

प्रेषक,

आयुक्त एवं निदेशक उद्योग,  
औद्योगिक आस्थान अनुभाग-11,  
उद्योग एवं उद्यम प्रोत्साहन निदेशालय,  
उ०प्र० कानपुर।

सेवा में,

समस्त मण्डलायुक्त, उ०प्र०।  
समस्त जिलाधिकारी, उ०प्र०।  
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समस्त उपायुक्त उद्योग, जिला उद्योग प्रोत्साहन तथा उद्यमिता विकास केन्द्र,  
उत्तर प्रदेश।

पत्रांक 301 / औ०आ०अनु०-11/एस०ओ०पी०/2026-27

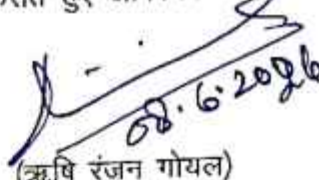
कानपुर:दिनांक: 08-06-2026

**विषय:- Standards For Land Development of The Industrial Estate.**

कृपया शासनादेश सं० 23/2025/1126/18-2-2025-18-2099/56/2025 दिनांक 08.08.2025 के क्रम में उ०प्र० सूक्ष्म लघु एवं मध्यम उद्यम औद्योगिक आस्थान प्रबंधन विषयक मानक प्राविधान (एसओपी) पत्रांक 495/औ०आ०-11/एस.ओ.पी./2025-26/कानपुर दिनांक 06.10.2025 के अध्याय-12 के प्रस्तर 12.1 के मानचित्र स्वीकृति आदि सुविधाओं हेतु बिल्डिंग बायलॉज इस पत्र के साथ संलग्न है।

आपको निर्देशित किया जाता है कि उपरोक्त का जनसामान्य, सभी आवंटीगण, सभी औद्योगिक संघों एवं प्रिंट, सोशल मीडिया में व्यापक प्रचार प्रसार कराते हुए आवश्यक कार्यवाही कराना सुनिश्चित करें।

संलग्नक:उपरोक्तानुसार।

  
(ऋषि रंजन गोयल)  
अपर आयुक्त उद्योग,  
• उत्तर प्रदेश।

# **STANDARDS FOR LAND DEVELOPMENT OF THE INDUSTRIAL ESTATE**



## **Land Development and Building Construction Bye-laws and Zoning Regulations**

**DIRECTORATE OF INDUSTRIES AND ENTERPRISE PROMOTION,  
GOVERNMENT OF UTTAR PRADESH | GRAND TRUNK  
ROAD, KANPUR, UTTAR PRADESH (INDIA)**

*January 26*

STANDARDS FOR LAND DEVELOPMENT OF THE INDUSTRIAL ESTATE

**"Land Development and Building Construction  
Byelaws and Zoning Regulations for Directorate of Industries &  
Enterprise Promotion, UP"**



DIRECTORATE OF INDUSTRIES AND ENTERPRISE PROMOTION,  
GOVERNMENT OF UTTAR PRADESH | GRAND TRUNK ROAD, KANPUR,  
UTTAR PRADESH (INDIA)

May 26

*[Handwritten signatures]*

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*M. J.*

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# 1. Permission For Land Development and Building Construction

## 1.1 Applicability of byelaws

- These Land development & building construction byelaws shall be applicable to all building activities and read in conjunction with the layout plan /any other statutory plan in force, if any, and notifications, if any, with regard to the same and as amended from time to time. Till such time the revised byelaws are notified, these building byelaws will continue to be in force.
- These byelaws shall be applicable to the entire layout and building for the land development, building construction or revision of layout or building or alteration of a plot of land.
- Regarding such requirements/provisions related to development and construction which are not contained herein, the provisions of NBC-16 & CPHEEO as applicable, may be followed.

### 1.1.1 Effect of relevant Government Orders:

From the date of coming into force of these byelaws, relevant clauses of the government orders (GOs), byelaws, etc., shall be considered to have been amended to that extent as per provisions of these byelaws. In case of any discrepancy between the provisions of the government orders, policies, rules, byelaws, etc.

## 1.2 Land Development and Building Construction Permission

### 1.2.1 Development Permission:

No person shall carry out any development /redevelopment on any plot /land (including subdivision) or cause to be done without obtaining a prior Development Permission of the competent authority.

### 1.2.2 Building Permission:

- No person shall erect, or make addition /revisions in any plot/ building or cause the same to be done without obtaining a prior building permission from the competent authority.
- No piece of land shall be used as a site for the construction of a building, and no building shall be constructed or reconstructed, and no addition or alteration shall be made to an existing building without the self-certification-based declarations or the required approval in the manner specified herein, relating to the use of building sites or the construction or reconstruction of buildings. To facilitate regulated and faster construction permits, risk-based classification of industrial buildings along with a fast-track approval system shall be followed.

#### 1.2.2.1 Categories of the Industrial Building and Activities:

Table 1 Plot Building-Use Type

| Plot/Building Use Type | Industrial Activity/Category                             | Approval Time |
|------------------------|----------------------------------------------------------|---------------|
| Low Risk Category      | Industrial Building (Green/Orange/White Category)        | 30 days       |
| High Risk Category     | Industrial Building (Red Category or Structurally Risky) | 45 days       |

- Plots of size up to 500 square meters for industrial purpose and industrial activities for the green/orange/white category in approved layouts shall be classified under low-risk category.
- Plots of size more than 500 square meters for industrial purpose and industrial activities for red category or structurally risky as per its activity shall be classified under high-risk category.

#### Important Notes: -

- I. The detailed category of Industrial activities Green/Orange/White & Red Categories are as per CPCB (Central Pollution Control Board) and SPCBs (State Pollution Control Boards)
- II. Structurally risky are those structures of industrial building which requires structure stability certificate by the licenced structure engineer / chartered engineer (Civil)

### 1.3 Architecture & Planning Cell (APC)

#### 1.3.1 Establishment & Purpose

The Directorate of Industries and Enterprise Promotion, Kanpur, Uttar Pradesh, shall constitute an Architecture & Planning Cell (APC) to provide professional oversight, technical scrutiny, and coordinated planning for the development of Industrial Estates etc.

#### 1.3.2 Composition and Hierarchy of the APC

The Cell shall function under the chairmanship of the Commissioner & Director of Industries (C&DI) UP with the Additional Commissioner of Industries as Co-Chairperson, and the Joint Commissioner / Deputy Commissioner of Industries (JCI/DCI) as member convener responsible for day-to-day coordination and application processing. The technical work of the Cell shall be carried out by a dedicated expert cadre comprising an Urban Planner, Infrastructure Planner, Architect and Chartered Engineer (Civil), who shall collectively be responsible for scrutiny of layout plans, site plans, building plans, and infrastructure proposals submitted under these Standards.

Table 2 Architecture & Planning Cell hierarchy of authority, responsibility and technical expertise.

| S.No. | Designation                                                        | Role in Cell               |
|-------|--------------------------------------------------------------------|----------------------------|
| 1     | Commissioner & Director of Industries (C&DI)                       | Chairperson of the Cell    |
| 2     | Additional Commissioner of Industries (Add. CI)                    | Co-Chairperson of the Cell |
| 3     | Joint Commissioner (JCI) / Deputy Commissioner (DCI) of Industries | Member Convener            |
| 4     | Urban / Town Planner                                               | Technical Expert           |
| 5     | Infrastructure Planner                                             | Technical Expert           |
| 6     | Architect                                                          | Technical Expert           |
| 7     | Chartered Engineer (Civil)                                         | Technical Expert           |

#### 1.3.3 Key Functions & Responsibilities

The Architecture & Planning Cell shall review and recommend approval of development and building permissions, conduct site inspections at key construction stages, monitor compliance with approved plans, and advise the competent authority on matters of land use, building design, and infrastructure. All plans and permissions under of these Standards shall be processed through and with the technical concurrence of the Architecture & Planning Cell.

- **Layout Planning:** Designing and amending the Layout Plans for industrial estates, including plot boundaries, road networks, green and others plot areas.
- **Building Plan Approval:** Administer the Online Building Plan Approval System (OBPAS), which facilitates the sanctioning, completion, and revision of building drawings for allottees.
- **Regulatory Oversight:** Ensuring all construction and land use adheres to the Directorate of Industries & Enterprise Promotion, Govt. of Uttar Pradesh Building Regulations and Byelaws.
- **Land Use Analysis:** Conducting detailed analysis of land use for industrial, commercial, green and common facility purposes for industrial estates within the department jurisdiction.

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## 1.4 Procedure for obtaining Development and/or Building Permission

### 1.4.1 Application/Notice:

All application /notice shall be submitted online through the dedicated online portal that the Directorate of Industries & Enterprise Promotion U.P. may notify from time to time for this purpose, accompanied by relevant plans and statements.

### 1.4.2 Details/Information Accompanying Application/Notice:

- In case of development permission, the application /notice shall be accompanied by the key plan, location plan, site plan, layout/sub-division plan, indicating setback lines, and services plan/ infrastructure plan, landscape plan and specifications and other documents as prescribed by the Directorate of Industries U.P., The implementing agency must adhere to these guidelines while preparing any plan for a piece of land / industrial estate.
- In case of building construction, the application/notice shall be accompanied by the location plan, site plan, subdivision / layout plan, building plan, services plan, specifications and certificate of supervision and other documents as prescribed by the Directorate of Industries & Enterprise Promotion U.P.

### 1.4.3 Documents for application for building permit:

- Application for building permit shall be accompanied by the following documents:

Table 3 Documents for application for building permit

|                                                                                     |
|-------------------------------------------------------------------------------------|
| Building Map /Plan (Prepared by Licensed Architect / Engineer /Town planner)        |
| Architect /Engineer/ Town planner Registration Certificate                          |
| Common Affidavit @ Rs. 100 Stamp Paper                                              |
| Calculation sheet of estimate (only building permits for labour-less calculation)   |
| Revenue documents (Sale/Gift Deed/Will Deed / other deed/Mutation Khasra- Khatauni) |
| No objection certificates (NOCs) required to be attached:                           |

### 1.4.4 Colouring and Notations:

Table 4 Colouring and Notations of maps

| Sl. | Item                       | Site Plan – White Plan | Site Plan – Blueprint / Ammonia Print | Building Plan – White Plan | Building Plan – Blueprint / Ammonia Print |
|-----|----------------------------|------------------------|---------------------------------------|----------------------------|-------------------------------------------|
| 1   | Boundaries of Plot         | Thick Black            | Thick Black                           | Thick Black                | Thick Black                               |
| 2   | Current Route              | Green                  | Green                                 | —                          | —                                         |
| 3   | Proposed Route (If Any)    | Dotted Green           | Dotted Green                          | —                          | —                                         |
| 4   | Permissible Building Lines | Thick Dotted Black     | Thick Dotted Black                    | —                          | —                                         |
| 5   | Open Spaces                | No Colour              | No Colour                             | No Colour                  | No Colour                                 |
| 6   | Existing Work              | Black (Outline)        | Black (Outline)                       | Black (Outline)            | Black (Outline)                           |
| 7   | Proposed Compoundable Work | Hatched Yellow         | Hatched Yellow                        | Hatched Yellow             | Hatched Yellow                            |
| 8   | Proposed Demolition        | Hatched Red            | Hatched Red                           | Hatched Red                | Hatched Red                               |
| 9   | Proposed Work (See Note-1) | Red (Filled)           | Red                                   | Red                        | Red                                       |
| 10  | Drainage and Sewerage      | Dotted Red             | Dotted Red                            | Dotted Red                 | Dotted Red                                |
| 11  | Water Supply Works         | Thin Black Dotted      | Thin Black Dotted                     | Thin Black Dotted          | Thin Black Dotted                         |

## 1.5 All Plans Standards

### 1.5.1 Layout Plan for Development Permission:

The layout plan to be submitted along with the application for development permit shall be drawn to a scale of 1:500 for plots up to 10 hectares, on a scale of 1:1000 for plots above 10 hectares but less than 50 hectares & on a scale of 1:2000 for plots more than 50 hectares, show with following details:

Table 5 Layout Plan Details for Development Permission

|   |                                                                                                                                                                                                                                                                                    |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | North Point and scale used.                                                                                                                                                                                                                                                        |
| 2 | The location of all proposed and existing roads with their width.                                                                                                                                                                                                                  |
| 3 | Plan showing dimension within plots / premises along with setback                                                                                                                                                                                                                  |
| 4 | Services plan showing the location of drains, water supply, sewer networks, electric lines, solid waste disposal & other public facilities along with their linkage with existing/proposed facilities.                                                                             |
| 5 | Analysis indicating size, area, and use of all the plots and different premises in the layout plan.                                                                                                                                                                                |
| 6 | A statement indicating the total area of the site, area utilized under road, green area, residential, commercial, community facilities and other public uses, proposed in the layout/ sub-division plan along with their percentage with references to the total area of the site. |
| 7 | A 'Key Plan', showing boundary and location of the site (along with north point indicator & scale) with respect of neighbourhood landmarks in areas where there are no approved layout plans.                                                                                      |

### 1.5.2 Site Plan for Building Permission:

The site plan to be sent along with the application for building permit shall be drawn to a scale of 1:100 for plots up to 500 sqm in size, on a scale of 1:500 for plots above 500 sqm & up-to 10000 sqm in size and on a scale of 1:1000 for plots above 10,000 sqm. Site plan shall show the following details:

Table 6 Site plan details

|   |                                                                                                    |
|---|----------------------------------------------------------------------------------------------------|
| 1 | The boundaries of the site and any contiguous land belonging to the allottee thereof.              |
| 2 | The names & width of the streets on which the building is proposed to be situated, if any.         |
| 3 | All existing buildings standing on, over or under the site.                                        |
| 4 | The position of the site in relation to neighbouring street.                                       |
| 5 | Space to be left around building to secure uninterrupted ventilation, admission of light & access. |
| 6 | Any existing physical features such as well, drains, trees, overhead electric supply lines etc.    |

### 1.5.3 Building Plan:

The plans of the building, elevations & sections accompanying the application with dimensions shall be drawn to a scale of 1:50 for plots measuring up to 500 sqm., for plots measuring above 500 sqm. to a scale of 1:100, for plots measuring 2000 sqm. & above to a scale of 1:200 with following details:

Table 7 Building Plan Details

|   |                                                                                                                                                                                                   |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Include floor plans of all floors together with the covered area clearly indicating the size and spacing of all frame members and sizes of rooms and the position and width of staircases, lift.  |
| 2 | Show exact location of essential services, for example toilet, water closet, sink, bath, water supply, drainage, and connection to soak pit / septic tank or sewer line for sewage disposal.      |
| 3 | Include sectional drawing clearly showing the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor & roof slabs with their materials. |
| 4 | The section shall indicate the heights of building and the heights of the parapet and drainage and the slope of the roof. At least one section shall be taken through the staircase.              |
| 5 | Show the use or occupancy of all parts of the building and also elevations for abutting roads.                                                                                                    |
| 6 | Include terrace plan indicating the drainage and the slope of the roof.                                                                                                                           |
| 7 | Give indications of the north point relative to the plan.                                                                                                                                         |
| 8 | Give indication of all doors, windows and other openings including ventilators.                                                                                                                   |
| 9 | Maps shall show the provisions for rainwater harvesting, wastewater recycling and solid waste.                                                                                                    |

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## 1.6 Signing of Plans

### 1.6.1 Signing of Layout Plans and Building Plans:

All layout and building plans before submission to the Directorate of Industries & Enterprise Promotion Govt of U.P. shall be signed by the licensed technical person/seniormost engineer.

*Note: The details of licenced technical persons are shown in the Annexure 6.4.*

## 1.7 Permit Process:

### 1.7.1 Sanction of building permit

- The maps for the construction/revision of all industrial & related buildings irrespective of their size in the schemes /layouts developed or approved by the Directorate of Industries U.P on payment of fees, shall be considered approved when filed, if the plans are prepared by a licensed technical person and a certificate is printed on it that the proposed construction is as per the layout plan and building bye-laws.
- Prior to enforcement of these regulations, the plots on which building plans have already been sanctioned and construction has already started or completed, the occupier may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building construction for which construction has not been started or any new addition required in the building.

### 1.7.2 Grant of permit/ refusal

#### 1.7.2.1 Auto-Rejection

- i. After issuance of any shortfall (related to map /document), the applicant/technical personnel shall resolve the shortfall/correct the map and submit the revised map/document within 15 days. If the shortfall is not resolved within 15 days, the map will be automatically rejected.
- ii. After the fee demand is issued, all the fees shall be deposited by the applicant within 30 days, if the above is not complied with within 30 days, the map will be auto-rejected.

#### 1.7.2.2 Grant/refusal by Concerned Authority

The Directorate of Industries U.P shall either sanction or refuse sanction to the plans and specifications or may sanction them with such modification or directions as it may deem necessary and thereupon shall communicate its decision to the person in the online portal, which may be revised from time to time.

### 1.7.3 Validity of Building Permit:

- Once a building permit is sanctioned, it shall remain valid only for three years from the date of sanction. Additional time would be allowed on proportionate basis for the proposed additional and construction as per purchasable floor area ration (FAR).
- In normal cases, the building permit shall be got revalidated, on application by allottee, in the prescribed format as given in the online portal before the expiry of this period for a maximum of two years by charging the renewal/plan fee specified by the Directorate of Industries & Enterprise Promotion Govt of U.P., However, in case application is made after the expiry of validity, revalidation shall be given for the remainder of the period of two years.
- Revalidation shall be done as per terms and conditions and subject to the Master Plan/layout Plan and building Byelaws, as in force, for the area where construction has not started.

### 1.7.4 Revocation of permit:

The competent authority may revoke any building permit issued under the provisions of the Byelaws, wherever there has been any false statement, misrepresentation of material facts in the application on which the building permit was based. Or if during construction it is found that the allottee has violated any of the provisions of the building Byelaws or sanctioned plan or compoundable limits.

## 1.8 Procedures during Development and Construction Work

### 1.8.1 Notice of Commencement of Building Construction:

#### 1.8.1.1 Inspection of construction work:

- After Payment of Pre-Approval Fees, Sub Engineer is assigned area wise for Site Inspection. In Site Inspection Engineer will inspect the proposed site including surrounding area for verification of plot size, shape and location according to documents and drawing submitted by applicant/LTP.
- Towards ensuring construction work on site as per the map approved at the time of construction of the building, upon completion of construction work of all categories of buildings under the plot development as per the layout plans approved by the department.
- The building allottee shall upload GPS coordinates of the site, digital photographs with date and time and submit them to the Directorate of Industries & Enterprise Promotion U.P.
- On receiving the photographs, the Engineer shall immediately give notice to the building allottee if any deviation is found from the details submitted by the building allottee after site inspection.
- The deviation/error at the site relative to the above site report shall be determined by the competent authority, and if any deviation is found, the construction work shall be sealed. Such action shall be taken within maximum seven days.

#### 1.8.2 Deviations during development and construction:

- During the construction work, if there is any deviation from the approved plan or it is intended to be deviated from, which is not under given table-8 of the building byelaws, then before executing the proposed deviation, permission shall be obtained by submitting the revised map which is certified by licensed technical person to the competent authority.
- In case of changes/deviations made at the time of construction of the building which are covered by given table-1 of the byelaws, it shall not be necessary to submit the revised building map at the time of construction / obtain construction permission for such changes.

#### 1.8.2.1 Exemption from Building Permit:

The types of construction works and minor modifications that are exempted from requiring a building permit under the building bylaws. These exemptions generally relate to maintenance, repair, alterations, and small-scale works that do not affect the structural stability, land use /overall building configuration.

Table S Exemption from Building Permit

|    |                                                                                                                                                                                                                                                                                        |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Plastering & patch repairs: Flooring and re-flooring: renewals of roofs at the permitted height.                                                                                                                                                                                       |
| 2  | Opening of windows, ventilators and doors not opening towards others properties/public road.                                                                                                                                                                                           |
| 3  | Construction of sunshade not more than 75cms. in width within one's land & not overhanging over a public street; construction of portico porch as per standards prescribed in byelaws.                                                                                                 |
| 4  | Construction /re-construction of parapet or boundary wall as permissible under these Byelaws.                                                                                                                                                                                          |
| 5  | White-washing, painting, etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be used as a loft etc.;                                                                                                        |
| 6  | Reconstruction of portions of buildings damaged due to natural disaster, such as storm, rains, fire, earthquake or any other natural calamity to the same extent and specification as existing prior to the damage provided the use conforms to provisions of Master Plan/ Zonal Plan; |
| 7  | Erection /re-erection of internal partitions provided the same are within purview of Byelaws.                                                                                                                                                                                          |
| 8  | Construction work for the purpose of renovation and repair of sewers, main streets, pipes, cables, or other plant for the implementation of any services by any Government or local body.                                                                                              |
| 9  | Construction of septic tank/soak pit. And installing hand pump                                                                                                                                                                                                                         |
| 10 | Construction of necessary structures (underground water tanks) for collection, conservation or harvesting of rainwater, gardening/construction of temporary water tank for construction work.                                                                                          |
| 11 | Temporary structures such as guard rooms, construction office, material store, labour hutment.                                                                                                                                                                                         |

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*[Signature]*

## 1.9 Permit Fees:

### 1.9.1 Sanction Fee for Building Permit (On covered area):

- No Fees for permission of building construction (submission & inspection fees) for plots of size up to 300 Sq.Mt, but building plan registration along with labour cess charges will be required to be paid.
- Betterment charges, external development charges and other charges as determined by the Director & Commissioner of Industries U.P from time to time. Details related to calculation of permission fees as amended from time to time shall be made available to the applicant of development/building permit.

Table 9 Sanction Fee for Building Permit

| Area                | Sanction Fee                                         | Labour Cess      |
|---------------------|------------------------------------------------------|------------------|
| > 0 to ≤ 300 Sq.Mt. | No permission required (only registration)           | 1% of Total Cost |
| Above 300 Sq.Mt.    | 10% (of the prevailing lease rate of plots per sq.m) | 1% of Total Cost |

- For example, in Madhyanchal; The lease rate of plots is Rs. 2500 per sqm then the fee for permission for building construction will be Rs. 250 per sqm (10% of the lease rate of plot).

#### Important Notes:

- A 10% of map/layout fee will be levied on the allottee for any revision/extension/deviation of building plan of the industrial estate sanctioned by the competent authority.

### 1.9.2 Already constructed / existing buildings/shed whose maps are not approved:

- Permit for already constructed or existing buildings whose maps are not approved and are not complying with the building bye laws will have to submit the existing building maps as per actual site (with total covered area of existing building).
- Existing map approval fee will be calculated as per section 1.9.1 Sanction Fee for Building Permit (On covered area) along with a 20% penalty on total fee will be applicable in these cases.

#### 1.9.2.1 Already approved/sanctioned maps of buildings/sheds

- If any allottee has received building map approval from any Authority other than the provision through Joint Commissioner Industries and paid fee/duty accordingly, then his approved map would be treated/deemed/regularised as approved by JCI/Competent Authority after submission of relevant documents. Modification cases will be treated as per provisions

### 1.9.3 Completion Certificate for Building Construction:

- The notice of completion shall be submitted by the allottee for procurement of completion certificate, after obtaining supervision certificate from the licensed technical person (LTP) for the building plan design having area of plots more than 3000 Sq. Mt or more than three storeys or height of more than 15Mt. along with building maps and related infrastructure facilities map.
- The supervision certificate (on LTP letter head) by licensed technical person will certify that the building has been constructed with the specifications, quality and structural design approved by the structural engineer based on the BIS code, National Building Code (NBC) and relevant guidelines.
- The notice of completion shall be accompanied by completion plan in the computerized drawing in Auto CAD (dwg) format & supervision certificate along with the deviation fees if applicable.

## 2. Standards For Land Development and Building Construction

### 2.1 General Land Development Requirements for Industrial Estate

#### 2.1.1 Layout map:

All layout map shall be prepared and submitted to obtain development permit for development of Industrial Estate as per the parameters set in standard operating procedures (SoP) of Industrial Estate.

##### 2.1.1.1 Contents of the proposed layout map:

Every layout map shall contain sub-plots being formed after sub-division, means of access thereto, green area, spaces for community facilities, all service plan along with other mandatory compliances required as per provisions laid down in SoP and Govt. orders of industrial estate management policy.

##### 2.1.1.2 Land use for Industrial Estate:

Table 10 Land use % details for Industrial Estate

| Layout Use / Development                                | Percentage of Land-use          |
|---------------------------------------------------------|---------------------------------|
| Industrial Estate development (For Manufacturing Units) | 80% of total saleable land area |
| Industrial Estate development (Others land-use)         | 20% of total saleable land area |

**Note:** - Out of the total developed land for industrial purposes, a maximum of 20% of the land will be allowed to have business/commercial facilities/others facilities as per standard operating procedures.

##### 2.1.1.3 Minimum plot sizes for Industrial Estate development:

Table 11 Minimum plot sizes for Industrial Estate development

| Plot/Layout Use Type    | Industrial Estate Plot / Layout Area |
|-------------------------|--------------------------------------|
| Mini Industrial Estate  | ≤ 20 Acre                            |
| Large Industrial Estate | > 20 Acre                            |

##### 2.1.1.4 Means of Access:

The means of access to the land proposed for a layout shall be from a public street/road as required in these byelaws. Such access road shall be free from encroachment, encumbrances, & obstructions.

The minimum width of existing access / approach road to the proposed layout shall be as follows:

Table 12 Minimum width of existing access / approach road to the proposed layout

| Plot/Layout Use Type                               | Minimum Width of Access/Approach Road       |
|----------------------------------------------------|---------------------------------------------|
| Industrial Estate<br>(For Mini Industrial Estate)  | 5 Mt. WBM Road and 1.5m pavement footpath   |
| Industrial Estate<br>(For Large Industrial Estate) | ≥ 7 Mt. WBM Road and 1.5m pavement footpath |

- For mini-industrial estate layout permissible in industrial use, the minimum width of access road shall be 5m+1.5 m. & for large-industrial the minimum width of access road shall be 7m+1.5 m.

#### 2.1.2 Parks and Open Spaces / Green Area Standards

- A minimum prescribed percent of land 5% of the total area of the layout shall be reserved for park and open space/green area which shall be developed as tot-lot, park, and playground:
- The minimum average width of the green area shall be 5.0 metres, and the minimum area of any pocket of park and open space/green area shall be 500 square meters, keeping in view the physical shape of the site, open spaces of different sizes may be permitted by the Director & Commissioner of Industries U.P with the restriction that they ensure fulfilment of the needs of the community.

##### 2.1.2.1 Tree Plantation

Minimum of 50 trees per hectare may be provided as per the total area of the layout plan.

## 2.2 Infrastructure and Related Services Requirements for Industrial Estate

### 2.2.1 Industrial Workforce Design Population Estimation.

Design Population / Net Plotted Industrial Workforce Density Standards: In the Industrial use zone (M) the net plotted industrial work force density standards shall be based on intensity of development and differential density standards depending on plot size have been prescribed as follows:

Table 13 Design Population / Industrial Workforce Standards for Industrial Plots:

| S. No | Plot size in Sq. M  | Population per 1000 Sqm of Plotted Area |
|-------|---------------------|-----------------------------------------|
| 1     | More than 30,000    | 10                                      |
| 2     | 20001 – 30,000      | 15                                      |
| 3     | 10000 – 20,000      | 20                                      |
| 4     | 5001 – 10,000       | 30                                      |
| 5     | 1001 – 5,000        | 40                                      |
| 6     | 501 – 1,000         | 50                                      |
| 7     | 251 – 500           | 60                                      |
| 8     | Below 250           | 80                                      |
| 9     | Flatted development | 100                                     |

Source: UPSIDA - Land Development & Building Regulations, 2024

#### Note:

- For working out facility standards additional provision for floating population @ 20% of Industrial Workforce density for layout planning of project and schemes of development area.
- In case the development plan of concerned notified area stipulates different (i.e., M0, M1, M2, M3, M4 and M5 Industrial Use Zones) Industrial Workforce densities for the concerned use zone, the density provision of development plan is to be followed for preparation of layout plans for such Projects and Schemes.

### 2.2.2 Internal Roads and Pathways

Table 14 Internal Roads and Pathways Details

| Minimum road Width | Length of internal roads in M | Width of pavement (M) @ Road |
|--------------------|-------------------------------|------------------------------|
| 12 M               | Up to 200                     | 6 M                          |
| 18 M               | above >200                    | 9 M                          |

- The footpaths will be constructed at least 1.5 meter wide on both sides of the RCC pavement.
- In a 12 m-wide-road which is straight and closed at one end (dead-end street), adequate area with minimum semi-diameter of 9 meters (cul-de-sac) shall be provided for the turn vehicles.
- In an 18 m-wide-road which is straight and closed at one end (dead-end street), adequate area with minimum semi-diameter of 12 meters (cul-de-sac) shall be provided for the turn vehicles.

#### 2.2.2.1 Intersection of roads.

- As far as possible roads shall intersect at right angles and centreline of all roads at the cross-junctions, shall be aligned straight.
- Permission for proposed road at less than 30-degree angle shall only be given when appropriate arrangement for movement of traffic is ensured and required weaving length is available.

The minimum distance between two junctions in industrial areas shall be as follows:

- The distance between two intersections on a 12-meter road should be at least 50 meters.
- The distance between two intersections on an 18-meter road should be at least 80 meters.
- The length of the road shall be measured from the intersection point of the wider road.

Note: The section of 12M & 18M road along with junction/intersection spacing are shown in the Annexure 6.2.

### 2.2.3 Drainage System.

For drainage system, drains shall be an integral part of the road and there should be sufficient slope to allow automatic drainage of water. A drainage will be developed on both sides of road as per requirement:

Table 15 Drainage system types and details

| S.N | TYPE OF DRAINAGE | SIZES (CENTIMETRES) | WIDTH OF PAVEMENT     |
|-----|------------------|---------------------|-----------------------|
| 1   | Type - A         | 120 X 120           | Main Nala Drain/River |
| 2   | Type - B         | 90 X 90             | on 18-meter-wide road |
| 3   | Type - C         | 60 X 60             | on 12-meter-wide road |

### 2.2.4 Water Supply / Demand for Industrial Estate.

- The water demand should be calculated at 45 Liters per Capita per Day (LPCD) as per CPHEEO guidelines. The total water demand will be calculated as per the Industrial Workforce Design Population Estimation as per the table 12 of section 2.2.1.
- The provision of water supply and related services in industrial estates may be managed with options for involvement by private sector participants (including allottees or developers) or the concerned / competent authority, fostering a versatile approach to infrastructure enhancement.

#### 2.2.1 Waste Water Disposal.

- The wastewater / sewage is estimated at 80% of the total water demand.
- The Sewage Treatment Plant (STP) capacity must be designed to handle 100% of the total wastewater load, as recommended by CPHEEO.

#### 2.2.1.1 Provision of treatment or disposal facilities for discharge waters in Industrial Estate.

Table 16 Details of Provision of treatment or disposal facilities for discharge waters in any Industrial Estate

| Sr. No. | Est. Area (Hect.)       | Industrial Estate Distance (MTR) From the Main Nala / Drain / River | STP Not Mandatory | STP Required           |
|---------|-------------------------|---------------------------------------------------------------------|-------------------|------------------------|
| 1       | Mini Industrial Estate  | Below 500                                                           | STP Not Mandatory | Above 500 STP Required |
| 2       | Large Industrial Estate | Below 750                                                           | STP Not Mandatory | Above 750 STP Required |

Note: - Distance means minimum aerial distance (nearest) from any boundary of Industrial Estate.

#### 2.2.2 Solid Waste Management System.

Provision of treatment or disposal facilities for solid wastes in any Industrial Estate:

- Solid Waste generation shall be calculated on 0.5 kg (500 gm) per capita per day per person. (Total solid waste generation will be calculated as per the industrial workforce design population estimation as per the table 12 of section 2.2.1. (CPHEEO (Part A & B) 2013/2018 / MoEFCC))
- Solid Waste segregation / collection / dustbin points are not the apart of green/park area.
- All the parameters of pollution boards will be applied as per pollution/waste disposal.

#### 2.2.3 Electrical Lines / System.

- In Industrial Estate development the internal electrification works and transformers / sub-station work will be establishment (as per the electrical load requirement) by the developer.
- All the parameters of electrical safety will be applied as per electrical sub body / department.

#### Important Note: -

- Example of the total water demand, sewerage and solid waste generation will be calculated using the industrial workforce design population estimation as shown in the Annexure 6.3.
- The Land area requirement for Water tank with pump house, solid waste dustbins, Sewage Treatment Plant (STP) and electrical substation to be as per the shape, size, typical capacity and design standard.
- The distance from electrical lines of any building construction will be as per the latest Indian Electricity Rules or the applicable regional / local regulations.

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*M. J.*

*[Signature]*

### 3. Development Standards (Plot Size, FAR, Building Height, Setbacks)

#### 3.1 Floor Area Ratio (FAR):

Floor area ratio (FAR) is a zoning regulation that sets the maximum permissible /allowable buildable floor area of a building relative to the size of its plot. It is calculated by dividing the total floor area of all floors in a building by the total area of the plot of land.  $FAR = \text{Total Building Floor Area} / \text{Gross Area}$ .

#### 3.1.1 Ground Coverage and FAR:

Table 17 Ground Coverage and FAR

| Use                                                                            | Plot Size (sq. m)                        | Plot Depth (m)  | Maximum FAR  |
|--------------------------------------------------------------------------------|------------------------------------------|-----------------|--------------|
| MSME Units<br>(M, M0 & M1)                                                     | Max. coverage after<br>ensuring setbacks | < 12 m          | 3            |
|                                                                                |                                          | ≥ 12m to < 24 m | 4            |
|                                                                                |                                          | ≥ 24 m          | 5            |
| Service Sector Enterprises /<br>Training Institutes / Residential<br>(M2 & M3) | Max. coverage after<br>ensuring setbacks | < 12 m          | 2            |
|                                                                                |                                          | ≥ 12m to < 24 m | 3            |
|                                                                                |                                          | ≥ 24 m          | 5            |
| Commercial / Mixed use<br>(M4 & M5)                                            | Max. coverage after<br>ensuring setbacks | < 12 m          | 2            |
|                                                                                |                                          | ≥ 12m to < 24 m | 4            |
|                                                                                |                                          | ≥ 24 m          | 6            |
| Flatted factories                                                              | Max. coverage after<br>ensuring setbacks | < 12 m          | 4            |
|                                                                                |                                          | ≥ 12m to < 24 m | 6            |
|                                                                                |                                          | ≥ 24 m          | Unrestricted |

#### 3.1.2 Exemptions from FAR calculations:

Table 18 Exemptions from FAR calculations details

| Table 15 Exemptions from Particulars                                                                                                 |           | Included |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|
| Structure                                                                                                                            | Exemption | Yes/No   |
|                                                                                                                                      |           | Included |
| Mezzanine and Pergola (if closed from three or more sides)                                                                           |           | Y        |
| Lift machine room / Lift shafts / Lift Lobby up to 10 square meters                                                                  |           | N        |
| Cantilever projection at any level (in setbacks) 1.0-meter width (no construction of any type shall be permitted over projections)   |           | N        |
| Balconies / Cantilever projection at any level beyond 1.0 metres                                                                     |           | Y        |
| Parking lot and garages                                                                                                              |           | N        |
| DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room                                   |           | N        |
| Storage of goods or ordinarily material incidental to principal use                                                                  |           | N        |
| Non-combustible storage rooms (stacking rooms) of libraries                                                                          |           | Y        |
| Strong rooms, bank lockers, safe deposit vaults, laundry room, medical shop, and cold storage for hospital building etc.             |           | Y        |
| Offices and commercial uses (if airconditioned)                                                                                      |           | Y        |
| Any other use related to ancillary use, e.g. toilets, if proper requirements of lighting, ventilation and fire safety are adhered to |           | Y        |
| Stilt Floor used for any purpose other than parking                                                                                  |           | Y        |

### 3.1.1 Building Setbacks:

#### 3.1.1.1 For Industrial Buildings (height up to 20 meters):

Table 19 Plot sizes and requirement with minimum setback for Industrial plots

| Sr. No. | Plot Area (Sq. Mt) | Minimum Set Back in Meter |      |        |        |
|---------|--------------------|---------------------------|------|--------|--------|
|         |                    | Front                     | Back | Side-1 | Side-2 |
| 1.      | <500               | 1.0                       | N/A  | N/A    | N/A    |
| 2.      | ≥500 to <1500      | 3.0                       | 1.5  | 1.5    | N/A    |
| 3.      | ≥1500 to <3000     | 3.0                       | 2.5  | 2.5    | N/A    |
| 4.      | ≥3000 to <6000     | 4.0                       | 3.5  | 3.5    | 3.5    |
| 5.      | ≥6000              | 5.0                       | 4.5  | 4.5    | 4.5    |

#### 3.1.1.2 For Flatted Factory Building -:

Table 20 Plot sizes and requirement with minimum setback for Flatted Factory

| Sr. No. | Type            | Road width (m)  | Minimum Set Back in Meter |      |        |        |
|---------|-----------------|-----------------|---------------------------|------|--------|--------|
|         |                 |                 | Front                     | Back | Side-1 | Side-2 |
| 1.      | Flatted Factory | < 12 m          | 3                         | 2.5  | 2.5    | 2.5    |
|         |                 | ≥ 12m to < 24 m | 4                         | 3.5  | 3.5    | 3.5    |
|         |                 | ≥ 24 m          | 5                         | 4.5  | 4.5    | 4.5    |

#### 3.1.1.3 For Residential - Plotted development (height up to 20 meters):

Table 21 Plot sizes and requirement with minimum setback for Residential plots

| Sr. No. | Plot Area (Sq. Mt) | Minimum Set Back in Meter |      |        |        |
|---------|--------------------|---------------------------|------|--------|--------|
|         |                    | Front                     | Back | Side-1 | Side-2 |
| 1.      | <300               | 1.0                       | N/A  | N/A    | N/A    |
| 2.      | ≥300 to <500       | 2.0                       | 1.5  | 1.5    | N/A    |
| 3.      | ≥500 to <1500      | 3.0                       | 2.5  | 2.5    | N/A    |
| 4.      | ≥1500 to <3000     | 4.0                       | 3.5  | 3.5    | 3.5    |
| 5.      | ≥3000              | 5.0                       | 4.5  | 4.5    | 4.5    |

#### 3.1.1.4 For Residential Group Housing/ EWS/ LIG (height up to 20 meters):

Table 22 Plot sizes and requirement with minimum setback for Group Housing/ EWS/ LIG

| Sr. No. | Building Height (m) | Minimum Set Back in Meter |      |        |        |
|---------|---------------------|---------------------------|------|--------|--------|
|         |                     | Front                     | Back | Side-1 | Side-2 |
| 1.      | Group Housing       | 5                         | 5    | 5      | 5      |

#### 3.1.1.5 For Commercial - Units/Shops/Complex/Hotels (height up to 20 meters):

Table 23 Plot sizes and requirement with minimum set back for Commercial plots

| Sr. No. | Plot Area (Sq. Mt) | Minimum Set Back in Meter |      |        |        |
|---------|--------------------|---------------------------|------|--------|--------|
|         |                    | Front                     | Back | Side-1 | Side-2 |
| 1.      | <300               | 2.0                       | N/A  | N/A    | N/A    |
| 2.      | ≥300 to <500       | 3.0                       | 1.5  | 1.5    | N/A    |
| 3.      | ≥500 to <1500      | 3.0                       | 2.5  | 2.5    | N/A    |
| 4.      | ≥1500 to <3000     | 4.0                       | 3.0  | 3.0    | 3.0    |
| 5.      | ≥3000              | 5.0                       | 4.0  | 4.0    | 4.0    |

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### 3.1.1.6 For Community Facilities – Health Care /Education Building (height up to 20 meters):

Table 24 Plot sizes and requirement with minimum setback for Community Facilities

| Sr. No. | Plot Area (Sq. Mt) | Minimum Set Back in Meter |      |        |        |
|---------|--------------------|---------------------------|------|--------|--------|
|         |                    | Front                     | Back | Side-1 | Side-2 |
| 1.      | <500               | 3.0                       | 1.5  | N/A    | N/A    |
| 2.      | ≥500 to <1500      | 4.0                       | 3.0  | 3.0    | N/A    |
| 3.      | ≥1500 to <3000     | 5.0                       | 3.0  | 3.0    | 3.0    |
| 4.      | ≥3000              | 6.0                       | 4.0  | 4.0    | 4.0    |

### 3.1.1.7 All occupancy buildings with height more than 20 meters

Table 25 Plot sizes and requirement with minimum set back

| Sr. No. | Building Height (in meters) | Minimum Set Back in Meter |      |        |        |
|---------|-----------------------------|---------------------------|------|--------|--------|
|         |                             | Front                     | Back | Side-1 | Side-2 |
| 1.      | >20 to <30                  | 7                         | 6    | 6      | 6      |
| 2.      | ≥30 to <50                  | 8                         | 7    | 7      | 7      |
| 3.      | ≥50                         | 9                         | 8    | 8      | 8      |

#### Important Notes: -

1. Any building/structure exceeding a height of 15 metres, have floor area more than 500 sq.m. on any one or more floors is legally required to obtain a Fire No Objection Certificate (NOC), in strict compliance with the prevailing and applicable statutory directives of the Fire Department, Uttar Pradesh Fire and Emergency Services Act & Rules and the prescribed provisions of the National Building Code of India (NBC).
2. In residential buildings, terrace/balcony of maximum width up to 2.0 meters can be constructed in the ascribed setback open space, which shall not be more than the half of the width of the setback open space, and shall not be counted in the FAR.
3. The margin between two adjacent blocks shall be the required setback based on the height of the higher block. Here 'Block' means a building structure which is divided into different rooms, apartments, or offices, which are in continuity, wherein the block length shall be a maximum of 200 meter and shall also cover total length of built structures joined through expansion joint.
4. In plots comprising of building block of varying heights, the setbacks to be left along the edges of the plots shall be based on the height of the higher building block along that edge.
5. In case of buildings where the setbacks defined based on building height in 3.1.1 are less than the setbacks prescribed for buildings based on other criteria, then the higher value of the setbacks will prevail.

### 3.1.2 Distance from electric line:

As per Indian Electricity Rules, minimum distance for permission for construction/reconstruction of building:

- i. On low and medium voltage lines and service lines, vertical distance of 2.5 meters and horizontal distance of 1.2 meters shall be provided.
- ii. High voltage lines such as 33,000 voltages shall be provided vertically at 3.7 meters and horizontally at 2.0 meters.
- iii. From 33,000 voltage lines, 0.3 meter for every additional 33,000 voltage or part thereof of 3.7 meter vertically and 0.3 meter for every additional 33,000 voltage or part thereof of 2.0-meter horizontal shall be allowed from the uninterrupted hard voltage line.

### 3.1.3 Requirements of Parts of Building

#### 3.1.3.1 Sizes and Dimensions Standards:

*Habitable rooms:*

- Minimum requirements of habitable rooms shall be as specified in table below.

Table 26 Sizes and Dimensions Standards for habitable room

| S.N. | Room Types          | Min. Floor Area (sqm) | Min. Width (m) | Min. Room Height (m) |
|------|---------------------|-----------------------|----------------|----------------------|
| 1    | Single room         | 9.5                   | 2.4            | 2.75                 |
| 2    | Hostel (Single Bed) | 7.5                   | 2.4            | 2.75                 |
| 3    | Hostel (Double Bed) | 12.5                  | 3              | 2.75                 |

#### 3.1.3.2 Additional minimum requirements for habitable rooms shall be as follows:

- The minimum clear head room under a beam, folded plates or eaves shall be 2.4 m. In the case of air-conditioned rooms, a height of not less than 2.4 m measured from the surface of the floor to soffit of air-conditioning duct or the false ceiling shall be provided.
- A minimum door width of 900 mm shall be provided for all rooms in public buildings.
- The minimum height of habitable room in industrial buildings / unit shall be 2.75 meters.

#### 3.1.3.3 Bathrooms and Water Closet:

- Minimum area of an independent bathroom shall be 1.5 square meters, and its minimum width shall be 1.0 meters.
- Minimum area of an independent water closet/powder room shall be 1.1 square meter, and its minimum width shall be 0.9 meters.
- The height of a bathroom or water closet measured from floor surface to the bottom of ceiling shall not be less than 2.2 meter.
- Minimum floor area of a combined bathroom and water closet shall be at least 2.8 square meters, and its minimum width shall be at least 1.2 meters.

#### 3.1.3.4 Roof:

The roof of a building shall be designed and constructed with sloping gradient to effectively drain water by means of rainwater pipes of adequate size. This rainwater shall be carried away from the building without causing dampness in any part of the walls, roof of the building or adjacent building. Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls, with screens at rainwater pipe inlets.

#### 3.1.3.5 Verandah:

Verandah in industrial building shall have a parapet wall or railing of 1.00 m on the open side. It may be covered by grill, trellis, jolly works, without reducing the effect of natural lighting and ventilation.

#### 3.1.3.6 Parking garage:

The minimum size of parking garage in individual residential building shall not be less than 2.5 68 meters x 5.5 meters and not more than 3.0 meters x 6.0 meters (per each ECS).

#### 3.1.3.7 Corridors and Passages:

The provision of corridors and passages in buildings shall of minimum width 1.5 meters, and/or the provisions of the National Building Code of India – 2016 as amended time to time shall be applicable.

#### 3.1.3.8 Staircase:

- The internal staircase of all buildings except residential buildings up to three storeys high shall be made of non-combustible material.
- No staircase shall be located around a lift unless lift is surrounded by fire retardant material.

- The minimum width of internal staircase shall be 1.0 meter in residential use and 1.5 meter in non-residential buildings, the minimum width of internal staircase can be kept at 75 CMs.
- The minimum width of tread for an internal staircase in residential buildings shall be 25 centimetres. In case of other buildings, the minimum tread of stairs shall be 30 centimetres.
- The maximum height of the riser shall be 19 centimetres, in the case of residential buildings and 15 centimetres in case of other buildings.
- In residential buildings, there shall be a maximum of 12 risers in one flight, and in other buildings there can be up to 15 risers per flight.
- The minimum height of the handrail shall be 85 centimetres from the center of the tread.

#### 3.1.3.9 Fire escape or external staircase:

- All building having height more than one storey shall have provision of at least one staircase.
- The special buildings shall have two staircases out of which one shall be fire escape staircase.
- Fire escape shall be on external walls of buildings & open directly in the external open space.
- Fire escape shall not be counted in ground coverage and FAR.
- Fire escapes shall be directly connected to ground & shall be open to the terrace of building.
- Entrance to the external stairs shall be separate and remote from the internal staircase.
- Care shall be taken to ensure that no wall/window opening, on to / close to an external stair.
- The route to external stairs shall be free of obstructions at all times.

#### 3.1.3.10 Ramp:

- Ramps shall comply with all the relevant provisions applicable to stairways.
- Ramps shall be normally provided with a slope of 1:10. In certain cases, steeper slopes may be permitted in special case as applicable, but in no case greater than 1:8 shall be permitted.
- If there is a slope of more than 1:10, ramps shall be surfaced with plan non slipping material.
- Minimum width of the ramps in hospitals shall be 2.40 meters.
- Minimum width of parking ramps shall be 3.0 m (single side) and 6.0 meters for (two sides).
- For parking spaces in a basement & upper floor, at least two ramps of minimum 3.0 meters width with slope not more than 1:8 shall be provided, preferably at the opposite ends.
- If the ramp is proposed to be used only for two-wheeler, then at least two ramps of 2.0 m.

#### 3.1.3.11 Boundary wall:

- The maximum height of the front compound wall shall be permitted up to 2.40 meters, provided a minimum 0.90 meters of the upper portion shall be mesh/grilled.
- In corner plots, the height of the compound wall on roadside shall not exceed 1.65 metres.

#### 3.1.3.12 Lighting and ventilation:

- A habitable room shall have one or more openings in the form of windows, skylights etc., for light and ventilation, which shall open towards an open space with a minimum width of 3-m.

*Note: All the Standards mentioned for Requirements of Parts of Building under section 3.1.3 may be followed as per the prescribed norms.*

#### 4. FIRE PREVENTION AND LIFE SAFETY

All the buildings shall be planned, designed, and constructed to ensure fire prevention and life safety measures and this shall be done in accordance with relevant provisions of Uttar Pradesh Fire and Emergency Services Act, 2022 and Uttar Pradesh Fire and Emergency Services Rules, 2024 or any prevailing provisions of the Fire Safety Department.

##### 4.1 Fire prevention and life safety measures

##### 4.1.1 Building allottee to provide and maintain fire prevention & life safety measures.

As per Section 26 of Uttar Pradesh Fire and Emergency Services Act, 2022, liability to provide fire prevention and life safety measures shall remain with allottee or developer or the occupier who is either individually or jointly responsible of a building. The allottee or developer or the occupier shall.

- Provide minimum firefighting and life safety installations as required by the fire-safety regulations or norms/guidelines made under NBC 2016, these building byelaws, Oil Industry Safety Directorate guidelines, Petroleum Act & Rules, Explosive Act and Rules of India relating to fire prevention, or any relevant guidelines by the State Government or local authority as amended from time to time.
- Maintain the fire prevention and life safety measures in operational condition at all times, in the manner and specifications specified in relevant fire-safety regulations or norms or guidelines.

##### 4.1.2 Compliances for Completion Certificate.

Completion certificate for a building shall not be issued, unless the development authority is satisfied that the allottee or occupier, either individually or jointly, has complied with the provisions.

##### 4.1.1 Fire Safety Certificate for Industrial and Allied activities buildings as per Fire Act.

Without prejudice to these building byelaws and enforcement of byelaws by the State, following buildings shall obtain 'Fire Safety Certificate' from Fire and Emergency Services;

- a) Multi-storied buildings having more than 15 meters height.
- b) Special buildings like educational, institutional, assembly, business, mercantile, industrial, storage and hazardous buildings as defined in Part-4 (1.2) of National Building Code as amended from time to time, i.e. the provisions of Fire and Life Safety shall apply on special buildings, those are,
  - i. hotel, educational, institutional, business, mercantile, industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 sq. m. on any one or more floors;
  - ii. educational buildings having height 9 m and above;
  - iii. institutional buildings having height 9 m and above;
  - iv. all assembly buildings;
  - v. buildings, having area more than 300 sq. m. of incidental assembly occupancy on any floor;
  - vi. buildings with two basements or more, or with one basement of area more than 500 sq. m.
- c) Mixed occupancies with any of the aforesaid occupancies having more than 500 square meter covered area.

Note: The owner of the building and parties to agreement, may however, decide to apply the provisions of the Part-4 of National Building Code, to buildings other than those given above. Owners of above categories of buildings shall ensure that such buildings are equipped with fire prevention, fire and life safety and fire protection system to prevent or extinguish fire as per the prescribed rules, i.e. Uttar Pradesh Fire and Emergency Services Rules 2024.

## 4.2 Minimum Standards for Fire prevention and Life Safety for buildings.

In line with Uttar Pradesh Fire and Emergency Services Rules 2024 and the Uttar Pradesh Fire and Emergency Services Act of 2022, Minimum standards shall be determined based on building height, covered area, and occupancy per UP Fire Rules 2024 and Act 2022. Required provisions:

Table 27 Minimum standards for fire prevention and life safety in buildings

| No. | Requirement                                                                          | No. | Requirement                                                                                                            |
|-----|--------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------|
| 1   | Access from min. one side (road/open space); enhanced for high-hazard industries     | 11  | Captive water storage (min. 50,000 L for estates; scaled up for flammable material handling)                           |
| 2   | Exits: number, width, type, arrangement per NBC; extra for dust flammable processes  | 12  | Exit signage & Fire lifts                                                                                              |
| 3   | Smoke management system (mandatory for enclosed chemical-mixing areas)               | 13  | Standby power supply                                                                                                   |
| 4   | Fire extinguishers: ABC (general), CO2 (electrical), foam (flammable liquids)        | 14  | Refuge area                                                                                                            |
| 5   | First-aid hose reels                                                                 | 15  | Special fire protection for specific risks (explosion-proof for volatiles; dust suppression for agarbatti/woodworking) |
| 6   | Automatic fire detection & alarm system (heat/smoke detectors for high-hazard zones) | 16  | Manually Operated Electronic Fire Alarm (MOEFA) system                                                                 |
| 7   | Public address system                                                                | 17  | Electrical safety audit report from authorised agency (annual for electrical assembly units)                           |
| 8   | Automatic sprinkler system (storage > 500 sq.m. or high-hazard: candles/agarbatti)   | 18  | Certificate for fire protection system installation by qualified agency                                                |
| 9   | Internal and yard hydrants                                                           | 19  | Fire safety officer appointment letter (mandatory for estates with > 10 high-hazard units)                             |
| 10  | Pumping arrangements                                                                 | 20  | Safety certificate for lift from competent authority, if applicable                                                    |

*Note: Provided that these norms shall not be applicable to all type of buildings requiring fire safety certificate, rather the requirement shall be assessed purely based on covered area, building height and type of occupancy of the building as detailed in bye laws, rules / standards as applicable to such building.*

## 4.3 Issuance of Fire Safety Certificate and its renewal.

### 4.3.1 Existing Buildings.

*Existing Buildings are those whose superstructure was completed prior to the commencement of the Uttar Pradesh Fire & Emergency Services Act-2022 and Uttar Pradesh Fire & Emergency Service Rules-2024.*

- 1) **Buildings approved by the competent authority and in which no objection certificate from the fire department was taken and approved as per the requirements related to fire safety.**
  - The inspecting officer shall assess the installed fire protection and life safety systems based on standards, executive instructions/Govt. Orders prevailing at the time of original NOC issuance.
  - Access, exit, and related provisions must comply as per the approved building map/layout plan.
- 2) **Buildings approved by competent authority where Fire Certificate was not mandatory at the time of construction /regulation (As per then-prevailing building bylaws):**
  - Structural changes for access, qualification and exit requirements under the 2024 Rules are not mandatory.
  - However, other fire prevention and life safety requirements shall be ensured and enforced on a case-by-case basis.
- 3) **Old constructed buildings whose maps are not approved.:**
  - Provisions regarding access road, setback, and fire escape routes are not mandatory.
  - All other fire prevention, protection, and life safety requirements under the Uttar Pradesh Fire and Emergency Services Rules, 2024 shall be ensured and enforced on a case-by-case basis.

### 4.3.2 Building other than existing buildings.

New buildings shall be planned, designed, & constructed per NBC Part 4 and UP Fire Rules 2024 or any updated rules and bylaws if any.

## 5. PERMISSIBILITY OF VARIOUS ACTIVITIES IN MAJOR LAND USE ZONES

### 5.1.1.1 Major Land use Zones and Notations:

| CODE | PERMISSIBILITY             |
|------|----------------------------|
|      | Permitted                  |
|      | Permitted with Conditions  |
|      | Not Permitted (Prohibited) |

Table 28 Matrix for permissibility of Activities in major Land use Zones

| Matrix for permissibility of Activities in major Land use Zones |          |                                                                                                                                                                          |                                                                                      |   |        |         |    |    |    |    |    |
|-----------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---|--------|---------|----|----|----|----|----|
| Use No.                                                         | Use Code | Zoning Regulations Activities                                                                                                                                            |                                                                                      | M | M0 (I) | M0 (II) | M1 | M2 | M3 | M4 | M5 |
| 1                                                               | M        | Main Industry (For New Units)                                                                                                                                            | All Manufacturing Units / Plots / Sheds                                              |   |        |         |    |    |    |    | 1  |
| 2                                                               | M0       | Main Industry (For Old Units)                                                                                                                                            | (I) White/ Green Industry (Non-Polluting)<br>(II) Excluding White/ Green (Polluting) |   |        |         |    |    |    |    | 1  |
| 3                                                               | M1       | Industry status by the State Government (Logistics & Transportation /Warehousing's Units /Tourism / IT etc.)                                                             |                                                                                      |   |        |         |    |    |    |    |    |
| 4                                                               | M2       | Service Sector Enterprises (Healthcare, Finance, Education etc.)                                                                                                         |                                                                                      |   |        |         |    |    |    |    |    |
| 5                                                               | M3       | Specialized Training Institute / Common Facility Center (Hospital-dispensary-clinic) and Residential or Housing Accommodation for staff/workers (Hostel, dormitory etc.) |                                                                                      |   |        |         |    |    |    |    |    |
| 6                                                               | M4       | Commercial establishments whose manufacturing units are operated in the industrial area itself etc.                                                                      |                                                                                      |   |        |         |    |    |    |    |    |
| 7                                                               | M5       | Residential cum office (mixed) building whose manufacturing units are operated in the industrial area itself. (in the premises of own manufacturing unit)                |                                                                                      | 1 | 1      |         |    |    |    |    |    |

### 5.1.1.2 Conditions for construction of residential quarter/dormitory for workers:

- Permission shall be granted to allottees to construct residential quarters / dormitory within their allotted land parcel / shed.
- Such permission shall be granted to those units in which at least 20 or more workers are employed on the payroll.
- For entrepreneurs / units employing 20-50 workers, permission for dormitory construction shall be granted on a maximum of 100 square meters or 5 percent of the plot area, whichever is less.
- For allottees / units employing more than 50 workers, permission for dormitory construction shall be granted on a maximum of 200 square meters or 10 percent of the plot area, whichever is less, subject to the provisions of the Building Bye-laws.

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## 6. ANNEXURES

### 6.1 ANNEXURES: AFFIDAVITS

#### Common Affidavit

#### शपथ पत्र

आयुक्त एवं निदेशक उद्योग

उद्योग एवं उद्यम प्रोत्साहन निदेशालय उत्तर प्रदेश,  
कानपुर नगर।

1. यह कि मैं औद्योगिक आस्थान.....जनपद.....के  
भूखण्ड/शेड संख्या.....के आवंटि मे0.....का  
प्रोपराइटर/अधिकृत हस्ताक्षरकर्ता हूँ।
2. यह कि भूखण्ड/शेड संख्या .....पर औद्योगिक भवन  
मानचित्र की स्वीकृत हेतु उद्योग एवं उद्यम प्रोत्साहन निदेशालय,  
कानपुर, उत्तर प्रदेश आवेदन किया जा रहा है।
3. यह कि प्रोपराइटर/अधिकृत हस्ताक्षरकर्ता होने का प्रमाण संलग्न है।
4. यह कि शपथकर्ता उक्त भूखण्ड/शेड का मानचित्र स्वीकृत कराना चाहता  
है और मानचित्र स्वीकृत कराने हेतु जो भी शुल्क होगा शपथकर्ता उसे  
जमा कराने को तैयार है।
5. यह कि उपरोक्त भूखण्ड/शेड संख्या किसी भी न्यायलय में कोई याद  
विचाराधीन नहीं है। और यदि उक्त सम्पत्ति का कोई याद किसी न्यायलय  
के अन्तर्गत विचाराधीन पाया जाता है तो स्वीकृत मानचित्र को अस्वीकृत  
कर दिये जाने पर आवंटि कोई आपत्ति नहीं होगी।
6. यह कि संलग्न समस्त दस्तावेज मेरे संज्ञान में सही लगाए गए हैं। उक्त  
दस्तावेजों के कोई श्रुति पाई जाती है और मानचित्र को निरस्त किया  
जाता है तो मुझे कोई आपत्ति नहीं होगी।
7. यह कि संलग्न अनापत्ति प्रमाण पत्र मेरे द्वारा प्रस्तावित मानचित्र के  
अनुसार है अगर मानचित्र में कोई बदलाव प्रस्तावित होता है तो सम्बन्धित  
विभाग से पुनः अनापत्ति प्रमाण-पत्र लाने का समस्त उत्तरदायित्व मेरा  
होगा।
8. यह कि प्रस्तावित आवंटित भूखण्ड/शेड के ऊपर कोई हाइडेशन लाइन  
विद्यमान नहीं है।

शपथकर्ता/शपथकर्ता

Estimate Affidavit

शपथ पत्र

आयुक्त एवं निदेशक, उद्योग

उद्योग एवं उद्यम प्रोत्साहन निदेशालय, उत्तर प्रदेश

कानपुर नगर।

प्रमाणित किया जाता है कि \_\_\_\_\_ में 0 \_\_\_\_\_ को पता \_\_\_\_\_ के औद्योगिक  
 आस्थान \_\_\_\_\_ जनपद \_\_\_\_\_ में आवंटित भूखण्ड/शेड संख्या \_\_\_\_\_ का कुल  
 आच्छादित क्षेत्रफल \_\_\_\_\_ वर्गमीटर है जिसकी निर्माण दर/विस्तृत सलग्न गणना  
 शीट प्रमाणित के अनुसार प्रति वर्ग मीटर \_\_\_\_\_ है अतः भवन की कुल निर्माण  
 लागत रु० \_\_\_\_\_ है।

आवंटित हस्ताक्षर

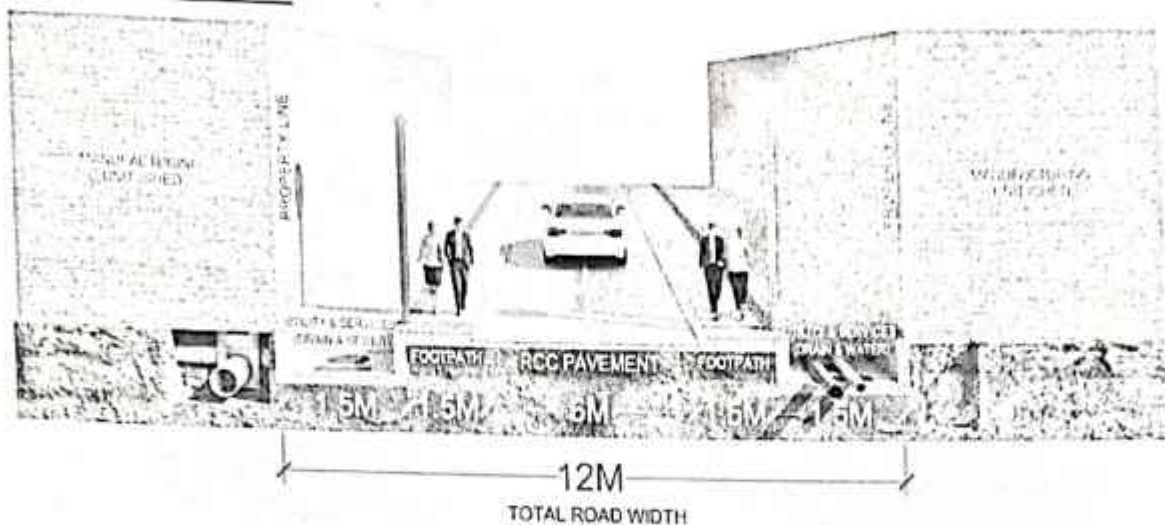
पंजीकृत आर्किटेक्ट/इंजीनियर के हस्ताक्षर

पता सहित मोहर

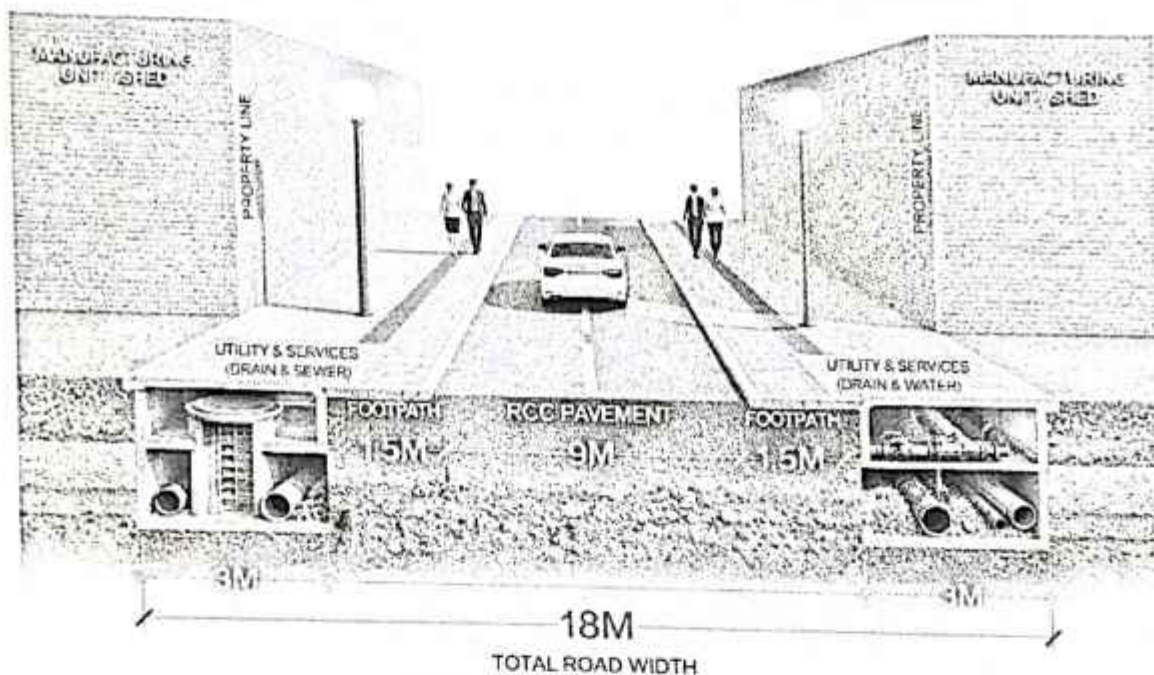



## 6.2 ANNEXURES: Road Sections and Intersections

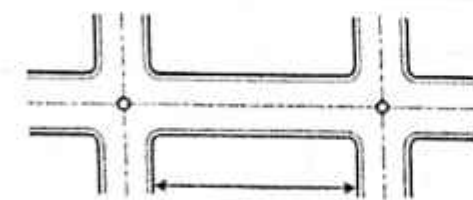
### 12 M Road Section



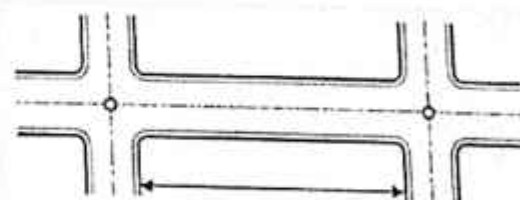
### 18 M Road Section



### Road Junction/Intersections Spacing



Min 50m spacing on 12m roads



Min 80m spacing on 12-18m roads

### 6.3 ANNEXURES: Sample Calculation for industrial workforce population (IWF) and Facility Standards

Based on Table 12 from UPSIDA Land Development & Building Regulations, 2024, Section 2.2.1  
The (IWF) Industrial Work Force for each plot is calculated using the formula:

$$\text{IWF} = \frac{\text{Plotted Area (sqm)}}{1000} \times \text{Density (per 1000 sqm)}$$

For this sample, a hypothetical Industrial Estate is assumed with one representative plot from each category (areas chosen within the exact ranges specified in Table 12 to demonstrate all plot sizes).

IWF Calculation Table

Table 29 Industrial Work Force Calculation Table (Example)

| S. No. | Plot Size Category (sqm) | Sample Plot Size (sqm) | Density (per 1000 sqm) | Number of Plots | IWF Calculation             | IWF   |
|--------|--------------------------|------------------------|------------------------|-----------------|-----------------------------|-------|
| 1      | > 30,000                 | 50,000                 | 10                     | 1               | $(50,000 / 1000) \times 10$ | 500   |
| 2      | 20,001 – 30,000          | 25,000                 | 15                     | 1               | $(25,000 / 1000) \times 15$ | 375   |
| 3      | 10,000 – 20,000          | 15,000                 | 20                     | 1               | $(15,000 / 1000) \times 20$ | 300   |
| 4      | 5,001 – 10,000           | 7,500                  | 30                     | 1               | $(7,500 / 1000) \times 30$  | 225   |
| 5      | 1,001 – 5,000            | 4,000                  | 40                     | 1               | $(4,000 / 1000) \times 40$  | 160   |
| 6      | 501 – 1,000              | 800                    | 50                     | 1               | $(800 / 1000) \times 50$    | 40    |
| 7      | 251 – 500                | 400                    | 60                     | 1               | $(400 / 1000) \times 60$    | 24    |
| 8      | Below 250                | 200                    | 80                     | 1               | $(200 / 1000) \times 80$    | 16    |
| 9      | Flatted development      | 2,000                  | 100                    | 1               | $(2,000 / 1000) \times 100$ | 200   |
| Total  |                          |                        |                        |                 | Sum of IWF                  | 1,840 |

#### Floating Population (additional provision for facility standards)

$$\text{Floating Population} = 20\% \times \text{Total IWF} = 0.2 \times 1,840 = 368$$

#### Total Design Population for facility standards (as per the note under Table 12):

$$\text{Total Design Population} = 1,840 + 368 = 2,208 \text{ say } 2,200 \text{ persons or workforce}$$

#### Derived Facility Requirements (Water Demand, Sewerage & Solid Waste)

Table 30 Water Demand, Sewerage & Solid Waste generation (Example)

| Parameter              | Formula / Basis                                        | Value                        | Unit             |
|------------------------|--------------------------------------------------------|------------------------------|------------------|
| Water Demand           | Total Design Population $\times$ 45 LPCD               | $2,200 \times 45 = 99,000$   | Liters per day   |
| Sewerage (Wastewater)  | 80% of Total Water Demand                              | $0.8 \times 99,000 = 79,200$ | Liters per day   |
| Solid Waste Generation | Total Design Population $\times$ 0.5 kg / capita / day | $2,200 \times 0.5 = 1,100$   | Kilogram per day |

#### 6.4 ANNEXURES: Qualifications /Competence of Licensed Technical Persons

Building/Development work for which permission is sought, shall be planned, designed and supervised by registered professionals.

The registered professionals for carrying out the various activities shall be: Architect, Engineer, Town planner. Requirements of registration/license for these professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in items 1 to 3 as mentioned below:

##### 1. Architect Qualifications:

The minimum qualifications for an architect shall be complete a bachelor of architecture (B.Arch) degree program and registration with the Council of Architecture (COA), India.

##### 2. Civil Engineer Qualifications:

- The minimum qualifications for an architect shall be complete a bachelor in civil engineering/architectural engineering of recognized Indian or foreign university.
- Member in Civil Engineering Division of the Institution of Engineers, India (IEI).

##### 3. Town Planner Qualifications:

- The minimum qualifications for a town planner shall be graduate in architecture /planning or civil with post-graduate degree in town /urban planning from an ITPI approved institutions.
- Members of the Institute of Town Planners, India (ITPI) to become a licensed town planner.

##### 4. Competence of Licensed Technical Persons:

- Preparation of all plans and information connected with building permit.
- Preparation of all services plans & related information connected with development permit.
- Preparation of sub-division/layout plans & related information connected with development permit for all areas. Issuing of certificate of supervision for development of land of all areas.

##### Engineers /Consultant /Adviser for Utility and Services:

All the utilities and infrastructure services design standard will be dealt by registered mechanical engineer, electrical engineer and plumbing engineers for carrying out the work of air-conditioning, heating and mechanical ventilation, electrical installations, lifts, escalators and moving walks and water supply, drainage, sanitation and gas supply installation respectively shall be as given in Part 8 'Building Services' and Part 9 'Plumbing Services' of National Building Code, 2016 or as decided by the Authority considering practices of the National Professional bodies dealing with the specialist engineering services.

## 6.5 ANNEXURES: NBC Broad Classification of Industrial and Non-Industrial Occupancies into Different Degree of Hazard

### ANNEX B

(Clauses 3.1.8 and 3.1.11)

#### BROAD CLASSIFICATION OF INDUSTRIAL AND NON-INDUSTRIAL OCCUPANCIES INTO DIFFERENT DEGREE OF HAZARD

##### B-1 LOW HAZARD OCCUPANCIES

Abrasive manufacturing premises  
Aerated water factories  
Agarbatti manufacturing premises  
Analytical and/or Q.C. Laboratories  
Areca nut slicing and/or Betelnut factories  
Asbestos steam packing and lagging manufacturers  
Assembly buildings small (D-4 and D-5)  
Battery charging and service stations  
Battery manufacturing  
Breweries  
Brickworks  
Canning factories  
Cardamom factories  
Cement factories and/or asbestos or concrete products manufacturing premises  
Ceramic factories, crockery, stoneware pipe manufacturing  
Clay works  
Clock and watch manufacturing  
Clubs  
Coffee curing, roasting and grinding factories  
Condensed milk factories, milk pasturising plants and dairies  
Confectionary manufacturing  
Dwellings, lodges, dormitories, etc  
Educational and research institutions  
Electric lamps (incandescent and fluorescent) and T.V. tube manufacturing  
Electroplating works  
Engineering workshops  
Fruits and vegetables dehydrating and drying factories  
Fruits products and condiment factories  
Glass and glass fibre manufacturing  
Godowns and warehouses (non-combustible goods)  
Gold thread/gilding factories  
Gum and/or glue and gelatine manufacturing  
Ice candy and ice-cream and ice factories  
Ink (excluding printing ink) factories  
Mica products manufacturing

Office premises  
Places of worship  
Pottery works  
Poultry farms  
Residential buildings (A-1 to A-4) (except hotels A-5)  
Salt crushing factories/refineries stables  
Sugar candy manufacturing  
Sugar factories and refineries  
Tanneries  
Umbrella assembling factories  
Vermicelli factories  
Water treatment/filtration plants and water pump houses  
Zinc/copper factories

##### B-2 MODERATE HAZARD OCCUPANCIES

Airport and other transportation terminal buildings  
Aluminium factories  
Assembly buildings (D-1 to D-3)  
Atta and cereal grinding  
Bakeries and biscuit factories  
Beedi factories  
Bobbin factories  
Book-binders, envelopes and paper bag manufacturing  
Cable manufacturing  
Camphor boiling  
Candle works  
Carbon paper/typewriter ribbon makers  
Card board box manufacturing  
Carpenters, wood wool and furniture makers  
Carpet and durries factories  
Cashewnut factories  
Chemical manufacturers (using raw materials having F.P > 23°C)  
Cigar and cigarette factories  
Coir factories  
Cold storage premises  
Computer installations  
Cork products manufacturing (coir, carpets, rugs and tobacco) (hides and skin presses)  
Dry cleaning, dyeing and laundries  
Electric sub-stations/distribution stations

#### PART 4 FIRE AND LIFE SAFETY

Electrical generating stations except under ground powerhouses  
Enamelware factories  
Filler and wax paper manufacturing  
Flour mills  
Garment makers  
Ghee factories (other than vegetable)  
Godowns and warehouses (other than non-combustible goods)  
Grains and seed disintegrating or crushing  
Grease manufacturing  
Hosiery, lace, embroidery and thread  
Hospitals including 'X'-ray and other diagnostic clinics (institutional buildings)  
Incandescent gas mantle manufacturers  
Industrial gas manufacturing (only halogenated hydrocarbons/inert gases)  
Man-made yarn/fibre (except acrylic fibre/yarn)  
Manure and fertilizer works (blending, mixing and granulating only)  
Mercantile occupancies (departmental stores, shopping complex, etc)  
Mineral oil blending and processing  
Museums, archives, record rooms  
Oil and leather cloth factories  
Open storage of flammable liquids (in drums, cans, etc)  
Oxygen plants  
Paper and cardboard mills (except raw material yard)  
Piers, wharves, dockyards  
Plastic goods manufacturing  
Plywood/wood veneering factories  
Printing press premises  
Pulverizing and crushing mills  
Residential apartments, hotels, cafes, restaurants  
Rice mills  
Rope works  
Rubber goods manufacturing  
Rubber tyres and tubes manufacturing  
Shellac factories  
Silk filatures  
Soaps and glycerine factories  
Spray painting  
Starch factories  
Tea factories (including blending packing of tea)  
Telephone exchanges, garages  
Textile mills

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Surgical cotton manufacturing  
Tarpaulin and canvas proofing factories  
Turpentine and resin distilleries  
Tyre retreading and resolving factories  
Underground shopping complexes (F-3)

B)

Ammonia and urea synthesis plants

Tobacco chewing and pan masala making  
Tobacco re-drying factories  
Woolen mills

### B-3 HIGH HAZARD OCCUPANCIES

A)

Aircraft hangers  
Aluminium/magnesium powder plants  
Bituminized paper/hessian cloth/tar felt manufacturing  
Bulk storage of flammable liquids (tank farm, etc)  
Celluloid goods making  
Chemical manufacturers (where raw materials have a F.P. < 23°C)  
Cigarette filter manufacturing  
Cinema films and T.V. production studios  
Coal, coke and charcoal ball and briquettes making  
Collieries, steel plants  
Cotton seeds cleaning and delinting factories  
Cotton waste factories  
Distilleries  
Duplicating/stencil paper making  
Fire works manufacture  
Foamed plastic and/or converting plants  
Godowns of warehouses (combustible/hazardous goods) (H)  
Grass, hay, fodder and RHOOA (chaff)  
Hazardous occupancy buildings (I)  
Industrial gas manufacturing (except halogenated hydrocarbon gases/inert gases)  
Industrial units (G-3 occupancies)  
Jute mills and jute presses  
Linoleum factories  
Man-made fibres (only acrylic fibre/yarn making)  
Match factories  
Mattress and pillow makings (foam plastics)  
Metal or tin printers (if more than 50 percent is engineering, shift to ordinary hazard)  
Oil mills  
Oil extraction plants  
Oil terminal/depots  
Paints/Varnish factories  
Paper and cardboard mills (only raw material yard)  
Pressing factories  
Printing ink making  
Resin, lamp black and turpentine manufacture  
Saw mills

### NATIONAL BUILDING CODE OF INDIA

Explosive factories  
LPG bottling plants  
Petrochemical plants  
Petroleum refineries

NOTE — In case of complexes having segregated plants with varying degrees of hazards, the competent authority having jurisdictions shall be consulted to decide the level of protections to be provided.

Digitally signed by  
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Date: 24-05-2026  
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(K. Vijayendra Pandian)

Commissioner & Director Industries, U.P