

Proposed Amendments to UBBL 2021				
S.No	Clause No	Existing Provision	Proposed Provision	Justification
<b>A</b>				
<b>CHAPTER 2: JURISIDICION, APPLICABILITY AND PROCEDURE FOR OBTAINING BUILDING PERMISSION AND SANCTIONING BUILDING PLAN</b>				
<b>2.6 Procedure for obtaining Building Permit</b>				
1	1.2 Definitions	Not Specified	<p><b>Active Frontage:</b> Means the façade of buildings touching the Building Line that shall have any of the following features in any number of combinations: shopfronts, arcades/ colonnades, doorways, entry/exits, transparent windows, verandahs/ balconies, which will provide direct visual connection with the adjoining street or space. At least 50% of building line on ground floor shall be Active Frontage. Frontages shall be considered as Active Frontage only if these are 100% transparent (clear un-tinted glass) from not more than 30cm above floor level.</p> <p><b>Arcade:</b> Means a covered public space which provides a barrier-free access and protection to the pedestrians against climate vagaries, with series of columns on the side or without columns, directly opening on the street right-of-way (RoW), pedestrian passages or Open Space. The minimum clear width and height of the Arcade shall not be less than 3m and 3.5m respectively, exclusive of all structural elements and any incumbrancers.</p> <p><b>Building Line:</b> The line up to which the plinth of building may lawfully extend to a street or to an extension of a street or onto a future street or to a water channel and includes the lines prescribed, if any, in any scheme and/ or development plan. The Building Line shall be considered as the imaginary line formed after leaving the prescribed setbacks, as defined in UBBL. The Building Line, where setback is not specified, shall not be more than (1/2 of RoW width + 3m) measured from the centreline of the RoW, except in case of R1 Zone where it is flexible. In no case the Building Line shall extend over the RoW.</p> <p><b>Public Open Space:</b> Means the green open space or plaza which is open-to-sky or shaded on top (above 6m height) and which is attached on at least one side to a public passage, public road or public setback. Basements below the public open space, if provided as part of a scheme, shall be allowed for upto 50% of total area under green. However, Basements below public parks or Open space as designated in Master Plan shall not be allowed.</p>	
2	2.6.2 Scrutiny of Application	<p>The Authority shall undertake scrutiny of the application for a Building Permit with all the requisite checklists. Any deficiency if found during scrutiny shall be communicated in writing to the applicant in the prescribed format within time-frame as defined in section 2.15 and 2.16. The applicant shall submit the revised application to comply with the objections raised within seven days. The Authority shall scrutinize the resubmitted plans and if, there are still some objections that shall be intimated to the applicant for compliance. It is further clarified that</p> <p>(a) No Application shall be valid unless the information required by the Authority under these Bye-laws or any further information which may be required has been furnished to the satisfaction of the Authority.</p> <p>(b) The Owner/Registered Technical Person shall be fully responsible for any violation of Master Plan/Zonal Plan/Building Bye-laws, architectural controls, lease deed conditions etc. In case of any default, they shall be liable for action. Any construction so raised shall be deemed to be unauthorized and shall be liable for action.</p>	<ol style="list-style-type: none"> <li>1) The official at level-1 shall validate completion of an application against the list of documents specified in Table 1, within 7 working days from the date of submission/resubmission of an application.</li> <li>2) Completed applications shall be accepted for technical scrutiny. In case of any deficiency, notice for modifications shall be issued to the applicant.</li> <li>3) Resubmission of the application shall be made within 30 days of issuance of notice for modifications, else the submitted application shall stand cancelled and a fresh application shall be submitted along with plan processing fees.</li> <li>4) The officer at Level-I shall conduct site inspections to verify the site conditions and status of proposed development and/or construction activity.</li> <li>5) The officer at Level-II shall conduct technical scrutiny of the application for conformity to these regulations and provisions of applicable regional plan, master plan, development plan, zoning regulations and/or other plans prepared for the area. Scrutiny shall be completed within 15 working days from the date of submission/resubmission of application.</li> <li>6) If found in conformity, technically scrutinized applications shall be sent to external departments as and where required for receipt of NOCs from them.</li> <li>7) If not in conformity, modifications required in the submitted plans shall be formally communicated to the applicant. The communication shall be sent within 21 working days from the date of submission/resubmission of application.</li> <li>8) Plans along with required modifications shall be resubmitted within 60 working days from the date of communication failing which the application shall stand cancelled and a fresh application shall be submitted along with plan processing fees.</li> <li>9) After resubmission, if found conforming to norms, the application shall be granted permission within 7 days of resubmission or stand cancelled without further notice if not found conforming to norms.</li> </ol>	The process of scrutiny lacked detailing, accordingly, detailing of the process, sharing of responsibility between Level I and Level II officers have been done along with time frame for giving approval.
<b>B</b>				
<b>CHAPTER 5 : DEVELOPMENT CONTROL/ZONING REGULATIONS</b>				
<b>5.1 Land-Use Zoning</b>				
3	5.1.1 Land Use and Uses Permitted	<p>The proposed land use Plan in the respective Master Plans/Zonal Development Plans should be referred for the land use of a given land parcel.</p> <p>All the towns should have a master plan and in case of towns not having even the draft master plans, towns should have a coarse land use plan which will be called a structure plan. The structure plan will also delineate the core area of all towns/municipalities/area of council.</p>	<p>The proposed land use Plan in the respective Master Plans/Zonal Development Plans should be referred for the land use of a given land parcel.</p> <p>All the towns should have a master plan and in case of towns not having even the draft master plans, towns should have a coarse land use plan which will be called a structure plan. The structure plan will also delineate the core area of all towns/municipalities/area of council.</p> <p><b>In case of towns not having even the structure plan, towns should have a local area notified which will be local area of concerned authority.</b></p>	Not all town in J&K have prepared their Master Plan/ Zonal Development Plan/ Structure plan

## Proposed Amendments to UBBL 2021

4	5.1.2 Proposed Zoning	Table No. 5-1 Proposed Zoning	Proposed Zoning shall be as per Master Plan or Structure Plan which is in vogue. In the absence of any plan the categorization as per this zoning shall apply.	To bring in conformity of Land Uses in UBBL with that of the Master Plans																																																
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No.</th> <th style="width: 5%;">Code</th> <th style="width: 90%;">Description of Uses in the reference code</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>3</td> </tr> <tr> <td colspan="3">Residential (R) :</td> </tr> <tr> <td>1</td> <td>R1</td> <td>Detached Dwelling units, Semi-Detached Dwelling: units, RoW Houses, Common Places (such as community Parks), Convenience Shop (Single shop), Meditation/ Yoga Centre.</td> </tr> <tr> <td>2</td> <td>R2</td> <td>Low Rise Apartments, Farm House, Cottage industries (not involving the use of or installation of any kind and which create noise, vibration, fume, dust etc. and shall not be permitted in tenement dwellings, flats, play field, garden), Gyms, Orphanages, Old-age Home, Paying Guest House, Part Portion of Residential Building for Office use by Professionals such as Advocates, Doctors,, Architects, Engineers, CA, Hostel, Dharmshala, Single Room Occupancy, Pre-School, Boarding and Lodging (accommodation for transit employees of Govt./Local bodies), Medical and Pet clinics, Dispensary, plant nursery, Library, Common Places (such as Community Parks), Convenience Shop (Single shop), Religious structures, Atta Chakki.</td> </tr> <tr> <td>3</td> <td>R3</td> <td>Group Housing, Flats/High Rise Apartments, Affordable, Housing, Cottage Industries, Plotted Residential\ Development, Residential flat, Common Places (such as community Parks), Multi-level Parking.</td> </tr> <tr> <td colspan="3">Commercial (C) :</td> </tr> <tr> <td>4</td> <td>C1</td> <td>Retail Shops (such as Bakery/Confectionary items, Grocery/General store, Dairy products, stationery, books, Gifts/Book binding, Cyber cafe/Phone booth, LPG booking office/LPG showroom excluding cylinders, Laundry/Dry cleaning/Ironing shops, Sweet shops, Pan shops, Tea/Coffee shops, Chemist/Medicine shops, Optical shops, Home Appliances/Electronic repair shops, Photo studio, Cable/DTH office, Cycle Repairs shops, Ration and kerosene distribution shops, Vegetables/Fruits/Flowers/Mutton shops/Poultry stalls, Photocopy/FAX/STD PCO, Computer Service centres, Hair cutting saloons/Beauty Parlour, Tailor shop/Boutique, Newspaper shops, Ticket Booking shops, shop/Boutique, Newspaper shops, Ticket Booking shops, ATM, Eateries shops excluding sitting provisions, Audio-video libraries, Mobile phone shops, courier), Retail Clusters/Shopping clusters, Common Places (such as community Parks), clinic, Pet Clinic, Vet Clinic, offices of professionals (like advocates, doctors,, architects, engineers, chartered accountant, town planner etc.), power looms up to 2HP.</td> </tr> <tr> <td>5</td> <td>C2</td> <td>Pathology, Laboratory , Scanning Centres, Kerosene, Depots, Hotels, Restaurants, Corporate offices, Call) centres, Training centres, Recreational clubs, Social clubs, Medical and Pet Clinics, Fitness centres, Nursing home, Maternity home, LPG Retail outlet, Information Technology activity centres, Hardware shops, Departmental stores, Guest House, Professional offices,, Taxi stand/three-wheeler stand, Conference Hall, Commercial complex, Yoga Centre, Education Coaching centre, Banks.</td> </tr> <tr> <td>6</td> <td>C3</td> <td>Shopping Mall, Convention centres, Public Community hall, Museum, Entertainment and Amusement centres, Hospitals, Development activity centres related to Information Technology, Exhibition centres, Godowns, Financial institutions, Restaurants, Hotels (All types excluding hotels *rated 4 and 5), Motels, Sports complex, Swimming pools, Agro-based mandis, Fruits mandis, Vegetable mandis, Junk yards, Cold storage, Goods markets, Petrol Pumps, Workshops, Garages, Auto service stations, Charging stations for Electrical Vehicles, CNG Filling stations, Theatre, Pollution free Small and Medium Scale Industry including MSME, Conference Hall, Multi-level Parking, Education, Coaching centre, Commercial and Corporate offices, Banks, power looms up to 10 HP, Junk Yards (on internal roads only), Agro Mandis.</td> </tr> <tr> <td>7</td> <td>C4</td> <td>Hotels with *4 and 5 Ratings, Banquet halls, Commercial Complexes, Wholesale market, Timber mart, Cinema and Multiplexes, Godowns.</td> </tr> <tr> <td>8</td> <td>C5</td> <td>Auditorium, Planetarium, Stadium, Warehouses, Weigh Bridge, Heavy goods markets.</td> </tr> <tr> <td colspan="3">Public, Semi-public/Institutional (PSP) :</td> </tr> <tr> <td>9</td> <td>PSP1</td> <td>Play-Way Schools, Creches, Preschools, Primary/ schools, PHC, clinic, Dispensary, Sub-offices of Govt. utilities, Police Post, Common Places (such as Community Parks, Gardens), Banks.</td> </tr> <tr> <td>10</td> <td>PSP2</td> <td>Middle Schools, High Schools, Higher Secondary schools, Integrated Residential schools, School for Mentally/Physically Challenged, Police stations, Post offices, Hostels, Spastic Rehabilitation Centres, Orphanages, Govt. Dispensaries, Nursing Homes, Hospital up to 20 Bed, Public Library, Community hall, Public distribution system shops, Bill collection Centres, Traffic and Transport related offices, Exclusive places of worship, Social and welfare centres, Local Municipal facilities, Art Galleries, Museum, Police Station, Fire Sub-Station, Zonal Level Govt. Utilities, Common Places ( such as community Parks, Gardens)</td> </tr> <tr> <td>11</td> <td>PSP3</td> <td>Colleges, Civil Hospital, Hospital more than 20 Bed, Hospital for infectious diseases, Mental</td> </tr> </tbody> </table>	Sr. No.	Code	Description of Uses in the reference code	1	2	3	Residential (R) :			1	R1	Detached Dwelling units, Semi-Detached Dwelling: units, RoW Houses, Common Places (such as community Parks), Convenience Shop (Single shop), Meditation/ Yoga Centre.	2	R2	Low Rise Apartments, Farm House, Cottage industries (not involving the use of or installation of any kind and which create noise, vibration, fume, dust etc. and shall not be permitted in tenement dwellings, flats, play field, garden), Gyms, Orphanages, Old-age Home, Paying Guest House, Part Portion of Residential Building for Office use by Professionals such as Advocates, Doctors,, Architects, Engineers, CA, Hostel, Dharmshala, Single Room Occupancy, Pre-School, Boarding and Lodging (accommodation for transit employees of Govt./Local bodies), Medical and Pet clinics, Dispensary, plant nursery, Library, Common Places (such as Community Parks), Convenience Shop (Single shop), Religious structures, Atta Chakki.	3	R3	Group Housing, Flats/High Rise Apartments, Affordable, Housing, Cottage Industries, Plotted Residential\ Development, Residential flat, Common Places (such as community Parks), Multi-level Parking.	Commercial (C) :			4	C1	Retail Shops (such as Bakery/Confectionary items, Grocery/General store, Dairy products, stationery, books, Gifts/Book binding, Cyber cafe/Phone booth, LPG booking office/LPG showroom excluding cylinders, Laundry/Dry cleaning/Ironing shops, Sweet shops, Pan shops, Tea/Coffee shops, Chemist/Medicine shops, Optical shops, Home Appliances/Electronic repair shops, Photo studio, Cable/DTH office, Cycle Repairs shops, Ration and kerosene distribution shops, Vegetables/Fruits/Flowers/Mutton shops/Poultry stalls, Photocopy/FAX/STD PCO, Computer Service centres, Hair cutting saloons/Beauty Parlour, Tailor shop/Boutique, Newspaper shops, Ticket Booking shops, shop/Boutique, Newspaper shops, Ticket Booking shops, ATM, Eateries shops excluding sitting provisions, Audio-video libraries, Mobile phone shops, courier), Retail Clusters/Shopping clusters, Common Places (such as community Parks), clinic, Pet Clinic, Vet Clinic, offices of professionals (like advocates, doctors,, architects, engineers, chartered accountant, town planner etc.), power looms up to 2HP.	5	C2	Pathology, Laboratory , Scanning Centres, Kerosene, Depots, Hotels, Restaurants, Corporate offices, Call) centres, Training centres, Recreational clubs, Social clubs, Medical and Pet Clinics, Fitness centres, Nursing home, Maternity home, LPG Retail outlet, Information Technology activity centres, Hardware shops, Departmental stores, Guest House, Professional offices,, Taxi stand/three-wheeler stand, Conference Hall, Commercial complex, Yoga Centre, Education Coaching centre, Banks.	6	C3	Shopping Mall, Convention centres, Public Community hall, Museum, Entertainment and Amusement centres, Hospitals, Development activity centres related to Information Technology, Exhibition centres, Godowns, Financial institutions, Restaurants, Hotels (All types excluding hotels *rated 4 and 5), Motels, Sports complex, Swimming pools, Agro-based mandis, Fruits mandis, Vegetable mandis, Junk yards, Cold storage, Goods markets, Petrol Pumps, Workshops, Garages, Auto service stations, Charging stations for Electrical Vehicles, CNG Filling stations, Theatre, Pollution free Small and Medium Scale Industry including MSME, Conference Hall, Multi-level Parking, Education, Coaching centre, Commercial and Corporate offices, Banks, power looms up to 10 HP, Junk Yards (on internal roads only), Agro Mandis.	7	C4	Hotels with *4 and 5 Ratings, Banquet halls, Commercial Complexes, Wholesale market, Timber mart, Cinema and Multiplexes, Godowns.	8	C5	Auditorium, Planetarium, Stadium, Warehouses, Weigh Bridge, Heavy goods markets.	Public, Semi-public/Institutional (PSP) :			9	PSP1	Play-Way Schools, Creches, Preschools, Primary/ schools, PHC, clinic, Dispensary, Sub-offices of Govt. utilities, Police Post, Common Places (such as Community Parks, Gardens), Banks.	10	PSP2	Middle Schools, High Schools, Higher Secondary schools, Integrated Residential schools, School for Mentally/Physically Challenged, Police stations, Post offices, Hostels, Spastic Rehabilitation Centres, Orphanages, Govt. Dispensaries, Nursing Homes, Hospital up to 20 Bed, Public Library, Community hall, Public distribution system shops, Bill collection Centres, Traffic and Transport related offices, Exclusive places of worship, Social and welfare centres, Local Municipal facilities, Art Galleries, Museum, Police Station, Fire Sub-Station, Zonal Level Govt. Utilities, Common Places ( such as community Parks, Gardens)	11	PSP3	Colleges, Civil Hospital, Hospital more than 20 Bed, Hospital for infectious diseases, Mental		
Sr. No.	Code	Description of Uses in the reference code																																																		
1	2	3																																																		
Residential (R) :																																																				
1	R1	Detached Dwelling units, Semi-Detached Dwelling: units, RoW Houses, Common Places (such as community Parks), Convenience Shop (Single shop), Meditation/ Yoga Centre.																																																		
2	R2	Low Rise Apartments, Farm House, Cottage industries (not involving the use of or installation of any kind and which create noise, vibration, fume, dust etc. and shall not be permitted in tenement dwellings, flats, play field, garden), Gyms, Orphanages, Old-age Home, Paying Guest House, Part Portion of Residential Building for Office use by Professionals such as Advocates, Doctors,, Architects, Engineers, CA, Hostel, Dharmshala, Single Room Occupancy, Pre-School, Boarding and Lodging (accommodation for transit employees of Govt./Local bodies), Medical and Pet clinics, Dispensary, plant nursery, Library, Common Places (such as Community Parks), Convenience Shop (Single shop), Religious structures, Atta Chakki.																																																		
3	R3	Group Housing, Flats/High Rise Apartments, Affordable, Housing, Cottage Industries, Plotted Residential\ Development, Residential flat, Common Places (such as community Parks), Multi-level Parking.																																																		
Commercial (C) :																																																				
4	C1	Retail Shops (such as Bakery/Confectionary items, Grocery/General store, Dairy products, stationery, books, Gifts/Book binding, Cyber cafe/Phone booth, LPG booking office/LPG showroom excluding cylinders, Laundry/Dry cleaning/Ironing shops, Sweet shops, Pan shops, Tea/Coffee shops, Chemist/Medicine shops, Optical shops, Home Appliances/Electronic repair shops, Photo studio, Cable/DTH office, Cycle Repairs shops, Ration and kerosene distribution shops, Vegetables/Fruits/Flowers/Mutton shops/Poultry stalls, Photocopy/FAX/STD PCO, Computer Service centres, Hair cutting saloons/Beauty Parlour, Tailor shop/Boutique, Newspaper shops, Ticket Booking shops, shop/Boutique, Newspaper shops, Ticket Booking shops, ATM, Eateries shops excluding sitting provisions, Audio-video libraries, Mobile phone shops, courier), Retail Clusters/Shopping clusters, Common Places (such as community Parks), clinic, Pet Clinic, Vet Clinic, offices of professionals (like advocates, doctors,, architects, engineers, chartered accountant, town planner etc.), power looms up to 2HP.																																																		
5	C2	Pathology, Laboratory , Scanning Centres, Kerosene, Depots, Hotels, Restaurants, Corporate offices, Call) centres, Training centres, Recreational clubs, Social clubs, Medical and Pet Clinics, Fitness centres, Nursing home, Maternity home, LPG Retail outlet, Information Technology activity centres, Hardware shops, Departmental stores, Guest House, Professional offices,, Taxi stand/three-wheeler stand, Conference Hall, Commercial complex, Yoga Centre, Education Coaching centre, Banks.																																																		
6	C3	Shopping Mall, Convention centres, Public Community hall, Museum, Entertainment and Amusement centres, Hospitals, Development activity centres related to Information Technology, Exhibition centres, Godowns, Financial institutions, Restaurants, Hotels (All types excluding hotels *rated 4 and 5), Motels, Sports complex, Swimming pools, Agro-based mandis, Fruits mandis, Vegetable mandis, Junk yards, Cold storage, Goods markets, Petrol Pumps, Workshops, Garages, Auto service stations, Charging stations for Electrical Vehicles, CNG Filling stations, Theatre, Pollution free Small and Medium Scale Industry including MSME, Conference Hall, Multi-level Parking, Education, Coaching centre, Commercial and Corporate offices, Banks, power looms up to 10 HP, Junk Yards (on internal roads only), Agro Mandis.																																																		
7	C4	Hotels with *4 and 5 Ratings, Banquet halls, Commercial Complexes, Wholesale market, Timber mart, Cinema and Multiplexes, Godowns.																																																		
8	C5	Auditorium, Planetarium, Stadium, Warehouses, Weigh Bridge, Heavy goods markets.																																																		
Public, Semi-public/Institutional (PSP) :																																																				
9	PSP1	Play-Way Schools, Creches, Preschools, Primary/ schools, PHC, clinic, Dispensary, Sub-offices of Govt. utilities, Police Post, Common Places (such as Community Parks, Gardens), Banks.																																																		
10	PSP2	Middle Schools, High Schools, Higher Secondary schools, Integrated Residential schools, School for Mentally/Physically Challenged, Police stations, Post offices, Hostels, Spastic Rehabilitation Centres, Orphanages, Govt. Dispensaries, Nursing Homes, Hospital up to 20 Bed, Public Library, Community hall, Public distribution system shops, Bill collection Centres, Traffic and Transport related offices, Exclusive places of worship, Social and welfare centres, Local Municipal facilities, Art Galleries, Museum, Police Station, Fire Sub-Station, Zonal Level Govt. Utilities, Common Places ( such as community Parks, Gardens)																																																		
11	PSP3	Colleges, Civil Hospital, Hospital more than 20 Bed, Hospital for infectious diseases, Mental																																																		

## Proposed Amendments to UBBL 2021

		Hospital, Parks and playgrounds Maidans and Stadiums, Dharmshalas, Hostels, Dhobi Ghat, Place of worship along with ancillary uses, Higher Educational Institutions, College, Fire stations, Govt. Buildings, Auditoriums, Cultural complexes, Fire stations, Broadcasting and Transmission stations. Jails, Police headquarters, Police lines, Solid waste dumping grounds/sites, Bus and Railway passenger terminals, Monuments, Exhibition centres, open air theatre, Recreational clubs, Court, Universities, Polytechnic, Specialized educational institute, All Govt. Uses, Common Places (such as community Parks, Gardens), Multi-level Parking, Office without Commercial Activity.
12	PSP4	Medical College and Research Centre, Universities and Deemed Universities
Mix Land Use (M) :		
13	M	All activities in the mixed used zone as given in the Table 5-2
Recreational Use (RC):		
14	RC	Public Parks, Gardens, Botanical Gardens, Sports Related Activities, Open Spaces, Water Sports, Golf Course, Amusement Park, Recreational Club.
Agricultural/Urban Agriculture Use (Ag):		
15	Ag	Agriculture, Horticulture, Dairy, Poultry Farm, Plan Nurseries, Agro-based Industries excluding hazardous chemicals, cottage industries, dwelling of the people engaged in farm (rural settlement), Farm house, Solar Project, Windmill, public utilities, flour mills. The following uses shall be allowed in favour of bona fide residents of the village with last 20 years ownership of land:- Residential house, convenient shops, work centre, Atta Chakki,clinics/dispensary, school, repair shop, cold storage and rice shellar. This is subject to production of documentary proof.
Transportation and Communication (TC) :		
16	TC	This land use is meant for roads, bus stands, bus terminal, Parking, Multi-Level Parking, railway station, railway line and airport, Communication establishments, Integrated Freight. Complex (Wholesale shops and subsidiary storage capacity, Parking facilities, Godowns, cold storage, Service/repair facilities, Rest/recreation for drivers, Weighing Bridges, Office space, Facilities lik banking, postal truckers, etc. required for business transactions, Amenities for wholesales, truckers and their employees, Areas for shops, eating houses an4 other service, establishment, Provision of lighting, water supply and garbage, sewerage disposal), Hostel, Guest/ House, Boarding House and Lodging House, Filling cum- Service Station, Filling Station, Compressed Natural Gas (CNG) Dairy Station, Petrol Pumps and Service Stations, workshops and garages for LMV and HMV, Warehouse, storage depots, truck terminals.
Industries Use (ID)--Minimum RoW of the road shall be 12 m or as per prescribed guidelines of Industries and Commerce Department		
17	ID1	All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing Press, Concrete Batching Plan stone cutting and polishing, Poultry Farm, Dairy, Assembly Plant, Filling station
18	ID2	All Industries except Hazardous Industries, Junk Yard, Textile Units, Ice Factory, Quarrying of Stone, Quarrying of Gravel, Quarrying of Clay, Dumping of Solid Waste, Non-obnoxious and Non-Hazardous Industry
19	ID3	Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage, flour mills.
20	ID4	Fuel Storage, Storage of inflammable materials, Thermal) Power Plant, Power Plant, Gas Plant, Storage o Hazardous Materials, Hazardous Industries, Chemical Industries, Obnoxious and Hazardous Uses, Dying House.
Conservation Use (CG) :		
21	CG	It is an environmentally conserved land use where no building construction- is permitted like Forest, Vegetation, Dense Plantation, Rivers, Water Bodies an green buffer.

**Proposed Amendments to UBBL 2021**

S.No.	Activities	RoW (m)	B/L (m)	Use Zones						FSB (m)
				R Zone	M Zone	C Zone	RC Zone	T Zone	PSP Zone	
1	2	3	4	5						6
1	R1 (i)	3.0	3.0	P	P	P	NP	P	P	1.5
2	R1 (ii)	4.5	4.0	P	P	P	NP	P	P	1.8
3	R1 (iii)	6.0	5.5	P	P	P	NP	P	P	2.5
4	R2	9.0	8.0	P	P	P	NP	P	P	3.5
5	R3	12.0	11.0	P	P	P	NP	NP	NP	5.0
6	C1	9.0	8.0	P	P	P	NP	P	P	3.5
7	C2	12.0	11.0	P	P	P	NP	P	NP	5.0
8	C3	15.0	13.5	NP	P	P	NP	NP	NP	6.0
9	C4	18.0	16.0	NP	P	P	NP	NP	NP	7.0
10	C5	24.0	19.0	NP	NP	P	NP	NP	NP	7.0
11	PSP1	9.0	8.0	P	P	P	NP	P	P	7.0
12	PSP2	12.0	11.0	P	P	P	NP	P	P	7.0
13	PSP3	15.0	18.5	P	P	P	NP	P	P	7.0
14	PSP4	24.0	21.5	NP	NP	NP	NP	NP	P	7.0
15	RC	All	As applicable road category	P	P	P	P	P	P	As applicable road category
16		30.0	22.0	The Activities will be permissible as above and guided by minimum road width requirement						7.0
17		36.0	25.0							7.0
18		50.0	32.0							7.0
19		60.0	37.0							7.0

Note: - Whichever is more shall be applicable w.r.t. Building lines/RoWs

P Permitted NP Not Permitted  
 B/L Building Line (From center of abutting road) FSB Front Set Back  
 RoW Right of Way

Retail Shops:

- In R zone, Commercial and professional and other office activities shall be permissible with maximum coverage Up to 1/3rd of permitted FAR on notified road by the concerned authority.
- The below mentioned shall be categorized as Retail Shops. Bakery/Confectioneries items, Grocery/General Store, Daily Products, Stationary/Books/Gifts/Book binding, Cyber Café/Phone booth, L.P.G. booking office/L.P.G. showroom excluding cylinder, Pan shop, Laundry/Dry-cleaning/Ironing shop, Sweet Shop/Tea Shop excluding seating provisions, Chemists/Medicine shop, Optical shop, Home Appliances/Electronic Repair shop, Photo Studio, Cable/DTH office, Cycle Repair shop, Under Public Distribution System shops for Ration & Kerosine Distribution Shops, Vegetables/Fruits/Flower shops, Photocopy/Fax/STD-PCO, Haircutting/Beauty Parlour, Tailor shop/Boutique.

Notes:-

- No development shall be permitted in area designated for water body, pond and Talav excluding River-front Development. Setbacks to be maintained from a designated water body shall be as per Regulation for Conservation Zone (CG) of these regulations.
- The land designated for public purposes, the uses shall be permissible as per the requirements of concerned department.
- For all Zones,-
  - If the line of a zone divides a building unit, the maximum permissible F.A.R. available on either part of such building unit shall be as per the respective Zones.
  - Such a building unit may be developed separately as per the regulations of the respective zones or as a contiguous development utilizing the combined maximum permissible F.A.R. in the part of the building unit which lies in the zone with higher F.A.R.
- Public Utilities and Facilities shall be permitted in any Zone.
- In the local areas where the mixed land use zones are not defined in the land use plan of the master plan, the concerned Authority shall unequivocally notify the roads for mixed land use along with the extant vis-a-vis the mixed land use zone in the table 5-2.

S.No.	Activities	RoW (m)	B/L (m)	Use Zones						FSB (m)*
				R Zone	M Zone	C Zone	RC Zone	T Zone	PSP Zone	
1	2	3	4	5						6
1	R1 (i)	3.0	NS	P	P	NP	P	NP	P	NS
2	R1 (ii)	4.5	NS	P	P	NP	P	NP	P	NS
3	R1 (iii)	6.0	NS	As M	P	As M	P	As M	P	NS
4	R2	9.0	0	As M	P	As M	P	As M	P	0
5	R3	12.0	0	As M	P	As M	P	As M	P	0
6	C1	9.0	NS	As M	P	As M	P	As M	P	0
7	C2	12.0	0	As M	P	As M	P	As M	P	0
8	C3	15.0	0	As M	P	As M	P	As M	P	0
9	C4	18.0	0	As M	P	As M	P	As M	P	0
10	C5	24.0	0	As M	P	As M	P	As M	P	0
11	PSP1	9.0	NS	As M	P	As M	P	As M	P	0
12	PSP2	12.0	0	As M	P	As M	P	As M	P	0
13	PSP3	15.0	0	As M	P	As M	P	As M	P	0
14	PSP4	24.0	0	As M	P	As M	P	As M	P	0
15	RC	All	As applicable road category	As M	P	As M	P	As M	P	As applicable road category

P Permitted NP Not Permitted  
 B/L Building Line (From center of abutting road) FSB Front Set Back  
 RoW Right of Way NS. Not Specified  
 FSB\*. For all Bungalows Residential, FSB shall be NS irrespective of road width.

Notes:-

- No development shall be permitted in area designated for water body, pond and Talav excluding Riverfront Development. Setbacks to be maintained from a designated water body shall be as per Regulation for Conservation Zone (CG) of these regulations.
- For all Zones:
  - If the line of a Zone divides a Building unit, the maximum permissible F.A.R. available shall be maximum of the Zones.
  - Such a Building-unit may be developed separately as per the regulations of the Respective Zones or as a contiguous development utilizing the combined maximum permissible F.A.R. in the part of the building unit which lies in the Zone with higher F.A.R.
  - Both horizontal and vertical mixed uses shall be allowed in M Zone.
- In the local areas where the mixed land use zones are not defined in the land use plan of the master plan, the concerned authority shall unequivocally notify **the roads having minimum existing ROW 9m** for mixed land use along with the extant vis-à-vis **the mixed land use zone and shall be permissible in Residential, Commercial, PSP & Transport use other than Roads.**
- The setbacks shall be handed over to the Authority as public right of way, except in case of R1 zone.
- Boundary walls or fences shall not be permitted in all cases, except for side and rear setbacks in R1 zone. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback in R1 zone.

To bring in more clarity regarding notification of mixed land use on roads of minimum 12m RoW.

To bring in more clarity regarding notification of Mixed use in residential areas

**Proposed Amendments to UBBL 2021**

For buildings above 21 m height shall have front setback of 1/3rd of the height of building or building line of the road whichever is more.

## Proposed Amendments to UBBL 2021

6

**5.2.1.1 The regulations for Residential Use in terms of Plot Area, Ground Coverage, FAR and Setbacks shall be as given below:-**

Table No. 5-3

A. Minimum Setbacks/Setbacks, Maximum Ground Coverage and No. of Storeys as per Plot Area Range for R1, R2 categories of Residential Use.							
S. No.	Area (In Sq. m)	Max. Ground Coverage	No. of Storeys	Type of Const.	Set Back Limits (Minimum) in meters		
					Front	Rear	Side
1.	Up to 75	75%	G+2	RoW	Shall be as per table No. 5-2	0	0
2.	Above 75-125	75%	G+2	RoW		1.5	0
3.	Above 125-275	65%	G+2	RoW		2.0	0
4.	Above 275-350	55%	G+2	Semi-detached		2.0	2.0
5.	Above 350-450	50%	G+2	Semi-detached		2.0	2.0
6.	Above 450-600	45%	G+2	Detached		3.0	3.0
7.	Above 600-1000	40%	G+2	Detached		3.0	3.0
8.	Above 1000	35%	G+2	Detached		3.0	3.0

Note:-

- I. No side setbacks shall be required in plots or irregular proportions/dimensions up to the width of 10M, minimum rear setback of 1M shall be permitted in cases where depth of such irregular plots is up to 12M. However, there shall be no change in permissible ground coverage, No. of storeys and height of the building as given in the table above.
- II. The maximum height of a residential house shall not be more than 12m. Height of each storey in a residential house shall not be less than 3M, staircase mumty height up to 2.5m shall be in addition to G+ 2 storeys permissible.
- III. Total habitable floor area shall not be in any case more than three times the allowable ground coverage.
- IV. To cater to this parking requirement in individual plotted residential houses, stilt floor shall be allowed within the building envelope and shall be exclusively used for parking for roads 6m and above.
- V. Any area within building envelope provided for parking on ground shall not be counted in covered floor area and the same area shall be allowed for habitable purpose on 3rd floor.
- VI. In case stilt parking is provided within building envelope in combination with ground floor, the area under parking shall be allowed for habitation on 3rd floor. Height of stilt floor in this case shall not be more than 3m.
- VII. Basements shall not be allowed in row housing, but single basement shall be allowed in detached and semi-detached housing subject to fulfilment of basement norms as per National Building Code.
- VIII. Basements in individual plotted housing shall be counted towards FAR and ground coverage.
- IX. Single basement shall be allowed within the building envelope ensuring structural safety with maximum height of 3.0 m from finished floor to soffit of beam.
- X. Porches up to an area of 17 Sqm shall be allowed in side setbacks only and no construction over such porches shall be allowed.
- XI. Areas under porch shall be calculated @ 50% for coverage.
- XII. Stilt floor shall be allowed on roads not less than 6.0 m Width.

Table No. 5-3

S. No.	Area (In Sq. m)	Max. Ground Coverage	Building Line	No. of Storeys	Set Back	
					Front (FSB)	Min. Open space in the form of Set-back or courtyard, other than FSB
1.	Up to 75	Not specified	For R1: as per Building Line definition for all RoW widths. For R2: Below 15m RoW - not specified. Above 15m RoW - Building Line at the edge of RoW.	Not specified	Front set back as per building line	0%
2.	Above 75-125					0%
3.	Above 125-275					10%*
4.	Above 275-350					10%*
5.	Above 350-450					10%*
6.	Above 450-600					10%*
7.	Above 600-1000					15%*
8.	Above 1000					Min.20%*

VI. \* If plot not having a rear road, then min. setback of 2m shall be left at the rear of the plot, which shall be counted towards open space.

Note :-

- I. Height of each storey in a residential house shall not be less than 3M, Staircase mumty height up to 2.5m shall be in addition to storeys permissible.
- II. To cater to the parking requirement in individual plotted residential houses, Stilt or basement floor shall be allowed within the building envelope and shall be exclusively used for parking, for roads of 6 m and above.
- III. Any area within building envelope provided for parking on ground shall not be counted in FAR and an equal area shall be allowed extra for habitable purpose on 3rd any floor, within the existing height norms.
- IV. Ramps to access parking shall be built within the plot, with starting level at the top of footpath.
- V. Height of Stilt floor for parking shall not be more than 4m, to allow for stack parking.
- VI. Basements shall not be allowed in row housing, but single basement shall be allowed in detached and semi-detached housing subject to fulfilment of basement norms as per national Building Code.
- VII. Basements in individual plotted housing shall not be counted towards FAR and ground coverage and shall not be used for any purpose other than parking or residential use.
- VIII. Single basement shall be allowed within the building envelope ensuring structural safety with minimum height. of 3.0m from finished floor to soffit of beam, with 0.5m above ground level to allow for natural light.
- XIV. In case, in a corner plot both the roads are equal, the front set-back norm shall apply to both sides
- XVI. In case there is a road in a part of the front of a plot or the road ends at the plot, the front set-back shall be on the whole part of the plot towards the road.
- XXI. Attic/Truss Height shall not be included in the permissible height,
- XXIII. Setbacks shall be handed over to the Authority as public right of way, except for plots in R1 zone.
- XXIV. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks before handing over to the Authority, by the plot owner.
- XXV. Boundary walls or fences shall not be permitted on any side of the plot in all use premises, except for side and rear setbacks in R1 zone. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback in R1 zone.
- XXVI. It is mandatory to provide parking space for as many cars as owned by the plot owner or the residing family, inside the plot premises, failing which the building plan permission shall be rejected. The plot owner shall submit the car ownership details at the time of building plan permission.

Concept of Ground Coverage has been removed as the concept of Minimum setbacks is already existing.

Building Line has been made as such to remove complexity and increase competitiveness of real estate in the UT as compared to other states of the country.

Setbacks other than front setbacks are made in terms of percentages to remove complexity in setback calculations and increase competitiveness of real estate in the UT as compared to other states of the country

## Proposed Amendments to UBBL 2021

7

B. Regulations for R3--Group Housing (Flatted Development)						
S. No.	Plot Area (Sq. m)	Max. Ground Coverage	Max. FAR and Dwelling Units per ha	Max. Height (m)	Min. Setbacks Rear & Both Sides (Each side)	Tower to Tower Distance
1.	4000-8000	30%	175	Height to be regulated by Fire and Emergency Equipment available.	1/3rd of height of building or 7.5 m or building line of the abutting road whichever is more.	Minimum 6M all around up to 40 m height and minimum 9m all round above 40m height.
2.	Above 8000	30%	225		1/3 <sup>rd</sup> of height of building or 7.5 m or building line of the abutting road whichever is more.	Minimum 6M all round up to 40m height and 9 m all round above 40m height.

Note:-

- I. The Group Housing Scheme shall be subject to Reservation Policy for EWS/LIG Housing for Urban Poor as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020.
- II. F. A R./Density required for EWS shall not be counted in overall FAR of the Group Housing Scheme and shall be subject to the fulfilment of parking norms for EWS as well if provided within the Group Housing Scheme. Allotment under EWS scheme shall be made strictly as per the J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020.
- III. Bye-laws for affordable housing shall be as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020.
- IV. Maximum Commercial/Public, Semi-public use in Group Housing/Flatted Development shall be 10% of the total site/scheme area.
- V. Security room may be allowed at the entrance gate up to a maximum built up area of 30 Sqm (up to 3.5m height) after maintaining the RoW of road and shall be counted as FAR.
- VI. Minimum floor height from finished floor for any habitable space shall be 2.75m.
- VII. Built up area (Unit Area) of apartment for calculation of ECS shall be excluding common service areas. Any service area within apartment shall be counted in built up area. Balconies and Verandas shall be counted @ 50% in FAR.
- VIII. If there are any bends or curves on the approach road within the plot, a sufficient width shall be provided at the curve to enable the fire tenders to turn, the turning circle being at least of 9.0 m radius. Where entry to the plot is through a slip road the gate width shall not be less than 9.0 m for entry of the fire fighting appliances.
- IX. The internal access to the building within the plot and open spaces on its all sides shall not be less than 6 m width and the layout for the same shall be done in consultation with Chief Fire Officer, Fire Service and the same shall be reinforced to ensure safety of the fire equipment and capable of taking the weight of Fire Engine, weighing up to 45 tons. The said open space shall be kept free of obstructions and shall be motorable.
- X. Main entrances to the premises shall be of 9.0 m width to allow easy access to the fire engine and in no case, it shall measure less than 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If archway is provided over the main entrance the height of the archway shall not be at a height less than 5m.
- XI. The catalogue for sale of apartments shall be similar to the basic plan approved by the Authority.
- XII. No deviation in the plan shall be allowed once the apartments are sold in part or whole.
- XIII. No common areas like corridors, stairs, lifts, lobbies shall be allowed to be sold to a particular person or a group of persons after the apartments are sold in part or whole.

B. Regulations for R3--Group Housing (Multistorey housing Development)							
S. No.	Plot Area (Sq. m)	Max. Ground Coverage	Max. FAR	ROW	Max. Height (m)	Min. Setbacks Front, Rear & Both Sides (Each side)	Tower to Tower Distance
1.	2000-8000	NS	(200)	Min. 9	To be governed by Civil Aviation and Fire & Emergency Norms	a. Front setback shall be zero and side and rear setbacks shall be 3m. If side roads are of RoW 18m or more, the abutting side shall have zero setback.	
2.	Above 8000	NS	225	Min. 12		b. A shaded arcade within the building envelope of min 3m clear width is mandatory, along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.	
						c. The distance between building blocks shall be such as to mandatorily have min 2hr of direct sunlight in habitable area.	

NS: Not specified

Note:

- I. Dedicated private green area shall be min. 10% of plot size. This is provided other than setback area and can be provided on podium or terrace.
- II. Min. public green area/ park shall be 20% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.
- III. Byelaws for affordable housing shall be as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy-2020.
- IV. Security room may be allowed at the entrance gate up to a maximum built up area of 30 Sq m (up to 3.5m height.) after maintaining the RoW of road and shall be counted as FAR.
- V. At least 50% of the frontage shall be Active frontage and shall have active frontage norms.
- VI. Minimum Floor height from finished floor for any habitable space shall be 3m.
- VII. Built up area (Unit Area) of apartment for calculation of ECS shall be excluding common service areas. Any service area within apartment shall be counted in built up area. Balconies and Verandas shall not be counted towards FAR.
- VIII. Passages, turning radius and entry shall be in conformity with fire safety norms.
- IX. The catalogue for sale of apartments shall be similar to the basic plan approved by the authority.
- X. No deviation in the plan shall be allowed once the apartments are sold in part or whole.
- XI. No common areas like corridors, stairs, lifts, lobbies shall be allowed to be sold to a particular person or a group of persons after the apartments are sold in part or whole.
- XII. No apartment holder shall be allowed to have extra rights on common spaces.
- XIII. Common spaces shall include all green spaces, children's parks, playgrounds, sports facilities, areas which are of common use of the apartment owners forming part of the sanctioned plan under bye laws of the authority.
- XIV. Any additional space not counted in the permissible floor space shall also be treated as common areas.
- XV. Active frontage is mandatory for min. 50% of length of plot adjoining the road.
- XVI. A shaded arcade within the building envelope of min 3m clear width is mandatory along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.
- XVII. Maximum length of building block shall be 30m after which a passage of min 3m shall be left. Bridging of two building blocks with 5m clearance over passage is permitted, the bridge could be habitable rooms or commercial floor space.
- XVIII. Plot edge having road more than 15m shall be treated as front and front setback norm shall apply.
- XIX. Setbacks shall be handed over to the Authority as public right of way, except for plots in R1 zone.
- XX. No projections shall be allowed in the setback area, except for plots in R1 zone.
- XXI. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks before handing over to the Authority, by the plot owner.
- XXII. Boundary walls or fences shall not be permitted on any side of the plot in all use premises, except for side and rear setbacks in R1 zone. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback in R1 zone.

This has been done in order to increase competitiveness of real estate in the UT as compared to other states of the country,

This has been found in the benchmarking exercise carried out with other states

The provision of minimum green space of 15% is made to maintain lung space and enhance quality of life for the inhabitants of the group housing

## Proposed Amendments to UBBL 2021

- XIV. No apartment holder shall be allowed to have extra rights or common spaces.
- XV. Common spaces shall include all green spaces, children's parks, play grounds, sports facilities, areas which are of common use of the apartment owners forming part of the sanctioned plan under bye-laws of the Authority.
- XVI. Any additional space not counted in the permissible floor space shall also be treated as common areas.
- XVII. Designated parking spaces shall be allotted to apartment holders.
- XVIII. Height Exemptions:
- Roof tanks and their supports not exceeding 1.0 m in height.
  - Ventilating, air conditioning and lift rooms and similar service equipment.
  - Stair covered with mumty not exceeding 3.00 m in height.
  - Chimneys and parapet wall and architectural features not exceeding 1.50 m. in height unless the aggregate area of such structures exceeds 1/3rd of the roof area of the building on which they are erected. All such appurtenant structures shall be camouflaged to achieve streamlined aesthetics.

- XXIII. The distance between building blocks shall be such as to mandatorily have min 2hr of direct sunlight in habitable area.
- XXIV. Height Exemptions:
- Roof tanks and their supports not exceeding 1.0 m. in height,
  - Ventilating, air conditioning and lift rooms and similar service equipment,
  - Stair covered with Mumty not exceeding 3.00 m. in height.
  - Chimneys and parapet wall and architectural features not exceeding 1.50 m. in height unless the aggregate area of such structures exceeds 1/3rd of the roof area of the building on which they are erected. All such appurtenant structures shall be camouflaged to achieve streamlined aesthetics.

8

- A group or a group of persons or a co-operative society or firm intending to plot out an estate into more than 4 plots shall give notice in writing to the BPIA which will be accompanied by a layout plan of entire land showing the areas allotted for roads, open spaces, plot and public buildings, the specification of the roads, drains and other infrastructures.
- Roads, drains, water mains and electric lines required for the colony shall be constructed by the developer at his own cost and no plot shall be eligible for any services and utilities by the govt. and/or Municipal Corporation unless the colony is developed properly and approved by the BPIA, and no building plan shall be considered by the municipality or prescribed authority in any plot of such a colony which has not received the prior approval of the BPIA. Developer in this case will mean the person, co-operative or the firm intending to plot out the land into **more than 4 plots**.
- Land use of the layout plan approved by the BPIA shall not be changed unless with the prior consent of the BPIA.
- Open spaces allocated for parks, playfields, utility sites/buildings in a colony shall be deemed to have been sold along with the plots as amenity of the colony by the developer to the plot holders of the colony. The development of such open spaces shall be the responsibility of the developer.
- No permission shall be accorded for construction of a building in any notified area which shall cause nuisance by way of odour, smoke, noise or disturbance to inhabitants of the locality or be injurious to health of the residents of the buildings or to the inhabitants in the surrounding areas.
- Norms for Colonies up to 1.0 Hectare:

Land Distribution		
1.	Min. Approach Road	9.0 M
2.	Internal Roads	
	Width of Means of Access (m)	Length of Means of Access (m) Max
	6.0	75
	7.5	150
3.	Area under Roads	Min. 12%
4.	Area under Green	Min. 10%
5.	Residential Area	Max. 70%
6.	Commercial/PSP Area	Max. 5%

- Norms for Colonies above 1 Hectare up to 4 Hectare:

Land Distribution		
7.	Min. Approach Road	12.0 M
8.	Internal Roads	
	Width of Means of Access (m)	Length of Means of Access (m) Max
	6.0	75
	7.5	150
	9.0	250
9.	Area under Roads	Min. 12%
10.	Area under Green	Min. 10%
11.	Residential Area	Max. 70%
12.	Commercial/PSP Area	Max. 10%

- A group or a group of persons or a co-operative society or firm intending to plot out an estate of not less than 500sqm into 8 plots and above shall give notice in writing to the BPIA which will be accompanied by a layout plan of entire land showing the areas allotted for roads, open spaces, plot and public buildings, the specification of the roads, drains and other infrastructures.
- Roads, drains, water mains and electric lines required for the colony shall be constructed by the developer at his own cost and no plot shall be eligible for any services and utilities by the govt. and/or Municipal Corporation unless the colony is developed properly and approved by the BPIA, and no building plan shall be considered by the municipality or prescribed authority in any plot of such a colony which has not received the prior approval of the BPIA Developer in this case will mean the person, co-operative or the firm intending to plot out the land into more than 4 plots
- Wherever Master Plan exists, the layout plan shall be such that roads shall connect to the adjoining roads of the city or the adjoining scheme so as to keep a continuous road network. For areas without Master Plan, the road network shall be kept continuous preferably.
- Land use of the layout plan approved by the BPIA shall not be changed unless with the prior consent of the BPIA
- Open spaces allocated for parks, playfields, utility sites/buildings in a colony shall be deemed to have been sold along with the plots as amenity of the colony by the developer to the plot holders of the colony. The development of such open spaces shall be the responsibility of the developer.
- No permission shall be accorded for construction of a building in any notified area which shall cause nuisance by way of odour, smoke, noise, or disturbance to inhabitants of the locality or be injurious to health of the residents of the buildings or to the inhabitants in the surrounding areas.
- Norms for Colonies up to 1 Hectare:

Land Distribution		
1.	Min. Approach Road	9.0m
2.	Internal Road	
	Width of Means of Access (m)	Length of Means of Access (m) Max
	6.0	75
	7.5	150
3.	Area under Roads	Min. 5%
4.	Area under Green	Min. 20% (of which 15% shall be public green), other than setbacks.
5.	Residential Area	Not specified
6.	Commercial/PSP Area	Max. 10%

- Norms for Colonies above 1 Hectare upto 4 Hectare:

Land Distribution		
1.	Min. Approach Road	12.0m
2.	Internal Road	
	Width of Means of Access (m)	Length of Means of Access (m) Max
	6.0	75
	7.5	150
	9.0	250
3.	Area under Roads	Min. 5%
4.	Area under Public Green	Min. 30% (of which 20% shall be public green), other than setbacks.

To align the provision of UBBL with the relevant provisions of Integrated township as per Jammu and Kashmir Housing, Affordable Housing, Slum Redevelopment, and Rehabilitation and Township Policy 2020



**Proposed Amendments to UBBL 2021**

5.	Residential Area	Not specified
6.	Commercial/PSP Area	Max. 10%

**i) Norms for Integrated Townships on Land Parcels above 4 Hectare:**

Land Distribution		
1.	Min. Approach Road	18.0m
2.	Area under Roads	Min. 5%
3.	Area under Green	Min. 30% (of which 20% shall be public green), other than setbacks
4.	Commercial Area	Max 10%
5.	PSP Area	Max. 10%

The Integrated Township Scheme shall be subject to Reservation Policy for EWS/LIG Housing for Urban Poor as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020

9  
5.2.1.2 The regulations for Commercial and Public, Semi-Public building use in terms of Space/Plot area, Ground Coverage, FAR, Height and Setbacks/setbacks shall be as under :-

**Table No. 5-4**

S. No.	Building Use	Plot Area (Sq.m)	Ground Coverage (%)	FAR	Max. Height. (m)	Min. Setbacks (m)				
						Front	Rear	Side	Side	
1.	Single Shop	Up to 100	70	210	12 (G+2)	Shall be as per Table No. 5-2	N	N	N	
Note:- Shopping permissible on G+ 1 only. Basement shall not be allowed.										
2.	Shopping Cluster	Above 100-300	60	180	14	Shall be as per Table No. 5-2	3.0	3.0	N	
Note:- Shopping permissible on G+ 1 only. Basement shall not be allowed.										
		Above 300 - 750	50	180	14	Shall be as per Table No. 5-2	3.0	3.0	N	
Note:- Single Basement within the building envelope shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed for parking only.										
3.	Commercial Complex	Above 750-2000	45	180	20	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	3.0	3.0	
Note:- Single Basement within the building envelope shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed for parking only.										
		Above 2000-4000	40	180	25	Shall be as per Table No. 5-2	6.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	6.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	6.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	
Note:- Double basements if used for parking shall be allowed as specified in the basement										

**5-4 a. The regulations for Commercial use in terms of Space/Plot area, Ground Coverage, Existing ROW/ height & Setbacks/setbacks shall be as under:**

S. No.	Building Use	Plot area (Sq.m)	Existing ROW	Ground Coverage (%)	Min. Public Open Space - Covered or Open to sky* (%)	Height	Min. setbacks			
							Front	Rear	Side	Side
1.	Single Shop/ Shopping Cluster (SC)/ Commercial Complex (CC)	Up to 100 (CC is NP)	9m	NS	0	NS	0	N	N	N
		Above 100 - 300 (CC is NP)	9m	NS	10	NS	0	N	N	N
		Above 300 - 750	12m	NS	10	NS	0	N	N	N
		Above 750 - 4000	12m	NS	10	NS	0	3.0	3.0	3.0
		Above 4000	15m	NS	20	NS	0	6.0	3.0	3.0
2.	Home Cinema/ Cinemas/ Cineplex/ Hotel	Min. 1000	12m	NS	10	NS	0	3.0	3.0	3.0
3.	Mall cum Multiplex	Min. 5000	18m	NS	20	NS	0	6m	6m	6m
4.	Janjghar/ Community Center/ Banquet Hall	1000 sqm to 3000 sqm	12m	NS	10	NS	0	3m	3m	3m
		Above 3000 Sq. m	15m	NS	20	NS	0	3m	3m	3m
5.	Ware Housing, Storage Vegetables & Fruit	Min. 25000	18m	NS	30	NS	0	6m	6m	6m

To remove complexity in building bye laws and increase competitiveness of real estate in the UT as compared to other states of the country,

## Proposed Amendments to UBBL 2021

		norms. Stilt floors within the building envelope shall be allowed.							
	Above 4000	35	180	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	6.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	6.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	6.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	
	Note:- Three basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.								
4.	<b>Cinemas/ Cineplex</b>	Min. 4000	50	150	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of Building Ht.	1/3 <sup>rd</sup> of Building Ht.	1/3 <sup>rd</sup> of Building Ht.
	Note:- Three basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed. Canteen/food court up to 15% of FAR shall be allowed.								
5.	<b>Hotel</b>	1000-2500	40	180	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)
	Note:- 5% of permissible FAR for party hall and 3% permissible FAR for Conference hall shall be allowed. For Conference halls/party halls/bars/restaurants etc. (Excluding entrance hotel lobby/atrium) min parking @ 1.5 ECS for 10 Sqm shall be provided. Double basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.								
	Above 2500	30	200	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	
	Note:- 5% of permissible FAR for party hall and 3% permissible FAR for Conference hall shall be allowed. For plots more than 12K facilities like banquet hall shall be allowed with parking provision as per banquet norms. For Conference halls/party halls/bars/restaurants etc. (Excluding entrance hotel lobby/atrium) min parking @ 1.5 ECS for 10 Sqm shall be provided. Three basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.								
6.	<b>Mall cum Multiplex</b>	Min. 5000	40	200	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of height of building or 3m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 3m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 3m (W.E.I.M)
	Note:- For halls/party halls min parking @ 1.5 ECS for 10 Sqm shall be provided. Three level basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.								
7.	<b>Janjghar/ Community Center/ Banquet Hall</b>	Min. 6000	30	60	12	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6m (W.E.I.M)
	Note:- Double basements shall be allowed. Basements should be allowed for parking only. In case of sloping roof, no activity shall be allowed in the attic space. Security room may be allowed at the entrance gate up to a maximum built up area of 15 Sqm (up to 3.5 M height) after maintaining the RoW of road and shall be included in FAR. Parking shall not								

Mandis										
6.	<b>Multi-Level Parking</b>	Min. 2000	12m	NS	10	NS	0	3m	3m	3m
7.	<b>Tourist Huts*/ Resort**</b>	Min. 750 - 4000	12m	NS	10	NS	0	3m	3m	3m
		Above 4000	12m	NS	20	NS	0	3m	3m	3m

+Open space shall exclude the area left in setbacks. If a non-vehicular public passage of min. 2.5m clear width or min. 7.5m in case of vehicular, is part of the scheme and is un gated and open at all times, it shall be counted towards open space. Gated passages shall not be counted towards open space. Setbacks along public passage shall be zero. Public passages within the scheme can be covered from above 6m height. Ground level Parking in Open space is not permitted.  
 NP: Not permitted  
 NS: Not specified

**Notes:**

- I. Height of buildings, where Not Specified (NS), shall follow norms of Civil aviation and Fire & Emergency.
- II. Active frontage on ground floor is mandatory for min. 50% of length of plot adjoining the road.
- III. A shaded arcade within the building envelope of min 3m clear width is mandatory along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.
- IV. Maximum length of building block shall be 30m after which a passage of min 3m shall be left. Bridging of two building blocks with 5m clearance over passage is permitted, the bridge could be habitable rooms or commercial floor space.
- V. Plot edge having road more than 15m shall be treated as front and front setback norm shall apply.
- VI. Setbacks shall be handed over to the Authority as public right of way, except for plots in R1 zone.
- VII. No projections shall be allowed in the setback area, except for plots in R1 zone.
- VIII. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks before handing over to the Authority, by the plot owner.
- IX. Boundary walls or fences shall not be permitted on any side of the plot in all use premises, except for side and rear setbacks in R1 zone. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback in R1 zone.
- X. Min. public Green area/ Park shall be 20% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.
- XI. In case stilt parking is provided, the height. of stilt should be maximum 4.0 m below soffit of beam to accommodate stack parking. Active frontage on frontage on ground floor is mandatory, stilt parking shall be behind the active frontage accessed by side roads or setbacks.
- XII. 30% of permitted FAR can be used for residential use.
- XIII. Public passage is mandatory after plot length more than 75m. Bridging over public passage is permitted for length not more than 20% and above height of 6m from plinth level.

**Table No. 5-4 b. The regulations for Industrial use in terms of Space/Plot area, Ground Coverage, Existing ROW/ height & Setbacks/setbacks shall be as under:**

INDUSTRIAL USE : Minimum RoW of the road shall be 12 m or as per prescribed guidelines of Industries & Commerce Department.										
S. No.	Use	Plot Area in Sq. m.	Coverage	FAR	Min. Public Open Space*(%)	Height	Setbacks			
							Front	Rear	Side	Side
1.	<b>Multi-storey Group Industry and Service Centre</b>	Min. 2000	NS	150	10	NS	0	3.0	3.0	3.0
Note: Basement up to the building envelop line to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.										
2.	<b>Light Service Industry &amp; Extensive Industry</b>	100 up to 500	NS	150	10	NS	0	0	0	0
		500 up to 4000	NS	150	10	NS	0	3.0	3.0	3.0
		4000 upto 12000	NS	125	20	NS	0	6.0	6.0	6.0

**Proposed Amendments to UBBL 2021**

		be allowed in proposed RoW of roads. Bore-wells and power-driven water pumps shall not be allowed in construction sites or in any building without license and proper permission from the competent authorities.							
8.	<b>Ware housing, Storage Vegetables &amp; Fruit Mandis</b>	Min. 25000	25	100	15	Shall be as per Table No. 5-2	9.0	9.0	9.0
9.	<b>Multi-Level Parking</b>	Min. 2000	66	-	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<p>Note:- Minimum number of car parking space shall be 50. Terrace/Roof Top Parking shall be allowed with proper protection to the satisfaction of concerned Authority. In order to compensate the cost of Multi-Level Parking, a maximum 25% of Gross Permissible Floor Area may be utilized as Commercial/Office space. Maximum FAR proposed for commercial spaces shall be 100 (excluding parking areas). In addition to requisite parking space required for commercial developed within the Multi-Level Parking complex (@ 3 ECS/100 Sq. m). Three times additional space for parking components shall be provided. Three basements shall be allowed for parking as specified in the basement norms. Maximum height shall be restricted to permissible height of the land use in which the plot falls. Shops/Offices/Commercial spaces shall be allowed on ground and first floor, only for rehabilitation of project affected persons in Government comprehensive schemes. In case of Government comprehensive schemes, development controls including height shall be as pre-approved scheme.</p>									
<b>INDUSTRIAL USE</b>									
10.	<b>Flatted Group Industry and Service Centre</b>	Min. 2000	30	120	20	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of height of building or 6M (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6M (W.E.I.M)	1/3 <sup>rd</sup> of height of building or 6M (W.E.I.M)
<p>Note:-Basement np to the building envelop line to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.</p>									
11.	<b>Light and Service Industry</b>	100 np to 500	60	120	12	Shall be as per Table No. 5-2	3.0	3.0	N

	12000 up to 28000	NS	125	20	NS	0	6.0	6.0	6.0
	Above 28000	NS	125	20	NS	0	9.0	9.0	9.0
<p>Note: Single Storey building with basement is allowed. Basement shall be below the ground level and the maximum extent of the ground coverage and shall not be counted in FAR. In case of truss, height. of building should be adjusted/ relaxed. Height. relaxation can be considered by the content authority for specialized industries requiring more height.</p>									

+Open space shall exclude the area left in setbacks. If a non-vehicular public passage of min. 2.5m clear width or min. 7.5m in case of vehicular, is part of the scheme and is ungated and open at all times, it shall be counted towards open space. Gated passages shall not be counted towards open space. Setbacks along public passage shall be zero. Public passages within the scheme can be covered from above 6m height. Ground level Parking in Open space is not permitted.

NP: Not permitted  
NS: Not specified

**Notes:**

- I. Height of buildings, where Not Specified (NS), shall follow norms of Civil aviation and Fire & Emergency.
- II. Active frontage on ground floor is mandatory for min. 50% of length of plot adjoining the road.
- III. A shaded arcade within the building envelope of min 3m clear width is mandatory along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.
- IV. Maximum length of building block shall be 30m after which a passage of min 3m shall be left. Bridging of two building blocks with 5m clearance over passage is permitted, the bridge could be habitable rooms or commercial floor space.
- V. Plot edge having road more than 15m shall be treated as front and front setback norm shall apply.
- VI. Setbacks shall be handed over to the Authority as public right of way, except for plots in R1 zone.
- VII. No projections shall be allowed in the setback area, except for plots in R1 zone.
- VIII. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks before handing over to the Authority, by the plot owner.
- IX. Boundary walls or fences shall not be permitted on any side of the plot in all use premises, except for side and rear setbacks in R1 zone. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback in R1 zone.
- X. Min. public Green area/ Park shall be 20% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.
- XI. In case stilt parking is provided, the height. of stilt should be maximum 4.0 m below soffit of beam to accommodate stack parking. Active frontage on ground floor is mandatory, stilt parking shall be behind the active frontage accessed by side roads or setbacks.
- XII. 30% of permitted FAR can be used for residential.
- XIII. Public passage is mandatory after plot length more than 100m. Bridging over public passage is permitted for length not more than 30% and above height of 6m from plinth level.

**Table No. 5-4 c: The regulations for Public & Semi-Public use in terms of Space/Plot area, Ground Coverage, Existing ROW/ height & Setbacks/setbacks shall be as under:**

<b>PUBLIC AND SEMI-PUBLIC/INSTITUTIONAL USE</b>											
S. No.	Use	Plot Area in Sq. m.	Coverage	Min. Public Open Space+ (%)	FAR	ROW	Height	Setbacks			
								Front	Rear	Side	Side
3	<b>Offices: General/ Government Office/ Integrated Office</b>		NS	10 (for plots up to 2000), 20 (for plots above 2000)	250	9m	NS	0	3m	3m	3m

**Proposed Amendments to UBBL 2021**

			500 np to 4000	55	125	12	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. (W.E.I.M)		<b>Complex</b>	Note: The integrated office complex shall include Central Government Office, Local Government Office, Public Undertaking Offices and Courts. Maximum up to three basements within the building envelope. Stilt floors within the building envelope shall be allowed. Minimum plot area for offices shall be 500 Sqm. These norms shall not apply on basic/ important infrastructure/ utilities to be created by government and shall be as per the government policies.										
			4000 np to 12000	50	115	12	Shall be as per Table No. 5-2	6.0	6.0	6.0		<b>EDUCATIONAL</b>											
			Above 12000	45	110	12	Shall be as per Table No. 5-2	6.0	6.0	6.0		15.	<b>Pre-Nursery/ Creches</b>	As per Residential use Norms. Note:- Pre-Primary Schools/ Nursery Schools/ Montessori Schools/Creche, Play Schools are permissible in residential use.									
												16.	<b>Nursery School</b>	Min. 750	33	10	100	9m	Ht. as per land use but not exceeding 15m	0	3m	3m	3m
														Note: Stilt floors within the building envelope shall be allowed. Basements shall not be allowed.									
												17.	<b>Primary School</b>	Min. 2000	33	10	120	9m	15	0	3m	3m	3m
														Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
												18.	<b>Middle School</b>	Min. 4000	33	10	120	9m	NS	0	3m	3m	3m
														Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
												19.	<b>High/ Higher Secondary School</b>	Min. 7500	35	20	150	12m	NS	0	4m	4m	4m
														Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
												20.	<b>College</b>	Min. 2000	NS	10	250	12m	NS	0	3m	3m	3m
														Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
												21.	<b>Educational and Research Centre/ Universities</b>	Min. 10000									
														<b>Academic including Administration (45% of the total land area).</b>									
														-	40	250	18m	NS	0	6m	6m	6m	
														<b>Residential (25% of the total land area).</b>									
														Regulations of Group Housing shall be followed subject to provision of density of 400 PPHa gross and land shall be reserved for residential facilities @ 9.2 Sq. m. per person									
														<b>Sports and Cultural Activities (15% of the total land area).</b>									
														-	10	15	-	NS	0	6m	6m	6m	
														<b>Parks and Landscape Areas (min. 20% public green of the total land area).</b> Suitable landscape plan to be prepared for this area.									
														Note Stilt floors within the building envelope shall be allowed. Double basement within the building envelope shall be allowed for parking as specified in the basement norms.									
												<b>HEALTH</b>											
												22.	<b>Hospital</b>	Min. 1000	NS	10 (for plots up to 2000)	250 when RoW less than 25m	15m	NS	0	As per fire safety norms	As per fire safety norms	As per fire safety norms
																20 (for plots above 2000)	300 when RoW mor e than 25m						
												<b>PUBLIC AND SEMI-PUBLIC/INSTITUTIONAL USE</b>											
												13.	<b>Offices: General/ Government Office/ Integrated</b>	-	30	120	Height to be regulated by Fire and	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L.	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L.		

**Proposed Amendments to UBBL 2021**

	<b>Office Complex</b>				Emergency Equipment available		(W.E.I.M)		(W.E.I.M)
<p>Note:-The integrated office complex shall include Central Government Office, Local Government Office, Public Under taking Offices and Courts. Maximum up to three basements within the building envelope. Stilt floors within the building envelope shall be allowed. Minimum plot area for offices shall be 500 Sqm. These norms shall not apply on basic/important infrastructure/utilities to be created by Government and shall be as per the Government policies.</p>									
<b>EDUCATIONAL</b>									
14.	<b>Pre- Nursery/ Creches</b>	As per Residential use Norms. Note:-Pre-Primary Schools/Nursery Schools/Montessori Schools/Creche, Play Schools, may be permissible in residential use.							
15.	<b>Nursery School</b>	Min. 750	33.33	100	Ht. as per land use but not exceeding 15m	Shall be as per Table No. 5-2	3.0 or B.L. (W.E.I.M)	3.0 or B.L. (W.E.I.M)	3.0 or B.L. (W.E.I.M)
<p>Note:- Stilt floors within the building envelope shall be allowed. Basements shall not be allowed.</p>									
16.	<b>Primary School</b>	Min. 2000	33	120	15	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
17.	<b>Middle School</b>	Min. 4000	33	115	15	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
18.	<b>High/ Higher Secondary School</b>	Min. 7500	35	140	18	Shall be as per Table No. 5-2	4.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	4.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	4.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
19.	<b>College</b>	Min. 30000	25	100	18	Shall be as per Table No. 5-2	5.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	5.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	5.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement 'within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
20.	<b>Educational and Research Centre/ Universities</b>	Min. 80000	<b>Academic including Administration (45% of the total land area).</b>						
		-	30	120	Height to	Shall be	10.0 or	10.0 or	10.0 or

		<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Maximum 10% Ground coverage shall be allowed for providing atrium and shall be free from FAR. In case, additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR. If atrium has free 24hr public passage, then atrium shall be counted for open space. Common areas such as waiting halls, reception and fire staircases shall be allowed free from FAR. Service floor of height 1.8m shall not be counted in FAR. The setbacks regulations are subject to fire safety norms.</li> <li>Multi-Level Parking shall be Permissible to the extent of building Envelope lines, free from FAR (upto 50%) to facilitate ample parking in spaces, subject to structural safety. This parking shall have public entry as well and shall be operational 24hrs. 50% of total parking spaces shall be common public parking. Ground level vehicular parking shall not be permissible in the plot, only bicycle parking and vehicular drop-off facilities are permitted.</li> </ol>									
23.	<b>Health Centre/ Nursing Home</b>	Min. 1000	NS		100	15m	26	0	3m	3m	3m
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Multilevel basements within the building envelope shall be allowed as specified in the basement norms. Basements/Stilt floors if used for parking shall not be counted in FAR. Max. Plot area for all Hospital/Tertiary Health Care Centre would be worked out @ 80 sq.m. of gross floor area per bed. However, for other health facilities like Maternity/Nursing homes, family Welfare and other centres, the plot area would be worked out @ 60 sq.m. of gross floor area per bed.</li> <li>Maximum up to 300 sq. m. of floor area shall be allowed to be used for community space / religious shrine / crèche / chemist shop/ bank counter on Hospital sites and also Medical College/ Nursing and Paramedic institutes sites.</li> <li>Other Controls:</li> <li>In case of super specialty medical facilities/hospitals duly certified as such by the BPIA , the gross area shall be worked out @ up to 125 sq. m. per bed.</li> <li>In case of existing premises/sites, the enhanced FAR shall be permitted, subject to payment of charges as may be prescribed by the Authority / land owning agency and other clearances.</li> <li>Basement after utilization for Parking; Services Requirements such as air conditioning plant and equipment, water storage, boiler, electric sub-station,</li> <li>HT. &amp; LT panel rooms, transformer compartment, control room, pump house, generator room; staff locker room, staff changing room, staff dining facilities without kitchen facility, Central sterile supply dept., back end office; Other</li> <li>Mechanical Services; Installation of Electrical and firefighting equipment's; and other services like kitchen, laundry and radiology lab and other essential services required for the maintenance/functioning of the building may be used for healthcare facilities with prior approval of the concerned agencies.</li> <li>Other controls related to basements etc. are given in end of this chapter.</li> <li>The bed count of a Health Facility may be allowed as per permissible FAR.</li> <li>Environment clearances shall be made mandatory considering that bio-wastes are generated. Environment clearances are mandatory as per the prevailing regulations related to the environment.</li> <li>Zero discharge for sewerage shall be enforced at the cost of the promoters and post treatment water can be used by premises for its needs of horticulture, flushing, coolant tower, washing or disposal to other construction sites. These issues concerned the local bodies and can be dealt accordingly as per existing regulations as the time of sanctioning the plan.</li> <li>The additional power requirements shall be met by power supply from grid and till such time by means of suitable captive generation.</li> </ol>											
24.	<b>Radio Diagnostic Centre/ Micro biological/ Pathological Laboratories</b>	Min. 500	NS	10	100	12m	NS	0	3m	3m	3m
<p><b>Note:</b> Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>											
<b>Facilities and Amenities</b>											
25.	<b>Religious premises</b>	Min. 750	NS	10	70	9m	12 (Excluding Minars, Shikharas, or Domes)	0	3m	3m	3m
<p><b>Note:</b> Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>											
26.	<b>Police Post</b>	Min. 250	NS	NS	100	9m	12	0	3m	3m	3m
<p><b>Note:</b> Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>											
27.	<b>Police Station</b>	Min. 1000	NS	15	150	12m	NS	0	3m	3m	3m

## Proposed Amendments to UBBL 2021

					be regulated by Fire and Emergency Equipment available	as per Table No. 5-2	1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<b>Residential (25% of the total land area).</b>									
-	Regulations of Group Housing shall be followed subject to provision of density of 400 PPHa gross and land shall be reserved for residential facilities@ 9.2 Sq. m. per person.								
<b>Sports and Cultural Activities (15% of the total land area).</b>									
-	10	15	-	-	Shall be as per Table No. 5-2	10.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	10.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	10.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	10.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
<b>Parks and Landscape Areas (15% of the total land area).</b>									
-	Suitable landscape plan to be prepared for this area.								
Note:- Stilt floors within the building envelope shall be allowed. Double basement Within the building envelope shall be allowed for parking as specified in the basement norms.									
<b>HEALTH</b>									
21.	<b>Hospital</b>	Min. 6000	40	250 when RoW less than 25m 300 when RoW more than 25m	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)
Note:- Maximum 10% ground coverage shall be allowed for providing atrium and shall be free from FAR. In case, additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR. Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR. Service floor of height 1.8m shall not be counted in FAR. The setbacks/regulations are subject to fire safety norms. Multi-Level Parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety.									
22.	<b>Health Centre/ Nursing Home</b>	Min. 1000	30	100	26	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 <sup>rd</sup> of Building Ht. or B.L. (W.E.I.M)

		<b>Note:</b> Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms. 30% of the FAR may be used for residential and the regulations of group housing shall be applicable to the area meant for housing.									
28.	<b>Post &amp; Telegraph Office/ Bank</b>	Min. 250	NS	NS	150	9m	NS	0	3m	3m	3m
<b>Note:</b> Stilt floors within the building envelope shall be allowed. Multi-level basement within the building envelope shall be allowed for parking as specified in the basement norms.											
29.	<b>General (Public &amp; Semi-Public Premises)</b>	Min. 500	NS	NS	150	12m	NS	0	3m	3m	3m
<b>Note:</b> Stilt floors within the building envelope shall be allowed. Double basement within the building envelope shall be allowed for parking as specified in the basement norms. Other controls: Up to 15% of permitted FAR can be utilized for residential use of essential staff in fire station. Up to 25% of permitted FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Fire Training Institute/College. Other controls related to basements etc. are as per regulations.											
30.	<b>Fire Station</b>	Min. 2000	NS	10	120	12m	NS	0	3m	3m	3m
<b>Note:</b> Stilt floors within the building envelope shall be allowed. Double basement within the building envelope shall be allowed for parking as specified in the basement norms. Other controls: Up to 15% of permitted FAR can be utilized for residential use of essential staff in fire station. Up to 25% of permitted FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Fire Training Institute/College. Other controls related to basements etc. are as per regulations.											
<b>Non-Residential Premises</b>											
31.	<b>Hostel</b>	Min. 750	NS	10	150	12m	NS	0	3m	3m	3m
<b>Note:</b> Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.											
32.	<b>Guest House, Boarding House or Lodging House</b>	Min. 500	NS	NS	120	12m	NS	0	3m	3m	3m
<b>Note:</b> Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.											
<b>Other Uses</b>											
<b>Petrol Pumps:</b> The general regulations for Petrol Pumps shall be as per guidelines issued by <b>Ministry of Road, Transport &amp; Highways.</b>											
<ul style="list-style-type: none"> <li>• New petrol pump shall not be located on any road having R/W less than 15 m</li> </ul>											
33.	<b>Filing Station</b>	Min.500	10	NS	10	12m	6	The frontage & depth of the plot shall be as per guidelines issued by MoRTH	6m	6m	6m
	<b>Filing cum Service Station</b>		20	NS	20	12m	6		6m	6m	6m
	<b>Compressed Natural Gas (CNG) Mother Station</b>		20	NS	30	12m	4.5		6m	6m	6m
<b>Other Regulations:</b> Shall be accepted to explosive /Fire Dept. Ground Coverage will exclude canopy area. Mezzanine if provided will be counted in FAR.											

+Open space shall exclude the area left in setbacks. If a non-vehicular public passage of min. 2.5m clear width or min. 7.5m in case of vehicular, is part of the scheme and is ungated and open at all times, it shall be counted towards open space. Gated passages shall not be counted towards open space. Setbacks along public passage shall be zero. Public passages within the scheme can be covered from above 6m height. Ground level Parking in Open space is not permitted.

NP: Not permitted  
NS: Not specified

## Proposed Amendments to UBBL 2021

		<p>Notes:- Multi-level basements within the building envelope shall be allowed as specified in the basement norms. Basements/stilt floors if used for parking shall not be counted in FAR. Max.</p> <p>Plot area for all Hospital/Tertiary Health Care Centre would be worked out @80 sq.m. of gross floor area per bed. However, for other health facilities like Maternity/Nursing homes, Family Welfare and other centres, the plot area would be worked out @ 60 sq.m. of gross floor area per bed.</p> <p>Maximum up to 300 sq. m. of floor area shall be allowed to be used for community space/religious shrine/creche/chemist shop/bank counter on Hospital sites and also Medical College/Nursing and Paramedic institutes sites. Other Controls: In case of super specialty medical facilities/hospitals duly certified as such by the BPIA, the gross area shall be worked out to up to 125 sq. m. per bed. In case of existing premises/sites, the enhanced FAR shall be permitted, subject to payment of charges as may be prescribed by the Authority/land owning agency and other clearances.</p> <p>Basement after utilization for Parking; Services Requirements such as air conditioning plant and equipment, water storage, boiler, electric sub-station, HT &amp; LT panel rooms, transformer compartment, control room, pump house, generator room; staff locker room, staff changing room, staff dining facilities without kitchen facility, Central sterile supply dept., back end office; Other Mechanical Services; Installation of Electrical and fire-fighting equipment's; and other services like kitchen, laundry and radiology lab and other essential services required for the maintenance/functioning of the building may be used for healthcare facilities with prior approval of the concerned agencies.</p> <p>Other controls related to basements etc. are given in end of this chapter.</p> <p>The bed count of a Health Facility may be allowed as per permissible FAR. Environment clearances shall be made mandatory considering that bio-wastes are generated. Environment clearances are mandatory as per the prevailing regulations related to the environment.</p> <p>Zero discharge for sewerage shall be enforced at the cost of the promoters and post treatment water can be used by premises for its needs of horticulture, flushing, coolant tower, washing or disposal to other construction sites. These issues concerned the local bodies and can be dealt accordingly as per existing regulations as the time of sanctioning the plan. The additional power requirements shall be met by power supply from grid and till such time by means of suitable captive generation.</p>							
23.	<b>Radio Diagnostic Centre/ Microbiological/ Pathological Laboratories</b>	Min. 500	30	100	15 without stilt 18 with stilt	Shall be as per Table No. 5-2	3.0 or B.L. (W.E.I.M)	3.0 or B.L. (W.E.I.M)	3.0 or B.L. (W.E.I.M)
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
<b>Facilities and Amenities</b>									
24.	<b>Religious premises</b>	Min. 750	35	70	12 (Excluding Minars, Shikharas, or Domes)	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
25.	<b>Police Post</b>	Min. 250	35	100	12	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
26.	<b>Police Station</b>	Min. 1000	30	150	26	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.

		<p><b>Note:</b></p> <p>I. Subject to condition that plinth area should not exceed more 150 Sq. m. and max. G+1.</p> <p>II. Terrace/Roof Top Parking shall be allowed with proper protection to the satisfaction of concerned authority. For parking provision: norm of 2 ECS/100sqm shall apply.</p> <p>III. In order to compensate the cost of Multi-Level Parking, a maximum 25% of Gross permissible Floor Area may be utilized as Commercial/Office space.</p> <p>IV. Three Basements shall be allowed for Parking as specified in the basement norms. Maximum Height. shall be restricted to permissible height. of the land- use in which the plot falls.</p> <p>V. Shops/Offices/Commercial spaces shall be allowed on ground and first floor, only for rehabilitation of project affected persons in Government comprehensive schemes. In case of government comprehensive schemes, development controls including height. shall be as per approved scheme.</p> <p>VI. Height of buildings, where Not Specified (NS), shall follow norms of Civil aviation and Fire &amp; Emergency.</p> <p>VII. Public Open Space where Not Specified (NS) shall be Min.10% for plots below 2000sqm and Min.20% for plots above 2000sqm</p> <p>VIII. Active frontage on ground floor is mandatory for min. 50% of length of plot adjoining the road, except for Fire Station and Filling stations.</p> <p>IX. A shaded arcade within the building envelope of min 3m clear width is mandatory along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.</p> <p>X. Maximum length of building block shall be 30m after which a passage of min 3m shall be left. Bridging of two building blocks with 5m clearance over passage is permitted, the bridge could be habitable rooms or commercial floor space.</p> <p>XI. Plot edge having road more than 15m shall be treated as front and front setback norm shall apply.</p> <p>XII. Setbacks shall be handed over to the Authority as public right of way, except for plots in R1 zone.</p> <p>XIII. No projections shall be allowed in the setback area, except for plots in R1 zone.</p> <p>XIV. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks before handing over to the Authority, by the plot owner.</p> <p>XV. Boundary walls shall be permitted for schools (pre/ nursery/ middle/ high/ higher) not above 1.5m height and shall not transfer setbacks to Authority. Boundary walls or fences shall not be permitted on any side of the plot in all other use premises, except for side and rear setbacks in R1 zone. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback in R1 zone.</p> <p>XVI. Min. public Green area/ Park shall be 20% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.</p> <p>XVII. In case stilt parking is provided, the height. of stilt should be maximum 4.0 m below soffit of beam to accommodate stack parking. Active frontage on ground floor is mandatory, stilt parking shall be behind the active frontage accessed by side roads or setbacks.</p>							
--	--	---	--	--	--	--	--	--	--

## Proposed Amendments to UBBL 2021

		<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement 'within the building envelope shall be allowed for parking as specified in the basement norms. 25 % of the plot area may be used for housing the staff and the regulations of group housing shall be applicable to the area meant for housing.</p>							
27.	<b>Post &amp; Telegraph Office/ Bank</b>	Min. 250	25	100	Height to be regulated by Fire and Emergency Equipment Available	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.
<p>Note:-Stilt floors within the building envelope shall be allowed. Multi-level basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>									
28.	<b>General (Public &amp; Semi-Public Premises)</b>	Min. 500	25	100	Height to be regulated by Fire and Emergency Equipment Available	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.
<p>Note:-Stilt floors within the building envelope shall be allowed. Double basement 'within the building envelope shall be allowed for parking as specified in the basement norms. Other controls: Up to 25% of maximum FAR can be utilized for residential use of essential staff in fire station. Up to 15% of maximum FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Fire Training Institute/College. Other controls related to basements etc. are as per regulations.</p>									
29.	<b>Fire Station</b>	Min. 2000	30	120	26	Shall be as per Table No. 5-2	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.	3.0 or 1/3 <sup>rd</sup> of Building Ht.
<p>Note:- Stilt floors within the building envelope shall be allowed. Double basement within the building envelope shall be allowed for parking as specified in the basement norms. Other controls: Up to 25% of maximum FAR can be utilized for residential use of essential staff in fire station. Up to 15% of maximum FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Fire Training Institute/College. Other controls related to basements etc. are as per regulations.</p>									
<b>Non-Residential Premises</b>									
30.	<b>Hostel</b>	Min. 750	30	120	15	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of Building Ht.	1/3 <sup>rd</sup> of Building Ht.	1/3 <sup>rd</sup> of Building Ht.
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms</p>									
31.	<b>Guest House, Boarding House or Lodging House</b>	Min. 500	30	120	18	Shall be as per Table No. 5-2	1/3 <sup>rd</sup> of Building Ht.	1/3 <sup>rd</sup> of Building Ht.	1/3 <sup>rd</sup> of Building Ht.
<p>Note:- Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms</p>									
<b>Other Uses</b>									



## Proposed Amendments to UBBL 2021

**Petrol Pumps:**  
The general regulations for Petrol Pumps shall be as per guidelines issued by **Ministry of Road, Transport & Highways.**

- New petrol pump shall not be located on any road having R/W less than 15m

32.	<b>Filing Station</b>		10	10	6	Shall be as per Table No. 5-2	N	N	N
	<b>Filing cum Service Station</b>	The frontage & depth of the plot shall be as per guidelines issued by Ministry of Roads, Transport & Highways	20	20	6	Shall be as per Table No. 5-2	N	N	N
	<b>Compressed Natural Gas (CNG) Mother Station</b>		20	20	4.5	Shall be as per Table No. 5-2	N	N	N
		Other Regulations: Shall be accepted to explosive/Fire Dept. Ground Coverage will exclude canopy area. Mezzanine if provided will be counted in FAR.							

**Note: -**

- The height of stilt should be maximum 3.0 m below soffit of beam.
- In case stilt parking is provided within commercial or PSP building envelope in combination with ground floor. Height of stilt floor in this case shall not be more than 3.0 m below beam soffit.

10  
5.2.1.2 a: The regulations for Amusement Park use in terms of Space/Plot area, Ground Coverage, Existing ROW/height & Setbacks/setbacks

**Amusement Parks**

- All amusement parks shall have recreational facilities as the primary use and ancillary facilities to support their operation. Recreational facilities may include devices and structures such as giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic-park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, as principal uses. Ancillary activities may include facilities such as administrative offices, exhibition hall or auditorium, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, public conveniences, resting places, restrooms, etc.
- Min. 50 percent of the total area shall have evergreen plantation and soft landscaping, 20 percent of the total area shall be utilized for permanent construction.
- Parking shall be provided for cars, buses, autos, two-wheelers and taxis. Boarding and alighting points for taxis and private cars shall include kerb ramps similar to those at accessible parking places.
- Power back-up systems shall be installed as per prescribed safety standards.
- Provisions in Indian Standards, IS 15475 (Parts 1 to 6) 'Code of recommended practice for amusement rides safety' shall be followed for amusement rides safety.
- Active frontage is mandatory for min. 50% of length at the edge of the plot adjoining the road. Shops/ retail are permitted on the plot side which is adjoining the road, with a min. footpath width of 4m (as setback which shall have to be shaded), the floor level shall be matched with the footpath of the RoW.
- Boundary wall, if provided, shall have a porosity/ transparency of at least 50%.

J&K UBBL 2021 are silent on provisions for Amusement Parks

**Proposed Amendments to UBBL 2021**

11	5.2.1.2a. "The maximum permissible base Floor area Ratio, for commercial Use zone on payment of premium, permissible TDR loading shall be as per the following"		<table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">RoW in m</th> <th rowspan="2">Base FAR in %</th> <th colspan="2">Additional FAR as a percentage of Base FAR</th> <th rowspan="2">Total Permissible FAR</th> </tr> <tr> <th>Through Premium Payment</th> <th>Through TDR</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Below 9m</td> <td>100%</td> <td>30%</td> <td>20%</td> <td>150%</td> </tr> <tr> <td>2.</td> <td>9m-12m</td> <td>100%</td> <td>30%</td> <td>35%</td> <td>165%</td> </tr> <tr> <td>3.</td> <td>12m-18m</td> <td>100%</td> <td>30%</td> <td>60%</td> <td>190%</td> </tr> <tr> <td>4.</td> <td>18m-24m</td> <td>100%</td> <td>30%</td> <td>80%</td> <td>210%</td> </tr> <tr> <td>5.</td> <td>24m-30m</td> <td>100%</td> <td>30%</td> <td>100%</td> <td>230%</td> </tr> <tr> <td>6.</td> <td>Above 30m</td> <td>100%</td> <td>30%</td> <td>125%</td> <td>255%</td> </tr> </tbody> </table>	S. No.	RoW in m	Base FAR in %	Additional FAR as a percentage of Base FAR		Total Permissible FAR	Through Premium Payment	Through TDR	1.	Below 9m	100%	30%	20%	150%	2.	9m-12m	100%	30%	35%	165%	3.	12m-18m	100%	30%	60%	190%	4.	18m-24m	100%	30%	80%	210%	5.	24m-30m	100%	30%	100%	230%	6.	Above 30m	100%	30%	125%	255%	J&K UBBL 2021 are silent on provisions for Additional FAR through Premium Payment and TDR						
S. No.	RoW in m	Base FAR in %	Additional FAR as a percentage of Base FAR				Total Permissible FAR																																															
			Through Premium Payment	Through TDR																																																		
1.	Below 9m	100%	30%	20%	150%																																																	
2.	9m-12m	100%	30%	35%	165%																																																	
3.	12m-18m	100%	30%	60%	190%																																																	
4.	18m-24m	100%	30%	80%	210%																																																	
5.	24m-30m	100%	30%	100%	230%																																																	
6.	Above 30m	100%	30%	125%	255%																																																	
12	5.2.4.5 Premium on Parking	These charges shall be applicable for R Zone, M zone, C zone, PSP Zone. If required parking space cannot be provided due to plot size constraints, then plot owners can pay parking facility charges as follow: Parking Charges = (Prevailing Stamp Duty Rate) x 25% x (Total Required Parking Area)	<i>The clause 5.2.4.5 "Premium on Parking" shall be deleted.</i>	To bring in stringent provisions for provisions of parking within the plots by builders																																																		
13	5.2.2.1.3 Common Parking Space	If the total parking space as required by these Regulations is provided by a group of property owners for their mutual benefit within a distance of 500 m from their property, such common use of space for parking may be construed as meeting the offstreet parking requirements under these Regulations subject to the approval of the concerned area authority. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a layout thereof and also a registered undertaking stating that the area earmarked for the parking space will not be built upon and will be utilized for parking purpose only.	<i>The sub clause 5.2.2.1.3 Common Parking Space shall be deleted.</i>	To bring in stringent provisions for provisions of parking within the plots by builders																																																		
14	<b>Appendix "D" : Penal Action for violation of provisions of Master Plan, Zonal Plans and Building Bye-Laws.</b>	(A. A.) Compounding Excess Coverage/FAR 1. Deviations in the coverage/FAR to the extent of 5% of the permissible coverage/FAR or 13.5 sq.m. whichever is less in building(s) use premises, other than building(s) use premises where 100% ground coverage and fixed height is allowed as per Architectural control forming part of comprehensive schemes like District Centre, Community Centres, Cluster Court Housing etc. may be compounded after levying penalty at the following Rates:- Rates of excess coverage/floor area: Up to 5% of excess coverage FAR a one-time compounding fee equivalent to the land rated in the concerned locality applicable at the time of the application for compounding. 2. For excess coverage FAR for above 5%. Any excess coverage above 5% or 13.5 sq.m whichever is applicable would be liable to demolish to that extent	<p><b>In appendix D: Penal Action for violation of provisions of Master Plan, Zonal Plans and Building Byelaws.</b></p> <p><b>Appendix D: Penal Action for violation of provisions of Master Plan, Zonal Plans and Building Byelaws.</b></p> <p><b>1. The buildings/structure constructed without getting building plans approved from the competent authority</b></p> <p><b>(i) Where Construction is not in conformity to building rules,</b> <b>(ii) Where Construction is in conformity to building rules,</b></p> <p><b>(i) Where Construction is not in conformity to building rules.</b></p> <table border="1"> <thead> <tr> <th>S.No</th> <th>Non-Compoundable Items</th> <th>Maximum /minimum limit of compounding to the extent of</th> <th>Compounding fee</th> <th></th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>F.A.R.</td> <td>nil</td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td>Setbacks,</td> <td>10% of requisite setback</td> <td>Compounding fee the building shall be notified by the concerned authority.</td> <td></td> </tr> <tr> <td>3.</td> <td>Open spaces,</td> <td>Nil</td> <td></td> <td></td> </tr> <tr> <td>4.</td> <td>Total height of the building</td> <td>10%</td> <td>Compounding fee the building shall be notified by the concerned authority.</td> <td></td> </tr> <tr> <td>5.</td> <td>No. of floors,</td> <td>Nil</td> <td></td> <td></td> </tr> <tr> <td>6.</td> <td>No. of DUs &amp; density</td> <td>Nil</td> <td></td> <td></td> </tr> <tr> <td>7.</td> <td>Parking norms,</td> <td>Nil</td> <td></td> <td></td> </tr> <tr> <td>8.</td> <td>Width of Approach Road</td> <td></td> <td></td> <td></td> </tr> <tr> <td>9.</td> <td>Light and Ventilation provisions,</td> <td>nil</td> <td></td> <td></td> </tr> </tbody> </table>	S.No	Non-Compoundable Items	Maximum /minimum limit of compounding to the extent of	Compounding fee		1.	F.A.R.	nil			2.	Setbacks,	10% of requisite setback	Compounding fee the building shall be notified by the concerned authority.		3.	Open spaces,	Nil			4.	Total height of the building	10%	Compounding fee the building shall be notified by the concerned authority.		5.	No. of floors,	Nil			6.	No. of DUs & density	Nil			7.	Parking norms,	Nil			8.	Width of Approach Road				9.	Light and Ventilation provisions,	nil			The provisions for compounding hasbeen increased at par with other states
S.No	Non-Compoundable Items	Maximum /minimum limit of compounding to the extent of	Compounding fee																																																			
1.	F.A.R.	nil																																																				
2.	Setbacks,	10% of requisite setback	Compounding fee the building shall be notified by the concerned authority.																																																			
3.	Open spaces,	Nil																																																				
4.	Total height of the building	10%	Compounding fee the building shall be notified by the concerned authority.																																																			
5.	No. of floors,	Nil																																																				
6.	No. of DUs & density	Nil																																																				
7.	Parking norms,	Nil																																																				
8.	Width of Approach Road																																																					
9.	Light and Ventilation provisions,	nil																																																				

## Proposed Amendments to UBBL 2021

10.	Use	nil		
-----	-----	-----	--	--

(II) Where

**Construction is in conformity to building rules**

S. No.	Types of Building	Compounding Fee
1.	Residential	Compounding fee the building shall be notified by the concerned authority.
	Individual/ Plotted Building Group Housing	
2.	Commercial Building	
3.	Institutional/ Public & Semi Public Building	
4.	Industrial Buildings and other buildings	

2. The buildings/Structures constructed after approval from the competent authority
3. Where Construction is not in conformity to approved building permission,
4. Where Construction in conformity to building rules.

S.No	Non-Compoundable Items	Maximum /minimum limit of compounding to the extent of	Compounding fee
1.	F.A.R.	nil	Compounding fee the building shall be notified by the concerned authority.
2.	Setbacks,	10% of requisite setback	
3.	Open spaces,	Nil	
4.	Total height of the building	10%	
5.	No. of floors,	Nil	
6.	No. of DUs & density	Nil	
7.	Parking norms,	Nil	
8.	Width of Approach Road		
9.	Light and Ventilation provisions,	nil	
10.	Land Use	nil	

S . Ty . C  
 . pe . o  
 N s . m  
 o of . p  
 . Bu . o  
 . ild . u  
 . ing . n  
 . d  
 . i  
 . n  
 . g  
 . F  
 . e  
 . e  
 .  
 1 R I C  
 . e n o  
 . s d m  
 . i i i p  
 . d i v o  
 . e n d u  
 . n t n d  
 . t i a l n  
 . a l / g  
 . l P l  
 . f  
 . o e  
 . t e  
 . t e  
 . h e  
 .  
 . B u  
 . b u  
 . i l  
 . l d  
 . i n  
 . g n  
 . g  
 . G

