		Proposed Ame	ndments to UBBL 2021	
S.No	Clause No	Existing Provision	Proposed Provision	Justification
A		CHAPTER 2: JURISIDICTION, APPLICABILITY AND PROCEDURE	FOR OBTAINING BUILDING PERMISSION AND SANCTIONING BUILDING PLAN	
		2.6 Procedure f	for obtaining Building Permit	
1	1.2 Definitions	Not Specified	Active Frontage: 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. Arcade: 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. Building Line: The line up to which the plinth ofbuilding may lawfully extend to a street or to an extension of a street or onto a future street or to a water channel andincludes the lines prescribed, if any, in any scheme and/ordevelopment plan. The Building Line shall be considered as the imaginary lineformed 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. Public Open Space: 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 Rasements below the public open space if provided as part of a scheme shall	
			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.	
2	2.6.2 Scrutiny of Application	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 (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. (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.	 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. Completed applications shall be accepted for technical scrutiny. In case of any deficiency, notice for modifications shall be issued to the applicant. 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. The officer at Level-I shall conduct site inspections to verify the site conditions and status of proposed development and/or construction activity. 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. If found in conformity, technically scrutinized applications shall be sent to external departments as and where required for receipt of NOCs from them. 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. 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. 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. 	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.
В	CHAPTER 5 : DEVELO	OPMENT CONTROL/ZONING REGULATIONS		1
	5.1 Land-Use Zoning	;		
3	5.1.1 Land Use and Uses Permitted	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. 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.	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. 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. 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.	Not all town in J&K have prepared their Master Plan/ Zonal Development Plan/ Structure plan

			Proposed Am	endments to UBBL 2021	
5.1.2 Proposed	Table	No. 5-1 Pro	oposed 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	To bring in conformity of
Zoning	Sr. No.	Code	Description of Uses in the reference code	this zoning shall apply.	Land Uses in UBBL with that of the Master Plans
		2	3		
		dential (R)	1:		
		R1	Detached Dwelling units, Semi-Detached Dwelling: units, RoW Houses, Common Places (such as		
	1		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.		
	Com	mercial (C			
	4	C1	Retail Shops (such as Bakery/Confectionary items, Grocery/General store, Dairy products,		
			stationary, 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.		
			ublic/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)		
i	11	PSP3	Colleges, Civil Hospital, Hospital more than 20 Bed, Hospital for infectious diseases, Mental		

		Proposed Ar	nendments to UBBL 2021	
TI	T	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		
	Land Use			
	M	All activities in the mixed used zone as given in the Table 5-2		
	reational U			
	RC	Public Parks, Gardens, Botanical Gardens, Sports Related Activities, Open Spaces, Water Sports,		
	I KG	Golf Course, Amusement Park, Recreational Club.		
Agr	icultural/I	Irban Agriculture Use (Ag):		
	Ag	Agriculture, Horticulture, Dairy, Poultry Farm, Plan Nurseries, Agro-based Industries excluding		
	18	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.		
Tra	nsportatio	n and Communication (TC) :		
	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.		
Ind	ustries Use	(ID}Minimum RoW of the road shall be 12 m or as per prescribed guidelines of Industries and		
	nmerce De			
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.		
Con	servation \			
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

5.1.3 Permissible and Non-Permissible Uses as per Use-Zones as per the Existing **Road Width**

S.No.	Activities	RoW	B/L (m)	Use Zoi	nes					FSB (m)
		(m)		R	M	С	RC	T	PSP	1
				Zone	Zone	Zone	Zone	Zone	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	P	P	P	P	P	P	As
			applicable							applicab
			road							road
			category							category
16		30.0	22.0			ll be pern			d guided	7.0
17	7	36.0	25.0	by min	imum roa	d width re	equireme	nt		7.0
18	7	50.0	32.0	Ī						7.0
19	1	60.0	37.0	Ī						7.0

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

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 Talay 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.
- II. The land designated for public purposes, the uses shall be permissible as per the requirements of concerned department.
- III. 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
 - 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.
- IV. Public Utilities and Facilities shall be permitted in any Zone.
- V. 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	B/L (m)	Use Zone	es					FSB (m)*
		(m)		R Zone	M	C Zone	RC	T Zone	PSP]
					Zone		Zone		Zone	
1	2	3	4		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	As M	P	As M	P	As M	P	As
			applicable							applicable
			road							road
			category							category

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.
- - 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
 - Both horizontal and vertical mixed uses shall be allowed in M Zone.
- III. 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 $\it the\ roads\ having\ minimum\ existing\ ROW\ 9m$ for mixed land use along with the extant vis-à-vis $\it 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 R1zone.
- 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

For hulldings 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 Amen	ndments to UBBL 2021	
road whichever is more.	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

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 (Minimu			
					Front	Rear	Side	Side
1.	Up to 75	75%	G+2	RoW		0	0	0
2.	Above 75- 125	75%	G+2	RoW		1.5	0	0
3.	Above 125- 275	65%	G+2	RoW		2.0	0	0
4.	Above 275- 350	55%	G+2	Semi- detached		2.0	2.0	0
5.	Above 350- 450	50%	G+2	Semi- detached	5-2	2.0	2.0	0
6.	Above 450- 600	45%	G+2	Detached	able No.	3.0	3.0	2.0
7.	Above 600- 1000	40%	G+2	Detached	Shall be as per table No. 5-2	3.0	3.0	2.0
8.	Above 1000	35%	G+2	Detached	Shall bo	3.0	3.0	2.0

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 semidetached housing subject to fulfilment of basement norms as per National Building Code.
- 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.
- 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.	Area	Max. Ground	Building	No.		Set Back
No.	(In Sq. m)	Coverage	Line	of Storeys	Front (FSB)	Min.Open space in the form of Set- back or courtyard, other than FSB
1.	Up to 75		ss. For			0%
2.	Above 75- 125		W width RoW –			0%
3.	Above 125- 275		or all Ro			10%*
4.	Above 275- 350		inition J fied. Abo V.		ine	10%*
5.	Above 350- 450		Line def ot specij e of RoV		ilding l	10%*
6.	Above 450- 600		Building RoW – no t the edg		as per bu	10%*
7.	Above 600- 1000	Not specified	For R1: as per Building Line definition for all RoW widths. 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	15%*
8.	Above 1000	Notsp	For R1 R2: Be Buildi	Not sp	Front	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 3rdany 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,
- $XXIII. \ Set backs \ shall \ be \ handed \ over \ to \ the \ Authority \ as \ public \ right \ of \ way, \ except \ for \ plots \ in \ R1 \ zone.$
- 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 removedas the concept of Minimum setbacks is already existing.

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

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

Proposed Amendments to UBBL 2021

B. Re	gulations for	· R3Group	Housing (Fla	tted Developme	nt)	
S. No.	Plot Area (Sq. m)	Plot Area (Sq. m) Max. Ground Coverage Max. FAR and Dwelling Units per ha Max. Height (m) Min. Setbacks		Min. Setbacks Rear & Both Sides (Each side)	Tower to Tower Distance	
1.	4000- 8000	30%	175	Height to be regulated by Fire and	I/3rd of height of building or 7.5m 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	Emergency Equipment available.	1/3 rd 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:-

- 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 leas 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 toensure 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. Re	gulations for l	R3Group I	lousing (N	Multistorey	housing I	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
1.	2000-8000	NS	(200)	Min. 9	on and Fire	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	To be governed by Civil Aviation and Fire & Emergency Norms	 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:

- 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.
- V. 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.
- 7I. 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.
- (III. 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 inoreder increase competitiveness of realestate 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 Amen	dments	to UBBL 2021		
	XIV. No apartment holder shall be allowed to XV. Common spaces shall include all green s common use of the apartment owners for XVI. Any additional space not counted in the XVII. Designated parking spaces shall be allot XVIII. Height Exemptions: a. Roof tanks and their supports not exceed b. Ventilating, air conditioning and lift roce. Stair covered with mumty not exceed d. Chimneys and parapet wall and archite of such structures exceeds 1/3rd of the standard common	paces, children's parks, play groun priming part of the sanctioned plan permissible floor space shall also ted to apartment holders. eeding 1.0 m in height. soms and similar service equipmeng 3.00 m in height. ectural features not exceeding 1.5 roof area of the building on which	nds, sports facilities, areas which are of under bye-laws of the Authority. be treated as common areas. nt. 0 m. in height unless the aggregate area	XXIII. The di XXIV. Height a. Roo b. Ven c. Stain d. Chir structi camou			
8	a) A group or a group of persons or a co-ope plots shall give notice in writing to the BF areas allotted for roads, open spaces, plot infrastructures. b) Roads, drains, water mains and electric li own cost and no plot shall be eligible for a unless the colony is developed properly a municipality or prescribed authority in an BPIA. Developer in this case will mean the than 4 plots. c) Land use of the layout plan approved by t d) Open spaces allocated for parks, playfield along with the plots as amenity of the cole such open spaces shall be the responsibilie) No permission shall be accorded for cons way of odour, smoke, noise or disturbance the buildings or to the inhabitants in the structure i	rative society or firm intending to IA which will be accompanied by and public buildings, the specifical nes required for the colony shall be any services and utilities by the go nd approved by the BPIA, and no lay plot of such a colony which has experson, co-operative or the firm the BPIA shall not be changed unless, utility sites/buildings in a colon only by the developer to the plot how ity of the developer. Truction of a building in any notification in the colonity or the locality or the locality or the locality or the locality or the same and public process.	a layout plan of entire land showing the ation of the roads, drains and other e constructed by the developer at his vt. and/or Municipal Corporation building plan shall be considered by the not received the prior approval of the intending to plot out the land into <i>more</i> as with the prior consent of the BPIA. It is with the prior consent of the BPIA by shall be deemed to have been sold olders of the colony. The development of the darea which shall cause nuisance by	b) Road plot prop plot oper c) Whe adjoic cont d) Land e) Oper plots the r f) No p smol inha	and above shall give notice in writing to the sallotted for roads, open spaces, plot and puts, drains, water mains and electric lines received the eligible for any services and utilities erly and approved by the BPIA, and no built of such a colony which has not received the ative or the firm intending to plot out the larever Master Plan exists, the layout plan sharing scheme so as to keep a continuous road inuous preferably. I use of the layout plan approved by the BPI is spaces allocated for parks, playfields, utilities as amenity of the colony by the developer the sponsibility of the developer. Ermission shall be accorded for constructio	society or firm intending to plot out an estate of not less than 500sqm into 8 be BPIA which will be accompanied by a layout plan of entire land showing the ublic buildings, the specification of the roads, drains and other infrastructures. Quired for the colony shall be constructed by the developer at his own cost and no so by the govt. and/or Municipal Corporation unless the colony is developed ding plan shall be considered by the municipality or prescribed authority in any prior approval of the BPIA Developer in this case will mean the person, cond into more than 4 plots all be such that roads shall connect to the adjoining roads of the city or the add network. For areas without Master Plan, the road network shall be kept that shall not be changed unless with the prior consent of the BPIA ty sites/buildings in a colony shall be deemed to have been sold along with the to the plot holders of the colony. The development of such open spaces shall be on of a building in any notified area which shall cause nuisance by way of odour, he locality or be injurious to health of the residents of the buildings or to the	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
	2. Internal Roads Width of Means of Access (m) 6.0 7.5 3. Area under Roads 4. Area under Green 5. Residential Area 6. Commercial/PSP Area				1. Min. Approach Road 2. Internal Road 2. Width of Means of Access (m) 6.0 7.5 Area under Roads 3. Area under Green 4. Residential Area	9.0m Length of Means of Access (m) Max 75 150 Min. 5% Min. 20% (of which 15% shall be public green), other than setbacks.	
	Land Distribution 7. Min. Approach Road 8. Internal Roads Width of Means of Access (m) 6.0 7.5 9.0 9. Area under Roads 10. Area under Green 11. Residential Area 12. Commercial/PSP Area	12.0 M			5. Residential Area 6. Commercial/PSP Area 6. Land Distribution Min. Approach Road Internal Road Width of Means of Access (m) 6.0 7.5 9.0 Area under Roads Area under Public Green	Not specified Max. 10% tare: 12.0m Length of Means of Access (m) Max 75 150 250 Min. 5% Min. 30% (of which 20% shall be public green), other than setbacks.	

										Propo	sed Am	endm	ents to U	BBL 2	021									
													5.	Residentia	al Area				Not speci	fied				
													6.	Commerci	ial/PSP	Area			Max. 10%)				
													i) Norms for	Integrated	Towns	hips on	Land Parcels	s above 4 l	Hectare:					
														Land Dist Min. Appr					18.0m					
													1.	Area unde					Min. 5%					
													2.	Area unde						(of which 20	% shall be p	ublic green), otl	her	
													3.	Commerci					than setb	acks				
													4.	PSP Area					Max. 10%					
													5.											
													The Integrated Housing, Affor										per J&K	
9	5.2.1.2 The regulations for	Table	No. 5-4					Min. Seth	acks (m)			5-40	. The regulation	s for Comm	ercial 1	ise in te	rms of Snace	/Plot area	Ground Cov	verane Existi	na ROW/ he	riaht & Sethack	rs/sethacks	To remove complexity in building bye laws and
	Commercial and Public, Semi-			d'm)	Ground Coverage (%)			- Filli Sect					shall be as		.07 01011 0	100 111 00	· ···o oj opuco,	, 1 100 a. 0a,	arouna cor	o. ug o, 2ou		.g a sousaon	<i>5,500,000</i>	increase competitiveness of real estate in the UT as
	Public building use in terms of	S. No.	Building Use	Plot Area (Sq.m)	Cove	FAR	Max. Height.	Front	Rear	Side	Side	S. No.				e.	Min.		Front	Min. s	setbacks Side	Side]	compared to other states of the country,
	Space/Plot area, Ground Coverage,	1101		ot Ar	(9)		(m)	lione	Itear	Side	Side		Building	(Sq.m)	<u>×</u>	Ground Coverage (%)	Public Open		lione	Iteur	Side	Side		, , , , , , , , , , , , , , , , , , ,
	FAR, Height and Setbacks/setbacks	<u> </u>	_	<u> </u>	-	_							Use	area (3	ng R(d Co	Space - Covered	Height						
	shall be as under	1.	2 Single Shop	Up to	70	5 210	6 12 (G+2)	7 Shall be	8 N	9 N	10 N	-		Plota	Existing ROW	irour %)	or Open to sky+							
				100				as per Table				1	2	3	4	5	(%)	6	7	8	9	10	1	
				Note:- S	honning	nermiss	ible on G+ 1 on	No. 5-2	t shall not	he allowed		1.	Single Shop/	Up to 100 (CC	9m	NS	0	NS	0	N	N	N		
		2.	Shopping Cluster	Above 100-	60	180	14	Shall be as per	3.0	3.0	N	1	Shopping Cluster	is NP)										
			Cluster	300				Table No. 5-2					(SC)/ Commercial	Above 100 -	9m	NS	10	NS	0	N	N	N		
				Note:- S	 hopping	permiss	 ible on G+ 1 on		t shall not	be allowed.		$\frac{1}{2}$	Complex (CC)	300 (CC is NP)										
				.,	50	180	14	Shall be	3.0	3.0	N			Above	12m	NC	10	NS	0	N	N	N	-	
				Above 300 -				as per Table						300 - 750	12111	l NS	10	INS		l N	IN IN	IV.		
				750				No. 5-2						Above 750	12m	NS	10	NS	0	3.0	3.0	3.0	1	
						1				l		1		- 4000 Above	15m	NS	20	NS	0	6.0	3.0	3.0	-	
				Note:- S	ingle Bas	ement w	vithin the build ors within the	ing envelop	e shall be a	llowed as spe	ecified in the	2.	Home	4000 Min.	12m	NS	10	NS	0	3.0	3.0	3.0	1	
				only.	iit iioi iiis	. Stilt 110	ors within the	bullullig elly	elope silai	i be allowed i	or parking		Cinema/ Cinemas/	1000										
		3.	Commercial	Above	45	180	20	Shall 3	3.0 or	3.0	3.0	-	Cineplex/ Hotel											
		J.	Complex	750- 2000	45	100	20	be as	1/3 rd of Building	3.0	3.0	3.	Mall cum	Min.	18m	NS	20	NS	0	6m	6m	6m	<u> </u> 	
				2000				Table I	Ht. W.E.I.M)				Multiplex Janjghar/	5000 1000	12	NS	10	NS	0	3m	3m	3m	1	
				Nata: C	in ala Dan		vithin the build	5-2		11	aifia din tha	- 4.	Community	sqm to	12111	INS	10	INS	0	3111	3111	3111		
				baseme	nt norms	. Stilt flo	ors within the	building env	e snan be a relope shal	be allowed f	or parking		Center/ Banquet	3000 sqm	1.5	NO	20	NG					1	
					40	180	25	Shall		6.0 or	6.0 or 1/3 rd		Hall	Above 3000	15m	NS	20	NS	0	3m	3m	3m		
				2000- 4000				per I	1/3 rd of Building	1/3 rd of Building	of Building Ht.	5.	Ware	Sq. m Min.	18m	NS	30	NS	0	6m	6m	6m	1	
								No.	Ht. W.E.I.M)	Ht. (W.E.I.M)	(W.E.I.M)		Housing, Storage	25000										
				Note:- D	 ouble ba	sements	if used for par	5-2 king shall be	e allowed a	s specified in	the basement		Vegetables & Fruit											

								Propo	sed Am	endm	ents to U	BBL 202	21
		norms. S	tilt flooi	rs within	the building en	velope sh	all be allowe	d.			Mandis		
		Above 4000	35		Height to be regulated by	Shall be as	6.0 or 1/3 rd of	6.0 or 1/3 rd of	6.0 or 1/3 rd of Building	6.	Multi-Level Parking	2000	12m
					Fire and Emergency Equipment	per Table No.	Building Ht. (W.E.I.M)	Building Ht. (W.E.I.M)	Ht. (W.E.I.M)	7.	Tourist Huts*/ Resort**	750 - 4000	12m
				ements i	available f used for parki				he basement			Above 4000	12m
		norms. S			the building en					+0pe	n space shall excl	ude the area le	ft in se
4.	Cinemas/ Cineplex	Min. 4000	50	150	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	Building Ht.	1/3 rd of Building Ht.	Ht.	is pa open Park NP: I	rt of the scheme a space. Setbacks a ing in Open space Not permitted Iot specified	nd is ungated a long public pas	and ope ssage s
		norms. S	tilt flooi	rs within	f used for parki the building en					I. II.	Height of bu	uildings, where	
-	Hatal	to 15% o	f FAR sh 40			Chall ha	1 /2rd of	1 /2rd of	1 /2rd of	III.		cade within th	
5.	Hotel	1000- 2500		180	Height to be regulated by Fire and Emergency Equipment available	Shall be as per Table No. 5-2	height of building or 6m (W.E.I.M)	building or 6m (W.E.I.M	building or 6m (W.E.I.M)	IV. V. VI.	have arcade matched wi Maximum lo with 5m cle Plot edge ha Setbacks sh	es, the floor leven th the floor levength of building arance over paying road motall be handed	vel of the vel of a sing blo assage re than over to
		Note:-5% shall be			FAR for party h	all and 3%	6 permissible	FAR for Con	ference hall	VII.	. ,	ons shall be all vel of the setba	
		For Conf	erence l	halls/par	ty halls/bars/r ng @ 1.5 ECS fo						by the plot	owner.	
		used for	parking	shall be	allowed as spec					IX.		valls or fences cket fence, not	
		Above	30	200	ll be allowed. Height to	Shall be		1/3 rd of	1/3 rd of	X.	_	Green area/Poad or public s	
		2500			be regulated	as per Table	height of building	height of building			least 3m wi	de.	
					by Fire and	No. 5-2	or 6m (W.E.I.M)	or 6m (W.E.I.M	or 6m	XI.		parking is pro tive frontage o	
					Emergency Equipment					XII.	side roads of peri	or setbacks. mitted FAR car	n be us
					available FAR for party h					XIII.	_	age is mandato	
					s more than 12 banquet norms		s like banque	t hall shall be	e allowed with			3	
		For Conf lobby/at used for	erence l rium) n parking	halls/par nin parkin shall be	ty halls/bars/r ng @ 1.5 ECS fo allowed as spec	estaurants r 10 Sqm	shall be prov	ided. Three b	asements if		e No. 5-4 b.The re acks/setbacks sh		
6.	Mall cum	Min.	40	200	ll be allowed. Height to	Shall be	1/3 rd of	1/3 rd of	1/3 rd of	11 🗀	l l	IAL USE : Min	
	Multiplex	5000			be regulated	as per Table	height of building	height of			Comr	nerce Depart	ment.
					by Fire and Emergency Equipment available	No. 5-2	or 3m (W.E.I.M)	or 3m	or 3m	S. No.	Use	Plot Area in Sq. m.	Coverage
					ls min parking or parking shall					1.	Multi-storey Group	Min. 2000) N
					ding envelope			u III tile base	ment norms.		Industry and Service Cent		Note be a
7.	Janjghar/ Community	Min. 6000	30	60	12	Shall be as per	1/3 rd of height of	1/3 rd of height of	1/3 rd of height of	2.	Light Service Industry&		N
	Center/ Banquet Hall	0000				Table No. 5-2	building or 6m	building or 6m	1 0		Extensive Industry	500 up to	N
	11011	Not : D	ala] - 1		ahall ha alla		(W.E.I.M)	(W.E.I.M) (W.E.I.M)		industry	4000 4000 upto	
		In case o	f sloping ed at the	g roof, no e entranc	shall be allowe activity shall be e gate up to a n the RoW of roa	e allowed naximum	in the attic s built up area	pace. Securit of 15 Sqm (u	y room may p to 3.5 M			12000 upto	o N

Γ		Mandis									
l	6.	Multi-Level	Min.	12m	NS	10	NS	0	3m	3m	3m
l		Parking	2000								
l	7.	Tourist	Min.	12m	NS	10	NS	0	3m	3m	3m
l		Huts*/	750 -								
l		Resort**	4000								
			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 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.

Notes:

- 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.
 - 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.
- 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.
- No projections shall be allowed in the setback area, except for plots in R1 zone. VII.
- VIII. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks before handing over to the Authority,
- 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 0.45 m 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
- 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.
- 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:

	Commer	ce Departn	ient.							
S. No.	Use	Plot Area in Sq. m.	Coverage	FAR	Min. Public Open Space+(%)	Height		Setba	cks	
					Z \(\rangle \)	_	Front	Rear	Side	Side
1.	34-14: -4	Min. 2000	NIC	450	10	NIC	0	2.0	2.0	2.0
1.	Multi-storey	MIII. 2000	NS	150	10	NS	0	3.0	3.0	3.0
1.	Group Industry and Service Centre	Min. 2000	Note: Ba	sement u	to the buil	lding envel	op line to the r ervices should	naximum exte	ent of 50% plo	
2.	Group Industry and Service Centre Light Service Industry&	100 up to 500	Note: Ba	sement u	to the buil	lding envel	op line to the r	naximum exte	ent of 50% plo	
	Group Industry and Service Centre Light Service	100 up to	Note: Ba	sement up	to the buil	lding envel king and s	op line to the r ervices should	naximum exte	ent of 50% plo ed in FAR.	t area shal

										ndme	ents to UB		1									
		not be a	allowed i	n constru	RoW of roads. B action sites or in a petent authoria	n any buildi						12000 up to 28000	NS	125	20	NS	0	6.	0	6.0	6.0	
8.	Ware housing, Storage Vegetables & Fruit Mandis	Min. 25000	25	100	15	Shall be as per Table No. 5-2	9.0	9.0	9.0			maximum building sl	exter hould	rey building nt of the grou be adjusted	and cove / relaxe	sement is a rage and s	0 llowed. Baser nall not be cou elaxation can	nted in FA	oe below th	f truss, he	ight. of	the
9.	Multi-Level Parking	be allow In order Permiss Maximu addition Level Pa compor in the b. land use Shops/G rehabili In case	wed with r to com sible Floo im FAR j n to requ arking co nents sha asement e in whice Offices/O itation of of Gover	proper p pensate the pr Area m proposed disite park pmplex (@ all be provents and norms. M the plot Commerci f project a	ial spaces shall affected person imprehensive s	e satisfactio -Level Park as Commerc I spaces sha iired for con a. m). Three isements sh. it shall be re be allowed s in Governi	n of concerning, a maximial/Office spall be 100 (examercial devailes additional be allowed estricted to promote an ground and ment compressions.	ed Authority. um 25% of Gr ace. cluding parking eloped within onal space for d for parking ermissible hei and first floor, of chensive scher	ng areas). In the Multi- parking as specified tight of the only for times.	is part open s Parkin NP: No	space shall exclud of the scheme and of the scheme and of acce. Setbacks along in Open space is the permitted at specified Height of built Active frontage A shaded area have arcades, matched with Maximum len with 5m clear Plot edge have Setbacks shall No projection The floor leve by the plot ow Boundary wall R1 zone. Picke Min. public Grathe public roal least 3m wide In case stilt paparking. Activ	dings, where less on ground for be the floor lever the floor l	in set d ope age sh	pecified (NS) s mandatory ling envelope arcade shabutting footp the Shall be 30 is permitted, 15m shall b the Authori in the setbacl all be match of the permitting footp to on any one the height, o	on-vehice, it shall for for mine of min all be made the treated the treated with ted on a from foof the plot side (shift shift	ollow norm. So% of le Since could be the counted with the counted with the could be the could be the floor le size. This could be made the could be made to the counter or longer the could be made to the counter or longer the counter	s of Civil aviatingth of plot additional front setbal way, except foots in R1 zon wel of adjoining the plot in all ushall be publicinger) OR shall ximum 4.0 m	ion and Fir ljoining the tory along or level of a 8m shall be oms or con ck norm sh or plots in c. g setbacks se premise itted in the without b be accessed	re & Emerge road. the active arcades. The left. Bridge mercial fluil apply. R1 zone. before hare es, except for front settle oundary we do by a pedet tof beam to the read of the settle oundary we do by a pedet tof beam to the read of the settle oundary we do by a pedet tof beam to the read of the settle oundary we do by a pedet tof beam to the read of the settle oundary we do the settle oundar	ency. frontage. I e floor level ing of two poor space. or side and pack in R1 and shall and sh	be counted the ight. Grant fadjoining to the Au I rear set zone. all be attavehicular odate sta	ed towards round level ing plots de shall be blocks uthority, backs in ached to e street at
IND	USTRIAL USE									XII. XIII.	setbacks. 30% of permi Public passag					nan 100m.	Bridging over	public pass	sage is peri	nitted for l	length no	ot more
10.	Flatted Group Industry and Service Centre	1		-	20 e building enve				•	Table 1	than 30% and No. 5-4 c: The reg cks/setbacks shal	above height ulations for I I be as under	of 6n	n from plinth	n level. blic use							
11.	Light and Service Industry	100 np to 500	60	120	12	Shall be as per Table No. 5-2	3.0	3.0	N	S. No.	Use	Plot Area in Sq. m.	Coverage	Min. Public Open Space+ (%)	FAR	ROW	Height	Setba		oor .	Side	Side
										3	Offices: General/ Government Office/ Integrated Office			10 (for plots up to 2000), 20 (for plots above 2000)	250	9m	NS	Fron 0	t Re		m	3m

Sult State	o UBBL 2021	lments to UE	ed Amen	ropose	J							
1000 50 115 12 30m 15 30m 15 30m 15 30m	Undertaking Offices and Courts. Maximum up to three basements within the building env within the building envelope shall be allowed. Minimum plot area for offices shall be 500 shall not apply on basic/important infrastructure/utilities to be created by government	Complex	1/3 rd of Building Ht.	1/3 rd of Building Ht.	1/3 rd of Building Ht.	as per Table	12	125	55	np to		
Note: Maximum foor-sallowed shall be have ment ground floor and is a floor-sharement should be helong ground floor and measurement of the helpful ground coverage shall be counted in FARL in case the basement is not countered the permissible FARL on the achieved on the sconnel floor. In case of trans, height of fluiding should be achieved on the sconnel floor. In case of trans, height of fluiding should be achieved on the sconnel floor. In case of trans, height of fluiding should be achieved on the sconnel floor. In case of trans, height of fluiding should be achieved on the sconnel floor. In case of trans, height of fluiding should be achieved for particing specified in the heavenet or arms. 12. Intensity	CATIONAL	EDUCATION										
No. 5-2 No.	y/ Note:- Pre-Primary Schools/ Nursery Schools/ Montessori Schools/Creche, Play Schools (Nursery/	6.0	6.0	6.0	as per	12	115	50	np to		
Above 45 110 12 Shall be 5.0 6.0 6.0 1.7	land use but not exceeding	1 1 - 1								12000		
12000 Table No. 5.2 School Note: Maximum bloors allowed shall be absenced, pound floor and to the reasonment store of ground converage shall be counted in FAB. In case the basement is not of trust, height of building should be seement within the baseling envelope shall be allowed. Single basement within the baseling envelope shall be			()	6.0	6.0	Ch all ha	12	110	45	Alteres		
Note-Maximum floors allowed shall be basement ground floor and 1st floors-basement should be blowground floor and to the maximum extent of ground coverage shall be counted in FAR. In constructed the premissible FAR can be considered on the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the second floor. In case of truss, height of building should be adulted from the should floor within the building envelope shall be allowed. Single basement within the floor within the building envelope shall be allowed. Single basement within the building envelope shall be allowed. Single basement within the building envelope shall be allowed. Single basement within the building envelope shall be allowed. Single basement within the building envelope shall be allowed. Single basement within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms. I a sper floor within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms. I a sper floor within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms. I a sper floor within the building envelope shall be allowed. Single basement within the building envelope shall b	y Min. 2000 33 10 120 9m 15 0 3m		6.0	6.0	6.0	as per Table	12	110	45			
Note-Maximum floors allowed shall be below yound floor and 1st floors; bestered should be below yound floor and 1st floors; bestered the southed be below yound floor and 1st floors; bestered the southed below the ground floor and 1st floors; bestered the seachers of the shall be allowed for parking as specified in the basement norms. 12						No. 5-2						
12. Extensive 10. 10. 9	Note: Stilt floors within the building envelope shall be allowed. Single basement within the	1 1	hall be	nd coverage sl issible FAR ca	extent of ground cted the permi	the maximum e	floor and to th	ground i	e below in FAR.	should b		
Industry		Higher	2.0 as					1.	l/relaxe	adjusted	Entensive	12
Well	Note: Stilt floors within the building envelope shall be allowed. Single basement within the		1/3 rd of Building	1/3 rd of Building	1/3 rd of Building	as per Table	9	100	50	np to		
Public And Semi-Public/Instrictional and requiring more height. Public And Semi-Public/Instrictional and requiring more height. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public/Instrictional and read in the basement norms. Public And Semi-Public A	Min. 2000 NS 10 250 12m NS 0 3m	20. College				No. 5-2						
Above 30 60 9 Shall be as per Table No. 5-2	shall be allowed for parking as specified in the basement norms.		6.0	6.0	6.0	as per	9	90	45	np to		
Above 28000 80 9 Shall be as per Table No. 5-2 8000 8.0 8.0 8.0 8.0 8.0 8.0 8.0 8.0 8.						No. 5-2						
Residential (25% of the total land area). Regulations of Group Housing shall be followed subject to provision of density of 400 PPHa plant to be prepared for this area. 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. Public AND SEMI-PUBLIC/INSTITUTIONAL USE 13. Offices: 30 120 Height to Shall be 3.0 or 3			7.0	7.0	7.0		9	80	40			
Above 30 60 9 Shall be as per Table 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. Public AND SEMI-PUBLIC/INSTITUTIONAL USE Shall be allowed. Shall be allowed. Shall be allowed. Shall be allowed. Basement shall be below 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. Public AND SEMI-PUBLIC/INSTITUTIONAL USE 13. Offices: - 30 120 Height to Shall be 3.0 or						1 ^ 1						
28000 as per Table No. 5-2 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. PUBLIC AND SEMI-PUBLIC/INSTITUTIONAL USE 13. Offices: - 30 120 Height to Shall be 3.0 or	Regulations of Group Housing shall be followed subject to provision of density of 400 PPI					No. 5-2						
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. Public AND SEMI-PUBLIC/INSTITUTIONAL USE 13. Offices: 30 120 Height to Shall be 3.0 or 3.0 or	Sports and Cultural Activities (15% of the total land area).		8.0	8.0	8.0		9	60	30			
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. PUBLIC AND SEMI-PUBLIC/INSTITUTIONAL USE 13. Offices: - 30 120 Height to Shall be 3.0 or 3.0 o	- 10 15 - NS 0 6m					Table				28000		
Height relaxation can be considered by the content Authority for specialized industries requiring more height. Height relaxation can be considered by the content Authority for specialized industries requiring more height. HEALTH 22. Hospital Min. 1000 NS 10 (for plots when up to RoW 2000) less than 25m 20 (for 300 plots when up to Row 2000) less than 25m 20 (for 300 p	plan to be prepared for this area. Note Stilt floors within the building envelope shall be allowed. Double basement within the		11	l shall not be o	coverage and	nt of the ground	imum extent	the max	evel and	ground		
PUBLIC AND SEMI-PUBLIC/INSTITUTIONAL USE			dustries			-				1		
PUBLIC AND SEMI-PUBLIC/INSTITUTIONAL USE	plots when safety norms 2000) less	22. Hospital						neight.	g more l	requirin		
13. UTHICES: - 30 120 HEIGHT TO Shall DE 3.0 OF 3.0 OF 3.0 OF	25m 20 (for 300							AL USE	TUTION	LIC/INSTIT	BLIC AND SEMI-PUBL	PUBL
General/ Government Office/ Integrated be as per 1/3rd of 1/3rd of 1/3rd of Building Buildin	above RoW mor e		1/3 rd of Building	1/3 rd of Building Ht. or B.L.	1/3 rd of Building	as per d Table	be regulated	120	30	-	General/ Government	

								Propos	ed Ame	ndm	ents to U	BBL 202	21								
	Office Complex	Governi	nent Off	ice, Publi	Emergency Equipment available ce complex sha c Under taking ilding envelope	Offices and	Courts. Maxi	mum np to th	ree			addit towa area: heigl b. Mult 50%	tional g ard FAR s such a ht. 1.8n i-Level) to fac	ground cov R. If atrium as waiting n shall not Parking sl tilitate amp	erage for has free halls, rec be count hall be Pe ble parkin	atrium is 24hr publi eption and ed in FAR. rmissible g in space	allowed for pr utilized 25% o ic passage, ther I fire staircases The setbacks r to the extent of s, subject to str hrs. 50% of tota	f the utilized a atrium sha shall be allo egulations a building Er cuctural safe	I ground cove ill be counted owed free frou are subject to avelope lines, ety. This parki	erage shall be for open spa m FAR. Servi fire safety no free from FA ing shall have	e counted ace. Common ice floor of orms. AR (upto e public
		allowed basic/in	. Minimu nportant	um plot a t infrastrı	rea for offices s ucture/utilities	shall be 500	Sqm. These r	orms shall no	t apply on			Grou drop	nd leve -off fac	el vehicula cilities are	r parking	shall not l	be permissible	in the plot,	only bicycle p	arking and v	rehicular
		the Gov	ernment	t policies.						23.	Health Centre/ Nursing	Min. 1000	NS		100	15m	26	0	3m	3m	3m
EDU	JCATIONAL										Home						envelope shall				ent norms.
14.	Pre- Nursery/ Creches	Note:-P	re-Prima		orms. ols/Nursery Sch sidential use.	nools/Monte	essori Schools	s/Creche, Play	Schools,			Hosp How	oital/Te ever, fo	ertiary Hea or other he	alth Care (alth facili	Centre wor ties like M	g shall not be co uld be worked laternity/Nursi	out @ 80 sq ing homes, f	.m. of gross fl amily Welfar	loor area per	
15.	Nursery School	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)			b. Maxi / crè insti c. Othe d. In ca	mum uche / c tutes si r Contr se of su be wo	up to 300 s chemist sho ites. rols: uper specia rked out @	q. m. of floop/bank alty medicalty to 12	oor area sl counter or cal facilitie 5 sq. m. pe		to be used to and also Mo	for communit edical College as such by the	e/ Nursing an	nd Paramedic gross area
		Note:- S allowed		's within t	the building en	velope shall	be allowed. I	Basements sh	all not be			may	be pres	scribed by	the Auth	ority / land	hanced FAR sha d owning agend	cy and other	clearances.		
16.	Primary School	Min. 2000	33	120	15	Shall be as per Table No. 5-2	3.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)			g. HT. & roon end o h. Mech	pment, & LT pa n, staff office; (nanical	water stor anel rooms changing r Other Services; l	rage, boile , transfor oom, staf Installatio	er, electric mer comp f dining fa on of Electi	ervices Require sub-station, artment, contr- cilities without rical and firefig	ol room, pur kitchen fac hting equip	mp house, gen ility, Central s ment's; and o	nerator room sterile supply other services	n; staff locker y dept., back s like kitchen,
		Note:- S the buil	tilt floor ding env	rs within t relope sha	the building en all be allowed f	velope shall or parking a	be allowed. S	Single basementhe the basemen	ent within t norms.			build i. Othe	ling ma r contr	y be used ols related	for health I to basen	icare facili ients etc. a	ntial services re ities with prior are given in end allowed as per	approval of d of this cha	the concerne pter.		ling of the
17.	Middle School	Min. 4000	33	115	15	Shall be as per Table No. 5-2	3.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)	3.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)			k. Envi Envi l. Zero be us cons regu	ronmer ronmer discha sed by p truction lations	nt clearand nt clearand arge for sev premises f n sites. The as the tim	ces shall bees are made werage shor its need ese issues es of sanct	ne made mandatory a all be enfo ds of horti concerne ioning the	andatory consing per the prevalorced at the cost culture, flushing the local body plan.	dering that niling regula t of the proi ng, coolant to ies and can	bio-wastes an tions related moters and po ower, washin be dealt accor	to the environt ost treatmen g or disposal rdingly as pe	onment. It water can I to other er existing
		Note:- S	tilt floor	s within t	the building en all be allowed f	velope shall	be allowed.	Single baseme	ent within			suita	ble cap	tive gener	ation.		be met by pow				
18.	High/ Higher Secondary School	Min. 7500	35	140	18	Shall be as per Table	4.0 or 1/3 rd of Building	4.0 or 1/3 rd of Building	4.0 or 1/3 rd of Building	24.	Radio Diagnostic Centre/ Micro biological/	Min. 500	NS	10	100	12m	NS	0	3m	3m	3m
						No. 5-2	Ht. or B.L. (W.E.I.M)	Ht. or B.L. (W.E.I.M)	Ht. or B.L. (W.E.I.M)		Pathological Laboratories	shall be all	owed f	within the for parking	building as specif	envelope s ied in the	shall be allowed basement norn	d. Single bas ns.	ement withir	n the building	g envelope
					the building en					25.		Min. 750		10	70	9m	12	0	3m	3m	3m
19.	College	Min.	ding env	relope sha	all be allowed f	Shall be	5.0 or	5.0 or	5.0 or		premises	730	115) III	(Excluding Minars, Shikharas,		3111		3111
		30000				as per Table No. 5-2	1/3 rd of Building Ht. or B.L.	1/3 rd of Building Ht. or B.L. (W.E.I.M)	1/3 rd of Building Ht. or B.L.								or Domes) shall be allowed		ement withir	the building	g envelope
							(W.E.I.M)	(**.L.1.1*1)	(W.E.I.M)	26.	Police Post	Min. 250	NS	NS	100	9m	12	0	3m	3m	3m
		Note:- S the buil	tilt floor ding env	s within t relope sha	the building en all be allowed f	velope shall or parking a	be allowed. S s specified in	Single basementhe the basemen	ent 'within t norms.	27	Police		owed f	or parking			shall be allowed basement norn		sement within	the building	g envelope 3m
20.	Educational and Research	Min. 80000									Station	1.1111111111111111111111111111111111111	110			12	110		3111	3111	3111
I I	Centre/	1 Acadon	nic inclu	ıding Adı	ministration (45% of the	total land a	rea).		1											

				be regulated by Fire and	as per Table No. 5-2	1/3 rd of Building Ht. or B.L.	1/3 rd of Building Ht. or B.L. (W.E.I.M)	1/3 rd of Building Ht. or B.L.			shall be allo	ved for par AR may be	king as s	pecified in t	he basement no	ved. Single baser orms. ions of group ho			•
				Emergency Equipment		(W.E.I.M)		(W.E.I.M)	28.	Post & Telegraph	Min. 250	NS N	S 1	.50 9m	NS	0	3m	3m	3m
	Re			available the total land ar		<u> </u>				Office/ Bank					pe shall be allow	ved. Multi-level b	pasement wi	thin the buil	ding
	-		of 400 PPHa	of Group Housing gross and land sl					20	General		NS NS N		.50 12n		0	3 m	3m	3m
	Sr		m. per perso nd Cultural A	n. Activities (15% o	of the total l	land area).			29.	(Public &									
	-		10 15	-	Shall be as per Table No. 5-2	10.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)	10.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)	10.0 or 1/3 rd of Building Ht. or B.L. (W.E.I.M)		Semi-Public Premises)	shall be allowed other control of the shall be allowed by to 15% of accommodal other shall be allowed by the shall be allowed	ved for par ls: f permitted f permitted ion, in Fire	king as s FAR can FAR can Training	pecified in to be utilized be utilized g Institute/(he basement no for residential u for residential u	use of essential s use/hostel for es	taff in fire st	ation.	g envelope
	Pa			Areas (15% of lscape plan to be			•	•	30.	Fire Station	Min. 2000	NS 1	0 1	.20 12n	NS NS	0	3m	3m	3m
		ote:- Stil	lt floors with	in the building er shall be allowed t	velope shall	l be allowed.									pe shall be allow he basement no	ved. Double base	ment withir	the building	g envelope
HEALTH	UI	e bullul	ng envelope	siiaii be alloweu i	or parking a	as specified if	ii tile baseille	III IIOI IIIS.			Other contro	ls:							
21. Hospital	M 60	in. 000	40 250 who Rov	en be V regulated	Shall be as per Table No. 5-2	3.0 or 1/3 rd of Building Ht. or	3.0 or 1/3 rd of Building Ht. or B.L.	3.0 or 1/3 rd of Building Ht. or		N D :1	Up to 25% of accommoda Other control	f permitted ion, in Fire ls related t	FAR can Training	n be utilized g Institute/(for residential ι	use of essential s use/hostel for es ons.			
			tha 25r			B.L. (W.E.I.M)	(W.E.I.M)	B.L. (W.E.I.M)	31.	Non-Reside Hostel	ntial Premise Min. 750		0 1	.50 12n	ı NS	0	3m	3m	3m
			300 wh	Equipment available											e shall be allow he basement no	ved. Single basen	nent within	the building	envelope
			Rol mo tha	re					32.	Guest House,		NS NS		20 12n		0	3m	3m	3m
			25r	I						Boarding House or Lodging					e shall be allow he basement no	ved. Single basen orms.	nent within	the building	envelope
				ground coverage						House Other Uses									
	ut ha 1. no	ilized gr alls, rece 8m shal orms. M	round covera eption and fir I not be coun ulti-Level Par	additional groun ge shall be count e stair cases shal ted in FAR. The s king shall be per und coverage to f	ed toward F I be allowed etbacks/reg missible to t	AR. Commor free from F gulations are the extent of	areas such a AR. Service fl subject to fire building enve	is waiting loor of height e safety elope lines,		Petrol Pum The general	regulations fo				uidelines issued	l by Ministry of han 15 m	Road, Tran	sport & Hig	hways.
22. Health Ce	st	ructura	safety. 100		Shall be	3.0 or	3.0 or	3.0 or	33.	Filing Station	Min.500	10 N	S 1	0 12n	6	The frontage	6m	6m	6m
Nursing H	me 10	000			as per Table No. 5-2	1/3 rd of Building Ht. or B.L.	1/3 rd of Building Ht. or B.L. (W.E.I.M)	1/3 rd of Building Ht. or B.L.		Filing cum Service Station		20 N		0 12n		& depth of the plot shall be as per	6m	6m	6m
						(W.E.I.M)		(W.E.I.M)		Compressed Natural Gas (CNG) Mother Station		20 N	S 3	60 12n	4.5	guidelines issued by MoRTH	6m	6m	6m
											be counted i	pted to exp n FAR.		-		will exclude can			
									is par open s Parkii NP: N	n space shall excluct of the scheme and space. Setbacks ald ng in Open space is ot permitted ot specified	l is ungated an ng public pass	d open at a ige shall be	l times, i	t shall be co	ınted towards o	pen space. Gated	passages sh	all not be cou	ınted toward

		Proposed Amendments to UBBL 2021
	23. Radio Diagnostic Centre/ Microbiological/ Pathological Laboratories	Note: Multi-level basements within the building envelope shall be allowed as specified at the basement surface from the base of the parting shall not be counted in FAR Max. Subject to condition that pluth area should not exceed more 150 Sg. m. and max. Gel. Transco/Roof Trap Parting salls be allowed with proper protection to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall head provisions, norm of 2 ESC/100 gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall head provisions, norm of 2 ESC/100 gam shall gam shall be allowed to the satisfaction of concerned authority. For parking provisions, norm of 2 ESC/100 gam shall gam shall be allowed to the satisfaction of concerned authority shall gam shall be allowed to the satisfaction of concerned authority. Supplied and outpersonance of satisfactions of provisions, norm of 2 ESC/100 gam shall gam shall be left.
I	Facilities and Amenities 24. Religious premises	Min. 750 35 70 12 (Excluding Minars, Shikharas, or Domes) No. 5-2 Ht. Shall be as per Table No. 5-2 Ht.
	25. Police Post	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. Min. 35 100 12 Shall be as specified in the basement norms. Shall b
	26. Police Station	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. Min. 1000

								Pı	ropos	ed Am
		the building % of the pushell be ap	ng envelo lot area oplicable	ope shall b may be us to the are	building en be allowed f sed for hous ea meant for	or parking ing the staf housing.	as speci f and the	fied in the e regulati	e basement ons of grou	norms. 25 p housing
	Post & Telegraph Office/Bank	Min. 250	25	t r t a I	Height to be regulated by Fire and Emergency Equipment	Shall be as per Table No. 5-2	3.0 o 1/3 ^{rc} Build Ht.	d of 1	3.0 or 1/3 rd of Building Ht.	3.0 or 1/3 rd of Building Ht.
		within the		rithin the l	Available building env e shall be all					
	General (Public & Semi-Public Premises)	Min. 500	25	t r t E F	Height to be regulated by Fire and Emergency Equipment Available	Shall be as per Table No. 5-2	3.0 o 1/3 rd Build Ht.	d of 1	3.0 or L/3 rd of Building Ht.	3.0 or 1/3 rd of Building Ht.
		the building Other con Up to 25% station. Up to 15% and stude	ng envelo trols: 6 of maxi 6 of maxi nt accom	vithin the lope shall be mum FAR mum FAR amodation	building env be allowed f C can be utili C can be utili I, in Fire Tra	or parking ized for res ized for res	as speci idential idential	fied in the use of ess use/host	e basement sential staf el for esser	norms. in fire
29.	Fire Station	Min. 2000		as per reg	gulations. 26	as p Tab	ole	1/3 rd of Building		3.0 or 1/3 rd of Building
		the building Other con Up to 25% station.	ng envelo trols: 6 of maxi 6 of maxi nt accom	ope shall b mum FAR mum FAR amodation	building en be allowed f C can be utili C can be utili I, in Fire Tra gulations.	velope sha or parking ized for res	ll be allo as speci idential	fied in the use of ess use/host	e basement sential staff el for esser	norms. in fire
Non-	Residential Premis	es								
30.	Hostel	Min. 750	30	120	15	as p Tab	er 📗	1/3 rd of Building Ht.	1/3 rd of Building Ht.	1/3 rd of Building Ht.
					building en	or parking	as speci		e basement	norms
	Guest House, Boarding House or Lodging House	Min. 500	30	120	18	as r Tab	er 📗	1/3 rd of Building Ht.	1/3 rd of Building Ht.	1/3 rd of Building Ht.
		Note:- Stil	t floors v	vithin the	building en	velope sha or parking	ll be allo as speci	wed. Sing	 gle baseme e basement	nt within norms
Othe	r Uses	1								

								P	ropos	ed Ame	dments to UBBL 2021	
	The g	ol Pumps: general regulations f ways. w petrol pump shall						ry of Road	l, Transpo	rt &		
	32.	Filing Station		10	10	6	Shall be as per Table No. 5-2	N	N	N		
		Filing cum Service Station	The frontage & depth of the plot shall be as per	20	20	6	Shall be as per Table No. 5-2	N	N	N		
		Compressed Natural Gas (CNG) Mother Station	guidelines issued by Ministry of Roads, Transport & Highways	20	20	4.5	Shall be as per Table No. 5-2	N	N	N		
			Other Regu exclude can	llations: S nopy area	Shall be accep a. Mezzanine i	ted to explo f provided	osive/Fire D will be cour	ept. Groun ted in FAR	d Coverage	will		
	• In	- 'he height of stilt sho n case stilt parking is leight of stilt floor in	provided with	hin comn	nercial or PSP	building er		ombination	ı with grou	nd floor.		I&K
1.2 a: The ilations for usement Park in terms of ce/Plot area, und Coverage, ting V/height &	• Tl	he height of stilt sho n case stilt parking is	provided with	hin comn	nercial or PSP	building er		ombination	n with grou	nd floor.	AmusementParks • Allamusementparksshallhaverecreationalfacilitiesastheprimaryuseandancillary facilitiestosupport their operation. Recreational facilitiesmayincludedevicesand 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.	on p
.2 a: The lations for sement Park n terms of e/Plot area, nd Coverage, ing //height &	• Tl	he height of stilt sho n case stilt parking is	provided with	hin comn	nercial or PSP	building er		ombination	ı with grou	nd floor.	 Allamusementparksshallhaverecreationalfacilitiesastheprimaryuseandancillary facilitiestosupport their operation. Recreational facilitiesmayincludedevicesand 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. 	on p
1.2 a: The ulations for usement Park in terms of ce/Plot area, und Coverage, sting V/height &	• Tl	he height of stilt sho n case stilt parking is	provided with	hin comn	nercial or PSP	building er		ombination	ı with grou	nd floor.	 Allamusementparksshallhaverecreationalfacilitiesastheprimaryuseandancillary facilitiestosupport their operation. Recreational facilitiesmayincludedevicesand 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 	on p
2 a: The attions for the ement Park terms of the Area, d Coverage, and height &	• Tl	he height of stilt sho n case stilt parking is	provided with	hin comn	nercial or PSP	building er		ombination	n with grou	nd floor.	 Allamusementparksshallhaverecreationalfacilitiesastheprimaryuseandancillary facilitiestosupport their operation. Recreational facilitiesmayincludedevicesand 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. 	J&K V on pr Amu
2 a: The lations for sement Park n terms of e/Plot area, ind Coverage, ting t/height &	• Tl	he height of stilt sho n case stilt parking is	provided with	hin comn	nercial or PSP	building er		ombination	n with grou	nd floor.	 Allamusementparksshallhaverecreationalfacilitiesastheprimaryuseandancillary facilitiestosupport their operation. Recreational facilitiesmayincludedevicesand 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. 	on p
1.2 a: The ulations for usement Park in terms of ice/Plot area, bund Coverage, sting W/height & backs/setbacks	• Tl	he height of stilt sho n case stilt parking is	provided with	hin comn	nercial or PSP	building er		ombination	n with grou	nd floor.	 Allamusementparksshallhaverecreationalfacilitiesastheprimaryuseandancillary facilitiestosupport their operation. Recreational facilitiesmayincludedevicesand 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 	on p

		Proposed Amer	ıdmer	ts to UBB	L 2021				
11	5.2.1.2a. "The maximum		S. No.	RoW in m	Base FAR in %	Additional FAR as a percen	tage of Base FAR	Total Permissible FAR	J&K UBBL 2021 are silent on provisions for
	permissible base Floor area Ratio,				70	Through Premium Paymer	nt Through TDR		Additional FAR through Premium Payment and
	for commercial		1.	Below 9m	100%	30%	20%	150%	TDR
	Use zone on payment of		2.	9m-12m	100%	30%	35%	165%	
	premium, permissible TDR		3.	12m-18m	100%	30%	60%	190%	
	loading shall be as per the		4.	18m-24m	100%	30%	80%	210%	
	following"		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)	The clo	use 5.2.4.5 "Prem	ium on Parking"	' shall be deleted.			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.	The su	b clause 5.2.2.1.3	Common Parkinį	g Space shall be deleted.			To bring in stringent provisions for provisions of parking within the plots by builders
14	Appendix "D" : Penal Action for violation of provisions of Master Plan, Zonal Plans and Building Bye- Laws.	 (A. A.) Compounding Excess Coverage/FAR 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. 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 	Appendi 1. Th (i) (ii)	x D: Penal Action for e buildings/struc Where Construc Where Construc	or violation of pro ture constructed tion is not in con tion is in conform	n of provisions of Master Plan povisions of Master Plan, Zonal P d without getting building pla informity to building rules, mity to building rules, ty to building rules.	lans and Building Byelaws.		The provisions for compounding hasbeen increased at par with other states
			S.No	Non-Compour		Maximum /minimum limit of compounding to the extent of	Compounding fee		
			1.	F.A.R.		nil			
			2.	Setbacks,		-	Compounding fee the building shall be notified by the concerned authority.		
			3.	Open spaces,		Nil			
			4.	Total height of	f the building		Compounding fee the building shall be notified by the concerned authority.		
			5.	No. of floors,		Nil	,		
			6.	No. of DUs & d	lensity	Nil			
			7.	Parking norms	S,	Nil			
			8.	Width of Appr	roach Road				
			9.	Light and Vent provisions,	tilation	nil			

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		10.	Use	nil				
		Construction	on is in conformity to building	rules			(II) Where	
		S. No. 1.	Types of Building		Compounding Fee Compounding fee the building	shall be notified	by the	
		1.			concerned authority.	shan be nothicu i	by the	
				Group Housing				
		2.	Commercial Building					
		3.	Institutional/ Public & Semi Pu	ublic Building				
		4	Industrial Buildings and other	. h i i di				
		4.	industrial Buildings and other	buildings				
		 The bu Where 	ildings/Structures constructed Construction is not in conform	l after approval from the comp nity to approved building pern	petent authority nission,			
	(4. Where	Construction in conformity to	building rules.				
			1	1			1	
		S.No	Non-Compoundable Items	Maximum /minimum limit of compounding to the extent of	Compounding fee		S Ty C	
			F.A.R.	nil	Compounding fee the buildi notified by the concerned au	ng shall be ithority.	l pe o s m	
		2.	Setbacks,	10% of requisite setback			o Bu o ild u	
		3.	Open spaces,	Nil	-		ing n	
		4.	Total height of the building	10%]		n g	
		5.	No. of floors,	Nil			F e	
		6.	No. of DUs & density	Nil			1 R I C . e n o	
		7.	Parking norms,	Nil				
		8.	Width of Approach Road				i i p d v o e i u n d n	
		9.	Light and Ventilation provisions,	nil	-			
		10.	Land Use	nil]		a l n l / g P	
							l l f o e	
							t e	
							t e t	
							d h	
							B u b	
							d l i d	
							n i	
							g n G g	<u> </u>

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			Note: If a building or part thereof has been constructed unauthorized, i.e. with/without obtaining the requisite building permit from the concerned Authority as required under the building Byelaws, the same shall be compounded at rares notified by the concerned authority provided the building practice of the concerned authority provided the building of part thereof a constructed unauthorized, i.e. with/without obtaining the requisite building permit from the concerned authority as required under the building byelaws, the same shall be compounded at rares notified by the concerned authority provided the building practice of the provisions contained in the Building byelaws and Master-Zonal Flan regulations. For this applicant shall have to submit the prescribed provedure.		