

संदर्भ संख्या

/सीडा/एटीपी/का0आ0

दिनांक

कार्यालय आदेश

उत्तर प्रदेश राज्य औद्योगिक विकास प्राधिकरण (यूपीसीडा) की दिनांक 18.09.2020 को सम्पन्न 36वीं बोर्ड बैठक के कार्य बिन्दु संख्या-5 में उत्तर प्रदेश वेयरहाउसिंग तथा लॉजिस्टिक्स नीति-2018 के अन्तर्गत वेयरहाउसिंग तथा लॉजिस्टिक्स इकाईयों एवं पार्क को उद्योग का दर्जा दिये जाने के क्रम में यूपीसीडा के भूमि विकास एवं भवन विनियमन, 2018 के प्रस्तर-2.1.6, 2.1.7 एवं अध्याय-6 में संशोधन का अनुमोदन प्रदान किया गया है। अनुमोदित संशोधित प्रस्तरों की प्रति संलग्न है।

इसके अतिरिक्त अवगत कराना है कि यूपीसीडा के भूमि विकास एवं भवन विनियमन, 2018 के प्रस्तर 2.1.6 की तालिका-अ के क्रमांक-44 पर 'Godown / Warehousing' के स्थान पर 'Godown /Warehousing/ Chilling Plant /Cold Storage' प्रतिस्थापित किये जाने का अनुमोदन प्रदान किया गया है।

उक्त संशोधन को उ0प्र0शासन की स्वीकृति की प्रत्याशा में प्राधिकरण की बोर्ड बैठक में लिए गये निर्णय के क्रम में तत्काल प्रभाव से लागू किया जाता है।

संलग्नक: यथोक्त।

(मयूर माहेश्वरी)
मुख्य कार्यपालक अधिकारी
दिनांक 08-10-2020

संदर्भ संख्या 663-669/यथोक्त।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. अपर मुख्य कार्यपालक अधिकारी, उ0प्र0रा0औ0वि0प्रा0, मुख्यालय, कानपुर।
2. समस्त विभागाध्यक्ष, उ0प्र0रा0औ0वि0प्रा0, मुख्यालय, कानपुर।
3. समस्त क्षेत्रीय प्रबन्धक/परियोजना अधिकारी, उ0प्र0रा0औ0वि0प्रा0..... को इस आशय से प्रेषित कि भवन मानचित्र स्वीकृति प्रकरणों में उपरोक्तानुसार कार्यवाही सुनिश्चित करें।
4. समस्त वरिष्ठ प्रबन्धक(सिविल), उ0प्र0रा0औ0वि0प्रा0.....।
5. प्रभारी (कम्प्यूटर), उ0प्र0रा0औ0वि0प्रा0, मुख्यालय को इस आशय से प्रेषित कि वे सूचनायें वेबसाइट पर भूमि विकास एवं भवन विनियमन-2018 के संशोधन के रूप में अपलोड कराना सुनिश्चित करें।
6. श्री अनुराग अवस्थी, सलाहकार, ई0 एण्ड वाई0 को इस आशय से प्रेषित कि भवन मानचित्र स्वीकृति सम्बन्धी साफ्टवेयर में उपरोक्तानुसार प्रावधान समाहित करने हेतु।
7. सहायक प्रबन्धक(वा0/नि0)/समस्त मानचित्रक, एटीपी अनुभाग, मुख्यालय को आवश्यक कार्यवाही हेतु प्रेषित।

Ms. Ankita
9/10/20

(मयूर माहेश्वरी)
मुख्य कार्यपालक अधिकारी

2.1.6 Permissibility of Premises use in different Use Zones:

A set / group of defined Premises Use, for each of which the main use is defined, have been identified within a particular Use-Zone. However the same premises use may be subsequently allowed / permitted in other use zones as an amendment of plan in accordance to the provision of Preparation & Finalization of Plan Regulation 2004 of Authority on the basis of meeting the technical requirements of premises use as prescribed in these regulations and compatibility for the premises use as per the following Table-A; subject to the condition that:

- 1) Only a limited number of occurrences, to a maximum number that the standard norms of provision allow shall be entertained.
- 2) The proposal of incidence of a premises use with in a use zone other than the one in which it is designated shall be examined vis. a vis. the qualifications of locational aspects that are mentioned in the Development Plan/Sector Plan / Layout Plan.

Explanation:

Thus Convenient Shops shall be allowed in Zone F 1. The proposal of allowing convenient shops may be also entertained in zone R 2, to a limited extent; and, by large to any extent in zone F 2 and F 3 as a lower order use of the same group, and also in zone M3 but limited to the extent within the limit of the population density prescribed for convenient shops and satisfy the locational constraints of Development Plan/Layout Plan may allocate. The extent of such allowances shall be based on the preset standards and norms set in the plan.

Use No	Use Zone	Premises Use	Residential			Facilities			Industrial					Open Spaces			Agriculture		
			R			F			M					P			A		
			R1	R2	R3	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
64	P3	Orchard													√	❖	√	√	
65	P3	Golf Course				√									√	❖			
66	P3	Zoo													√	❖			
67	P3	Mela ground													√	❖			
68	P3	Burial ground														❖			
A	Agriculture																		
69	A1	Dairy, Poultry Farm, horticulture, sericulture, high value agri industries, floriculture and fisheries industry																❖	√
70	A2	Farm House for agro-based industries																	❖

Note:

- (i) Use premises which have not being envisaged in the above table shall be considered for approval by the Authority with regards to the permissible use zone, Plot-size, Ground coverage, FAR, Setbacks and other building requirements.
- (ii) At the instance of repeated applications received on behalf of such premises uses, the norms framed by the Authority shall be incorporated as an amendment/ addition in these byelaws.
- (iii) Uses permissible in special area plans, or in mixed use zones as may be the case in existing developed areas, shall be as per the detailed project/scheme plan, or correspondingly as approved by the Authority.
- (iv) Use premises not covered in the above table shall be permissible in appropriate use zones after approval of the Authority.
- (v) Finer classifications of premises uses which are not covered in the table-A above shall be read in accordance with Appendix A, and B as per N.I.C. code and planning standards set out for facilities.
- (vi) Warehousing and Logistics Unit/Park* refers to such warehousing and logistics park/unit which qualify/fulfill Government of India requirements and conditions for "Infrastructure Status". Such unit/Park shall be provided maximum upto 25% of net area under industrial plots and shall be located on minimum 24 m wide road(ROW).

2.1.7 USES/ ACTIVITIES PERMITTED IN VARIOUS USE ZONES

USE ACTIVITY:

The activity that may be proposed/permited in a parcel of land as premises use which is different than the main use but limited to certain extent shall be called the Permitted use activity in variance.

Example: Premises use: School Secondary,

Permitted use activity: Bank extensions counter 5% of floor area.

Permitted Use Activity

Table-B

Residential		
R1		
1	Residential Plots / Dwellings	Only residential Dwellings shall be permitted. Use activities such as Doctors Chamber, Professional Office Upto 5% of Far. Subject to the Condition that these shall Be permitted at a minimum distance of 100 Mtrs. from each other
2	Crèche & Day Care Centre	Children's habitable rooms play/games rooms, kitchen & dining hall, matron's/warden's accommodation, laundry, informal education and prayer room etc. Support facilities up to 5% of FAR.
3	Boarding Houses, hostels (Company Guest House, Inspection Bungalow).	Lodging, Boarding and Dining Facilities for Inmates, Warden's / Caretaker's Accommodation. Maximum Inmates 20 Support Facilities up To 5% of Far.
4	Vending / Pay Booth / Kiosk	Milk booth, P.C.O., Confectionery kiosk, Cycle/Auto repair, Typing & Photocopy, Stationery Booth
R2		
5	Residential flatted/ Group Housing	Residential—Group Housing/ (Flatted) Residential Flat/High Rise/Double Storied buildings Retail and Service shops and social facilities as per population norms
F1- LOCAL LEVEL FACILITIES & PUBLIC CONVENIENCES		
6	Convenient Shopping	Retail and daily needs convenient shops
7	Hawkers Area / Grocery Market / Haat	Market place, Open air or under sheds-Bazaar area. Adequate area for garbage disposal and public convenience shall be strictly earmarked/provided for @ 1.0 % of market area. No permanent structure / shelter shall be allowed.
8	Commercial / Professional Offices	Private offices for business, trading, professional services. Support facilities upto 25% of FAR. Upper floor may be used for residential purposes subject to the FAR ceiling.
9	Booking Office (Rail, Road & Air Transport)	Railway, Road and Air Transport Booking Office, Storage.

10	Bank / Post Office	Bank, Post office Support facilities upto 15% of FAR.
11	Restaurant	Restaurant and eating places. Support facilities upto 15% of FAR.
12	Recreational Club	Recreational club, Swimming pool, indoor and outdoor games facilities, Guest rooms, Dining hall Support facilities up to 25% of FAR.
13	Primary School (Kindergarten/play group/ Nursery School)	Nursery and Kinder Garten School, integrated with primary education upto class V th . Classrooms, play rooms, matron's/midwife's accommodation. Preferably located by the side of a park.
14	Police Out Post	Support facilities upto 5% of FAR
15	Pump House	Overhead Tank, Underground Tank, Pumping Stations. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
16	Elect. Substation	Electric Sub-station, Billing & Bill Deposit Office. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
F2 SECTOR LEVEL FACILITIES		
17	Hostel, Boarding House & Lodging House	For more than 20 inmates. Hostel, Guest House, Boarding House & Lodging House, including warden's / caretaker's accommodation. Support facilities up to 15% of FAR for canteen / mess, convenient shop, grocery shop, stationary shop, games room / lounge etc.
18	Guest House	Cottages / rooms for visitors providing boarding, lodging, party hall, conferencing etc. on commercial tariff. Support facilities Upto 15% of FAR
19	Barat Ghar / Banquet Hall	Party / assembly halls for ceremonies, banqueting facilities, conferencing etc., rest rooms and other related activities. Support facilities upto 15% of FAR
20	Dharamshala	Same as above but belonging to a trust or religious institution / organization. Support facilities upto 5% of FAR.
21	Night Shelter / Rain Basera	Community rest rooms / dormitories, especially for economically weaker section and floating population, including public conveniences and canteen facilities. Support facilities upto 5% of FAR
22	Orphanage	Shelter / home for juvenile deliquescent / orphans, including vocational training workshops and other facilities, matrons' accommodation and watch and ward staff housing.

		Support facilities upto 15% of FAR.
23	Sector Shopping Complex	Retail Show room, Service shops, Shopping Complex, Restaurant, Clinic, Office Support facilities for public conveniences, security, etc. upto 5% of FAR.
24	Offices Institutional	Central govt., Local govt. and Public undertaking offices, Private offices Support facilities like canteen, restaurant, stationary shops, and watch and ward staff etc. upto 25% of FAR.
25	Community Centre/convenient retail shops /dispensaries/ post office/banks	Community Center, Assembly hall, Auditorium, Cinema, Club, Outdoor / Indoor Games facilities, areas for social and cultural activities. Retail and Service shops, Restaurant, Clinic, Bank & Post office etc. Support facilities for all building services upto 5% of FAR.
26	Cultural Centre	Cultural Center, Restaurant, Guest rooms, Auditorium, Library, Music, Dance and Drama Training Center, Museum, Exhibition Center and Art Gallery, Information Center, Yoga and Naturopathy Center, Meditation, Spiritual and Religious Discourse Center. Support facilities for ancillary use upto 25% of FAR.
27	Religious Centre	Religious Buildings, Ashram, Bathing Ghat, Gaushala, Charitable Dispensary, Library, Flower Shops, Sweet Shops and other Shops. Support facilities for stay/boarding lodging related to religious activities upto 15% of FAR.
28	Rural Centre	Rural Center shall include Retail Shop, Repair Service shop, Bank, Commercial Office, Restaurant, Offices, Dispensary, Clinic, Library, Community Hall, Police Out Post, Fire Post, Post Office and such other activities as required for promotion of agro-based industries in proximity to household and agro-based industries.
29	Clinical Laboratory / Dispensary	Doctor's room, Patient's waiting, First aid, Clinical/Pathological Laboratory, Diagnosis.
30	Nursing Home	Nursing Home, in patient diagnostic and treatment center / small or medium sized hospital with an intake capacity of max. 50 beds. Support facilities of Pharmacy & Canteen including informal shops @ 2 units/convenient shops per 50 beds upto max. 10 %of FAR.
31	Hospital	General or specialized Hospital. Support facilities upto 15% of FAR.
32	Primary School	Primary School (class 1-8): strength-750 students with play field. Coaching center (strength 500-1000 students)

		without play field.
33	Secondary School	Secondary School (class 1-12): strength 1500 students with play field. Secondary school with hostel facility and play field. Support facilities like Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Watch & ward staff upto 5% of FAR.
35	Petrol Pump	Petrol Pump, Automobile Repair Shop, Service Work-shop
36	Dharam kanta (Weigh Bridge)	
37	Garage / Workshop / Service Station	Garage and Workshop, Licensed Service Station, Retail Shop (Spare Parts), Showroom for self-product and services upto 10% of FAR. Support facilities upto 10% of FAR.
72	Public Utilities & facilities/public services	Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, fire station, police post, police station, post office, post and telegraph office, telephone exchange, transmission tower, satellite. Tele-communication center observatory. Weather office, radio and television centers, waste disposal and treatment site and such other utilities and services.
73	Multi-Level/Public/Mechanical Parking	Parking, taxi stand, bus bays, kiosks, public convenience
F3 - CITY/REGIONAL LEVEL FACILITIES		
34	Degree College	Degree College: strength 1000-1500 students with play field. Campus for Degree College with residential hostel facility with play field. Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility, Staff Housing (upto 15% of FAR.)
38	Educational Institution/Technical Centre	Campus for Professional Educational Institutions, Engineering College, Polytechnic, Medical College, Management Instt. and Training centers etc. Hostel and support facilities upto 35% of FAR. Staff housing upto 15% of FAR.
39	Research & Development Centre	Research and Development Center, Staff housing upto 15% FAR Hostel and support facilities upto 35% of FAR.
41	Museum / Planetarium	Museum, Exhibition center and Art gallery and library, auditorium Support facilities upto 15% of FAR.
42	Cinema / Multiplex	Cinema / Multiplex as allowed in the cinematographic act / entertainment rules. Commercial & Support facilities upto 30% of permissible FAR.

43	Whole Sale Trade	Wholesale Shop, Godown & Storage, Commercial Office (restricted to 25% of the total floor area).
44	Go down/Warehousing /Cold Storage/ Chilling Plant	Storage, Godown, Warehousing and Cold Storage, Wholesale Outlet, Office Support facilities upto 15% of FAR.
45	Transport Nagar	Truck parking, Retail shop, Spare parts shop, Repair shop, offices, Service Station, Show room Restaurant, Hotel, and Motel. Support facilities upto 15% of FAR.
46	Cargo / Booking Office	Cargo and Booking Office, Storage yards / Godowns.
47	Bus Depot / Terminal	Bus Depot, Workshop, Shops, Offices, Restaurant, Support facilities upto 15% of FAR.
71	Motel/Hotel	Boarding, Lodging, Transit accommodation facilities. Retail and personal service shops, commercial offices upto 5% FAR Restaurant, Convention Hall and other support facilities upto 25% FAR
74	Multiplex cum hotel	Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.
75	Truck Terminal	Shall be permitted along main trunk road near industrial use zone with one unit per 10000 population (IWF). Truck terminal shall provide facilities for parking of trucks in at least 70% of the parking area. Other vehicle parking may be allowed in the balance.
48	MO INDUSTRIAL MIXED	
	Industries general industries/Mixed (polluting & Non-polluting - both.type)	Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
49	M1: INDUSTRY (POLLUTING)	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of

		industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
54	Oil Depot And Gas Godown	Gas Go down Support facilities upto 15% of FAR.
50	M 2: INDUSTRY NON POLLUTING	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
50 A	<u>M2: WAREHOUSING AND LOGISTICS UNIT/PARK*</u>	<u>Storage, Godown, Warehousing and Logistics services</u> <u>Support facilities upto 15% of FAR or as decided by authority from time to time. Activities which shall be permissible under support facilities shall be as per details mentioned in respective scheme document or decided by the Authority from time to time.</u>
51	M 3: SERVICE INDUSTRIES	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
40	Information Technology Park	Centers for Information Technology, Computer Application, Support facilities 15% of FAR
52	M 4: FLATTED FACTORIES	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
53	M 5: HOUSE HOLD INDUSTRY	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of

		<p>the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL</p>
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		CLASSIFICATION.
P1	OPEN SPACES, RECREATIONAL GREENS	
55	Park/green belt	Park, Kiosks, Parking (upto 10% area)
56	Play Ground	Play Ground, Parking (up to 10% area), indoor games hall Support facilities upto 15% of FAR.
	P2 INSTITUTIONAL GREENS/LARGE PARKS	
57	Sports Center/Complex	Indoor/outdoor stadium or halls, heliport, aero sport, health club/spa, restaurant, kiosk, swimming pool, all types of sports facilities, support facilities upto 15% of FAR.
58	Swimming Pool	Swimming Pool Support facilities upto 15% of FAR.
59	Open Air Theatre	Open Air Theatre. Support facilities upto 15% of FAR.
60	Amusement Park	Amusement and Entertainment Park, 10% ground coverage and 20% FAR Commercial 5% ground coverage.
61	Drive In Cinema	Drive in Cinema, Office, Restaurant, Support facilities upto 15% of FAR.
	P3 NURSERIES, HORTICULTURE (GREEN BELTS) AND SOCIAL FORESTRY	
62	Special / Theme Park	Specialized Parks/Theme Parks and Gardens, kiosks, restaurant, indoor-outdoor games facilities and rides, Ground coverage 15% maximum, FAR : equal to the ground coverage. Support facilities upto 20% of permissible FAR
63	Plant Nursery	Nursery All structures shall be temporary in nature.
64	Orchard	Orchard. All structures shall be temporary in nature.
65	Golf Course	Golf Course, Integrated Sports Center, Restaurant, Hotel, villas, club, swimming pool, shopping mall, Support facilities upto 20% of FAR.
66	Zoo	Zoo Support facilities upto 10% of FAR.
67	Mela Ground/Weekly Market	Weekly Market, Informal Retail Trade (All structures will be either temporary or mobile, only for one day in a week). Fair Ground, Exhibition Center (Temporary in nature) Restaurant, and support facilities upto 15% of FAR.
68	Burial Ground	Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials Support facilities upto 15% of FAR.
	A - AGRICULTURE	
69	A1 - AGRI- INDUSTRIES	Dairy, Poultry Farm, horticulture, sericulture, high value agri industries, floriculture and fisheries industry

70	A2 - FACILITIES FOR AGRI INDUSTRIES
	Farm House for agro based industries

6.2.28a WAREHOUSING AND LOGISTICS UNIT/PARK* (Use Premises No.50A)

6.2.28a.1 PERMISSIBILITY

Permissible in Industry Use Zone M0, M1, M2, M3 & M4

Permissible Land Use of plot shall be industrial.

Note: All Building Regulations same as Premises Use no. 50