 acres and in plots more than 0.50 acres two watchman shelters of 12 sq.mtrs each shall be permitted. Such shelters shall be constructed adjoining the sides of the plot within the plot where the gates are provided for the entry. No chajja projection shall be allowed outside the plot line.
- vii) Meter room of following sizes shall be permissible within the open space adjoining the watchman shelter in the front side of plot. This shall be counted towards FAR.

- 1) 33KV with internal arrangement- 5.0 m x 5.0 m x 3.2 m
- 2) 33 KV with external arrangement - 6.5 m x 3.5 m x 3.2 m
- 3) 11 KV with internal arrangement - 4.5 m x 4.5 m x 3.2 m
- 4) L.T. Meter room - 2.5 m x 2.5 meter x 3.0 m

III. FAR shall not include

- i) A chajja projection (in setbacks) of a width of 0.75meter at lintel or roof level .No construction of any type or any material shall be permitted over projections to provide access to the chajja.
- ii) Cantilevered canopy projections of 4.5m .X 2.4meter in front or side set backs (maximum 2 nos.) in plots where front set back is 4.5meter or more and only one such canopy in side set back where front set back is less than 4.5meter. No construction of any type shall be permitted over the canopy projections (in setbacks).
- iii) Basement (including double basement). if used for parking, services and storage (storage upto 25% in case of Industrial Building storage upto 100%) and shall be

- restricted upto maximum permissible ground coverage. The max. height of the basement from floor to ceiling shall be 4 m
- iv) Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
 - v) In buildings for Hotels, Hospitals, Nursing Homes, Specialized Health Centre & such similar buildings a service floor upto 100% of maximum permissible ground floor coverage. The maximum height of service floor between floor to ceilings shall be 2.25 m.
 - vi) Loft up 1.2 meter height.
- IV i) Basement area shall not exceed beyond building envelope.
 - ii) The internal height of the basement (floor to ceiling) shall be minimum 2.4 meter and max.4.0 meter.
- V 15% of the prescribed FAR shall be added towards common areas, which shall include
 - i. Air-conditioning plant, electrical installation, generator room, water works, water-tanks etc.
 - ii. Watchman booth,
 - iii. Garbage and lift shafts
 - iv. Toilet blocks for visitors, drivers, guards etc.
 - v. Mumty, machine room for lifts.
- VI In plots above 10 acres following public utilities/facilities such as mentioned below shall be not countered in F.A.R.
 - i. Taxi stand
 - ii. Bus terminal and the lite
 - iii. Telephone exchange
 - iv. Fire station
 - v. Public Toilets detached from the main building.
- 23. 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 set-back in relation of a building or a group of buildings as it thinks fit.**

CHAPTER-IV

Structural Safety, Fire Safety and Services

24. Fire Safety Requirements—

- (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 upto date.
- (b) In case of multi-storeyed buildings above 15 mtrs. in height building which are more than three storeys and building with more than 400 sq. mtrs. ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, shall also be got cleared by the Local Fire Brigade Authority for completion.

25. 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-1, Boards, Section-2, Section-5, Concrete, Section-6, Steel, as in the case may be) of National Building Code of India prepared by ISI and as prevalent at the time of execution of the works.

26. Quality of Material and Workmanship—

All materials and workmanship shall be of good quality conforming generally to accepted standards of 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 upto date.

27. 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.

28. Plumbing—

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-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.

29. Water supply requirements—

The requirements of Water supply in a building shall be in accordance with the provisions of National Building Code as amended from time to time.

30. Sanitary Fittings—

(1) Subject to the provisions 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.

(1) Every factory building within the area shall be provided with such latrines and urinals as may be prescribed by or under the provisions of the Factories Act 1948 from time to time.

31. Structural Safety for Natural Hazard Protection –

For buildings more than three storeys (including ground floor) or more than 12.0 meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric sub station, 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 8-A/B/C/D.

32. Provisions for Physically Handicapped –

Physically Handicapped persons shall be made in all buildings and facilities used by public in accordance with the provisions of Part III of National Building Code (Appendix E).

33. The Owner, Licensed Technical Person shall be fully responsible for all provisions to be made in accordance with clause 24, 25, 26, 27, 28, 29, 30, 31, and 32. A certificate to this effect shall be given as per Appendix-4.

CHAPTER - V

For Construction of Farm House Buildings in Agricultural Use Zone:-

34. Minimum size of plot -

Minimum size of a plot for farm house shall not be less than 0.5 hectares.

35. Maximum coverage and FAR

(a)	Maximum permissible ground coverage for all types of activities	10%
(b)	Maximum permissible FAR	20
(c)	Residential accomodation of watch and ward/maintenance staff	15% of FAR

(d)	Maximum height	10.0meters
(e)	Set backs	Front /abutting road-15.0 meter All other sides- 9.0 meter

36. OTHER PROVISIONS -

- The maximum permissible floor area includes the area of mezzanine floor also.
- The height of boundary wall shall be as specified in the Directions
- Running creeper or flowering creeper will be planted all along the wall.
- Minimum 50% of the total area of the farm house shall be under plantation/cultivation. At least 100 trees per hectares have to be planted out of which at least 50% shall be evergreen trees.

37. WATER SUPPLY, SEWERAGE AND DRAINAGE:-

- 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.
- 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.
- 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.
- The dispersion trenches of the septic tank shall be 15 meters away from the boundaries of the farm house.

38. ELECTRIFICATION:-

The owner of a farm house shall obtain 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.

Table no 2
Set backs for all buildings other than buildings on residential plots

S.N.	Plot size	Front(in mts.)	Rear(in mts.)	Side(1)in Mts.	Side (2)(in mts.)
1	Up to 150	3.0	1.5	0	0
2	Above 150 to up to 300	3.0	3.0	0	0
3	Above 300 up to 500	4.5	3.0	3.0	0
4	Above 500 up to 2000	6.0	3.0	3.0	3.0
5	Above 2000 up to 4000	9.0	6.0	6.0	6.0
6	Above 4000 up to 10000	15.0	6.0	6.0	6.0
7	Above 10,000 up to 20,000	15.0	9.0	9.0	9.0
8	Above 20,000 up to 40,000	20.0	9.0	9.0	9.0
9	Above 40,000 up to 10,00,00	25	9.0	9.0	9.0

Notes:- (1) Specific set backs shall be as per zonal plan prepared by the Authority when ever such a plan has prepared by the Authority.

(2) In case the permissible coverage is not achieved within setbacks, the setbacks of the preceding category may be followed.

APPENDIX-I

Form for first application to erect, re-erect, demolish or to make material alteration in a building

To,
The Chief Executive Officer,
Ghaziabad 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 on Plot Noin Estate-----in Sector-----in accordance with the Ghaziabad Development Authority Area Building Regulations and Planning and Development Directions and I enclose herewith the documents as per checklist 1-A/ 1-B annexed to this application.

I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters).

Address of the applicant :

Dated :-

- i) NOTE—Strike out which is not applicable.

CHECKLIST - A (For buildings on individual residential plots)

- i) Ownership documents; copies of possession certificate, first page of the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
- ii) Certificate prescribed 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 in writing.
- iii) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3
- iv) Certificate for sanction of Building Plan as per Appendix-4
- v) Indemnity bond as per Appendix-5 in case where basement is proposed to be constructed on Rs. 100/- stamp paper duly attested by a Notary..
- vi) Specification of proposed building as per Appendix -6
- vii) Application for drainage of premises as per Appendix-7
- viii) Photocopy of the registration of the licensed technical person as per Appendix 12 duly authenticated with Plot No. for which it is submitted.
- ix) Application form for water and sewer connection.
- x) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xi) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xii) Any other document as may be required by the Authority from time to time.

CHECKLIST - B (For buildings other than those on individual residential plots)

- i) **Ownership documents; copies of possession certificate, first page of the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.**
- ii) Certificate prescribed 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 in writing.
- iii) Structural stability certificate from the Architect/Structural Engineers as per Appendix-3
- iv) Certificate for sanction of Building Plan as per Appendix-4

- v) Indemnity bond as per Appendix-5 in case where basement is proposed to be constructed on Rs. 100/- stamp paper duly attested by a Notary..
- vi) Specification of proposed building as per Appendix -6
- vii) Application for drainage of premises as per Appendix-7
- viii) Photocopy of the registration of the licensed technical person as per Appendix 12 duly authenticated with Plot No. for which it is submitted .
- ix) Application form for water and sewer connection (if applicable)
- x) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- xi) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
- xii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix 8/A/B/C, if applicable.
- xiii) Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- xiv) Approval from the competent authority in case of hazardous buildings.
- xv) Soft copies of the drawings.
- xvi) Valid time extension ,if applicable
- xvii) Any other document as may be required by the Authority from time to time.

APPENDIX-2

Form for supervision of Building Work

To,
The Chief Executive Officer,
Ghaziabad Development Authority,
Uttar Pradesh.
Sir,

I hereby certify that the erection/re-erection on plot and material alteration/demolition in/of building on Plot Noin Estate-----in Sector----- Ghaziabad shall be carried out under my supervision and I certify that all the 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/Engineer/Draftsman.....
Name of Architect/Group(in block letters)/Engineer/Draftsman.....
License no. of Architect/Group/Engineer/Draftsman.....
Address of the Architect/Group/Engineer/Draftsman.....

Date:

NOTE—Strike out which is not applicable.

APPENDIX—3

For Structural Stability Certificate

To.
The Chief Executive Officer,
Ghaziabad Development Authority,
Uttar Pradesh.

Sir,
I hereby certify that the structural design of the Building on Plot Noin Estate-----
-----in Sector-----, Ghaziabad shall be done by me/us and carried out in accordance with Part/IV structural design of National Building code of India corrected upto date.

Signature of Architect/Engineer/Group/Town Planner/Draftsman
Name of the Architect/Engineers/Group/Town Planner/Draftsman
License No. of Architect/Engineer/Group/Town Planner/Draftsman
Address of Architect/Engineer/Group//Town Planner/Draftsman.....

Dated:

Appendix 4
Certificate of Sanction of Building Plan
(To be given by Licensed Technical Person as per Appendix 12)

It is certified that the plans and all other drawings submitted for approval for building on Plot No. _____ in Estate _____ in Sector _____ Ghaziabad prepared in accordance with the Ghaziabad Industrial Area Development Regulations 2002 and the Ghaziabad Planning and Development Directions (as amended upto date), National Building Code, ISI Code and all other provisions as given in Chapter V, as applicable.

Signature of Licensed Technical Person _____
Name of the Licensed Technical Person _____
Registration No. _____
Address of Licensed Technical Person _____

Enclosure

- Attested photocopy of the certificate of Council of Architecture/Institution of Engineers/Institute of Town Planner/Registration Certificate with Ghaziabad.
- Building Plan and all prescribed documents.

Dated :
Place :

APPENDIX—5
Indemnity Bond

In consideration of the Ghaziabad Development Authority, a body constituted under section—3 read with Section 2(d) 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 House/Factory building to be constructed on Industrial/Residential/Institutional/Commercial/Recreational Plot No _____ Estate _____ in Sector _____, Ghaziabad situated in the Ghaziabad Development Authority Area in District Gautambudhnagar, Uttar Pradesh. On production of the bond of Indemnity by..... son ofaged about years resident of (hereinafter called the 'promisor' which expression shall unless the context does not so admit include his/her heirs, executors, administrators, representatives and permitted assigns) to implement the promises of any loss or damage caused in respect of construction of basement referred to above the promisor hereby agrees to execute this bond of Indemnity.

NOWHEREFORE THIS DEED WITNESSETH AS FOLLOWS

In consideration of the promisor having sanctioned the construction of the basement in the building plan of the factory/residential building to be constructed in Industrial/Residential/Institutional/Commercial/Recreational Plot No _____ in Estate _____ Sector _____ situated in the Ghaziabad Development Authority Area, District Gautam Budh Nagar the promisor agrees to indemnify the Ghaziabad Development Authority 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 Ghaziabad Development Authority 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 Ghaziabad Development Authority Area, District Gautambudhnagar..... on day of.....

(Promisor),

Witness:

APPENDIX—6
GENERAL SPECIFICATIONS SHEET
GHAZIABAD DEVELOPMENT AUTHORITY
Specification of proposed building

1. Total Plot Area.....sq.mtrs./Basement existing sq. mtr./Basement Proposedsq. mtr./ Ground floor existing sq. mtr./Grount Floor Proposedsq. mtrs.
 2. First Floor existingsq. mtr./First Floor Proposed sq. mtr.
 3. Second Floor existingsq. mtr./Second Floor Proposed..... sq. mtr.
 3. Mezzanine Floor existingsq., mtrs./Mezzanine Floor 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 Applicant.....
Full Name (In Block Letters).....
Address

APPENDIX—7
GHAZIABAD DEVELOPMENT AUTHORITY
(To be submitted in duplicate)
APPLICATION FOR DRAINAGE OF PREMISES

To

The Chief Executive Officer,
Ghaziabad Development Authority,
Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises on Plot Noin Estate---
-----in Sector-----

The sanitary in the accompanying plans and sections in triplicate and described in the Appendix - 9 (submitted in triplicate) and the premises are open to inspection by the Officers of Ghaziabad Development Authority. I/we undertake to carry out the work in accordance with the provisions of Ghaziabad 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 Applicant.....

Full Name (In Block Letters).....

Address

Name of the Plumber carrying out work

License no.....

Address of the Plumber.....

Dated:

Appendix – 8(A)

Kindly (☐) tick the relevant codes that have been followed

STRUCTURAL SAFETY AND NATURAL HAZARD PROTECTION OF BUILDINGS

Requirements specified in the following Indian Standards, Codes and guidelines and other documents needs to be observed for structural safety and natural hazard protection of buildings etc:-

- a) For General Structural Safety
- 1) IS : 1905 – 1987 “Code of practice for structural safety of buildings; masonry walls” Indian Standards Institution, March 1981
 - 2) IS : 1904 – 1978 “Code of practice for structural safety of buildings; foundation” Indian Standards Institution
 - 3) IS : 456 - 2000 “Code of practice for plain and Reinforced Concrete” Indian Standards Institution, September 2000.
 - 4) IS : 800 - 1984 “Code of practice for general construction in steel” Indian Standards Institution, February 1985
 - 5) IS : 883 - 1966 “Code of practice for design of structural timbers in buildings; ” Indian Standards Institution, March 1967

Besides any other relevant Indian Standards will need to be referred to

- b) For Earthquake protection
- 1) IS : 1893 – 1984 “Criteria for Earthquake resistant Design of Structures (Fourth Revision)” June 1986
 - 2) IS : 13920 – 1993 “Ductile detailing of reinforced concrete structures subjected to Seismic forces – Code of Practice” November 1993
 - 3) IS : 4326 – 1993 “Earthquake Resistant Design and Construction of Buildings – Code of Practice (Second Revision)” October 1993
 - 4) IS : 13828 – 1993 “Improving Earthquake Resistance of Low Strength Masonary Buildings - Guidelines” August 1993.
 - 5) IS : 13827 – 1993 “Improving Earthquake Resistance of Earthen Building Guidelines” October 1993
 - 6) IS : 13935 – 1993 “Repair and Seismic Strengthening of Buildings – Guidelines” November 1993.
 - 7) “Improving Earthquake Resistance of Building – Guidelines” by expert group, Government of India, Ministry of Urban Affairs and Employment, published by BMTPC 1998.
 - 8) The National Building Code of India 1983

For location of the building in hazard prone area of earthquakes, cyclone or wind storms and floods, reference may be made to the following:

- 1) “Vulnerability Atlas of India” by expert group, Government of India, Ministry of Urban Affairs and Employment, published by BMTPC 1997.

NOTE :

1. As and when anyone of the above referred standards and documents is revised, the design and construction of Buildings thereafter must satisfy the latest version for approval of building plans by the Authority.

The above information is factually correct.

Signature of owner with date

Name (Block)
.....

Signature of the Engineer who had/will
Supervised the construction

Name (Block) Address:
Legible Seal:

(with address)

Signature of the Licensed Technical Person who had/will
Supervised the construction

Name (Block)
Registration No.
Legible Seal :
With address

Appendix –8 (B)

BUILDING INFORMATION SCHEDULE

1. Building Address	Plot No.	Scheme/Colony Town		District	
2. Building function & Locations					
2.1 Use	Institutional	Commercial	Industrial	*	

2.2 Importance	Ordinary	Important	Hazardous	*	IS:1893
2.3 Seismic Zone					
(Design Intensity Used	V(IX)	IV(VIII)	III(VII) II(VI)	IS:1893	
3. Design EQ Factor					
	$\alpha_0 = \dots\dots$	I = $\dots\dots$	$\beta =$	$\alpha_h = \dots\dots$	IS:1893
1. Foundation					
4.1 Soil type at site (Note 2)	<u>Rock/stiff</u>	<u>Medium # Soft</u>	<u>Liquefiable</u>	<u>Expensive(B.C.)</u>	IS:1904
4.2 Type of Foundation	Strip	Indiv.Col.	Fottings/Raft	Bearing Piles	Friction Piles IS:1893
5. Load Bearing Wall Buildings					
5.1 Building Category	A($\alpha h < .05$) B($\alpha h = .05$ to $.06$) C($\alpha h .06$ to $<.08$) D($\alpha h .08$ to $\alpha < .12$) E($\alpha h > 0.12$)				IS:4326
5.2 Bearing Walls	<u>Brick</u>	<u>Stone</u>	<u>Solid Block</u>	<u>Hollow Block</u>	<u>Abode</u>
5.3 Mortar (Note 4)	C : S=1:.....	C:L:S=1	L:S=1: ...	Clay Mud	*
5.4 Floors	R.C. slabs	Stone slabs on joists	Prefab flooring elements		*
5.5 Roof structure	Flat like floors/pitched	Trussed/Raftered/A Frame/Slopping			R.C. Slab
5.6 Roof covering	CGI Sheeting	AC Sheeting	Clay tiles/Slate	Wood shingle	*
5.7 Opening in walls	Control used on sizes?	Control used on location?	Strengthening around?	IS:4326	
	Yes/No/NA	Yes/No/NA	Yes/No/NA	IS:13828	
5.8 Bands Provided	Plinth Band	Lintel Band	Roof/Eave Band	Gable Band	Ridge Band -do-
5.9 Vertical Bars	At corners of rooms		At jambs of openings		-do-
5.10 Stiffening of Prefab	R.C. screed & Band		Peripheral band and	Diagonal planks and	IS:4326
	Floors/Roofs		connectors	alround band	
6. Steel/R.C. frame buildings					
6.1 Building shape	Both axes near symmetrical		One axis near symmetrical/Unsymmetrical (torsion considered)		
6.2 Infills/partitions	Out of plane stability check? Yes/No		In Plane stiffness considered? Yes/No		
	IS:1893,IS:4326				
6.3 Decile Detailing of	Beams?	Columns?	Beam/column Joint?	Sheer Walls?	IS:13920
	RC Frames				
	Yes/No	Yes/No	Yes/No	Yes/No	

6.4 Ductile Detailing of	Beams?	Columns?	Beam/column Joint?	SP6(6)
Steel Frames	Yes/No	Yes/No	Yes/No	

Notes

1. Encircle the applicable Data point or insert information.
2. Stiff.N>30:Medium.N=10.3:Soft.N<10:Liquefiable,poorly graded sands with N<15 under Water Table (see Note 5 of Table 1 in IS:1893)
Where N: Standard Penetration (I:2131 – 1981)
3. * Means my other. Specify.
C = Cement, S=Sand, L= Lime
The above information is factually correct.

Signature of owner with date

Name (Block)
.....

Signature of the Engineer who had/will
Supervised the construction

Name (Block)Address:
Legible Seal:
(with address)

Signature of the Licensed Technical Person who had/will
Supervised the construction

Name (Block)
Registration No.
Legible Seal :
With address

Appendix - 8(C)

CERTIFICATE

(The certificate to be submitted with the application for building permission alongwith the building drawings and Building Information Schedule)

1. Certified that the building plans submitted for approval also satisfy the safety requirements as stipulated in the Indian Standard, Codes, guidelines and documents specified in the Appendix 8A regarding earthquake safety awareness and the information given in the attached Building Information Schedule is factually correct to the best of my knowledge and understanding.
2. It is also certified that the structural design including safety from natural hazards including Earth Quake has been prepared by duly qualified graduate Civil Engineer along with Post Graduate Diploma or Degree in Structural Engineering from a recognized University.
3. Location /Address of Building

Plot No. _____
Scheme/Colony _____
Town _____
District _____

4. Particulars of Building
 1. Ground Coverage (sq mt)
 2. Total covered area (sq mt)
 3. Maximum Numbers of Floors above ground.

Signature of owner with date

Signature of the Engineer who had/will

Supervised the construction
 Name (Block) Name (Block)Address:
 Legible Seal:
 (with address)
 Signature of the Licensed Technical Person who had/will
 Supervised the construction

Name (Block)
 Registration No.
 Legible Seal :
 With address.....

Appendix 8D

CERTIFICATE

(To be submitted with the application for obtaining completion certificate)

1. Certified that the building plan for which completion plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code as referred in Appendix 8A in respect of Structural Safety in general and National hazards including earthquake in particular.
2. It is also certified that the building has been constructed as per approved foundation and structural designs provided by the Structural Engineer where are certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.
3. Location /Address of Building
 Plot No. _____
 Scheme/Colony _____
 Town _____
 District _____
4. Particulars of Building
 1. Ground Coverage (sq mt)
 2. Total covered area (sq mt)
 3. Maximum Numbers of Floors above ground.

Signature of owner with date
 Name (Block)

 Signature of the Licensed Technical Person who had
 Supervised the construction

Signature of the Engineer who had
 Supervised the construction
 Name (Block)Address:
 Legible Seal:
 (with address)

Name (Block)
 Registration No.
 Legible Seal :
 With address

APPENDIX-9

Form for Completion Certificate for Building Work

To
 The Chief Executive Officer,
 Ghaziabad Development Authority,
 Uttar Pradesh.

Sir,

I hereby certify that the erection/re-erection/material alteration/demolition in/on building on Plot Noin Estate----- Sector----- in Ghaziabad has been supervised by me and the completion plan alongwith the required documents are attached herewith . 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 there under have been transferred in the course of work. The land fit for construction for which it has been developed or re-developed.

Signature of the Licensed Technical Person _____

Name of the Licensed Technical Person _____

Address of Licensed Technical Person. _____

Dated:

NOTE—Strike out the words which are not applicable.

CHECKLIST -9A (For buildings on individual residential plots)

- i) 3 copies of completion plan (one cloth mounted) duly signed by Licensed Technical Person.and owner.
- ii) Completion fees of Rs.100/-.
- iii) Valid time extension certificate, if applicable.
- iv) Photographs of the building from front and side setbacks.
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes.
- vi) Copy of receipt of payment of Water/Sewer connection charges, Meter charges and any other charges as may be required by the Authority.
- vii) Flopies/CD's of the building plan submitted.

CHECKLIST -9B (For buildings on Plots other than individual residential plots)

- i) 3 copies of completion plan (one cloth mounted) duly signed by Licensed Technical Person.and owner.
- ii) Completion fees of Rs.100/-.
- iii) Valid time extension certificate, if applicable.
- iv) Photographs of the building from front and side setbacks.
- v) Photocopy of registration of licensed technical person signing the plan and Appendixes.
- vi) NOC from Chief Fire Officer, wherever applicable.
- vii) NOC from Explosive Department, wherever applicable.
- viii) Certificate from owner and Structural Engineer regarding earthquake resistance of building as per Appendix 8/A/B//D, if applicable.
- ix) Copy of receipt of fees deposited with Noida Power Company Ltd.
- x) Copy of receipt of payment of water/sewer connection charges,Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
- xi) Flopies/CD's of the building plan submitted.

APPENDIX-10

Form for Sanction or refusal of Building permit

From:

The Chief Executive Officer,
Ghaziabad Development Authority,
Uttar Pradesh.

To:

.....
.....

Sir,

With reference to your application no.....dated.....for grant of permit for the erection/re-erection/material alteration/demolition in/of building on Plot Noin Estate-----
-----in Sector-----, in Ghaziabad. I have to inform you that the sanction has been

granted/refused by the Authority on the following conditions-

- 1.
- 2.
- 3.
- 4.

Office Stamp.

Signature

Office communication no.

Name of the Officer

Dated.

Designation of the Officer

NOTE—Strike out which is not applicable.

APPENDIX-11

Form for Occupancy Certificate

From.
The Chief Executive Officer,
Ghaziabad Development Authority,
Uttar Pradesh.

To,
.....
.....

Sir,

I hereby.....certify.....that.....the erection/re-erection/alteration/demolition of building on Plot Noin Estate-----in Sector-----, Ghaziabad 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 respects 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, for fire safety, hygenic and sanitary conditions inside and the surrounding and is fit for occupation.

Signature

Name.....

Dated :

Designation.....

APPENDIX—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. Qualification—The qualification 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. (1) 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 upto 500 sq. mtrs. and upto four storeys high, and
- (iii) Certificate of supervision for all buildings. (Except building mentioned in clause 33)

ENGINEERS

3. (1) Qualifications—The qualifications for licensing of the engineers will be associate/corporate Membership (Civil) of the Institution of Engineers or such degree/diploma in Civil, Municipal, Architectural 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 followings:

- (i) All plans and related information connected with building permit.
- (ii) Structural details and calculations for all buildings. (Except for building mentioned in clause 33)
- 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 years experience.

(2) A licensed draftsman shall be entitled to submit:

- (i) All plans and related information for buildings permit on plots upto 120 sq. mtrs. and upto two storeys.
- (ii) Certificate of supervision of buildings on plots upto 120 sq. mtrs. and upto two storeys.

TOWN PLANNER (for layout plans 5.0 acres and above)

The minimum qualification for a town planner shall be the Associate Membership of the Institute of Town Planners of India with post-graduate degree or diploma in town and country planning/urban planning which makes him eligible for such membership or recognized by the Public Service Commissions for the post of Assistant Town Planner.

A licensed Town Planner shall be competent to carry out work related to building permit and shall be entitled to submit the following:

- (i) Layout Plans on plots above 5.0 Acres.

GROUP OR AGENCY

When a group or agency comprising of qualified Architect/Engineer/draftsman is practicing 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.