

उत्तराखण्ड शासन
आवास अनुभाग-2
संख्या- / /V-2/21/55(आ०)/2006टी०सी०-1
देहरादून, दिनांक: ०7 जनवरी, 2022

अधिसूचना

उत्तराखण्ड नगर नियोजन एवं विकास अधिनियम, 1973 की धारा 57 में प्राप्त शक्तियों का प्रयोग करते हुए, भवन निर्माण एवं विकास उपविधि, 2011 (समय-समय पर यथा संशोधित) में अग्रेत्तर संशोधन की दृष्टि से श्री राज्यपाल निम्नलिखित उपविधि प्रख्यापित किये जाने की संहर्ष स्वीकृति प्रदान करते हैं :-

भवन निर्माण एवं विकास उपविधि संशोधन, 2021

आवास विभाग के शासनादेश संख्या-888/V-2/2013-55(आ०)/2006-टी०सी०, दिनांक: 12.06.2015 एवं इस संबंध में शासनादेश संख्या-39/V-2/2019-55(आ०)/2006-टी०सी०, दिनांक: 05 फरवरी, 2019 तथा शासनादेश संख्या-1037/V-2/55(आ०)/2006-टी०सी०, दिनांक: 26 अगस्त, 2019 के द्वारा यथा संशोधित भवन निर्माण एवं विकास उपविधि के साथ संलग्न तालिका-1, तालिका-2 एवं तालिका-3 में उल्लिखित प्राविधानों एवं संगत शासनादेशों में भवनों की ऊंचाई के प्राविधानों को निम्नानुसार संशोधित किया जाता है :-

तालिका-1

उपविधि की बिन्दु संख्या	उत्तराखण्ड भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान प्राविधान						संशोधित प्राविधान				
	HILLS						HILL AREAS				
	CATEGORY	Min. Plot Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Gro und Cov erage (5.5)	Max height (meter) of the buiding (5.1)**	CATEGORY	Min. Plot Size in sqmt(4.2)	Min. Existing RoW of Road in metres ² (4.1)	FAR (5.5)	Max. Groun d Cover age (5.5)
	1	2	3	4	5	6	1	2	3	4	5
4.1, 4.2, 5.1, 5.5	RESIDENTIAL						RESIDENTIAL				
	Residenti al-Group Housing (Flatted and Plotted)	500	6.0	1.4	40%	12	Residential- Group Housing (Flatted and Plotted)	500	6.0	1.4	40%
	Affordab le Housing	2000	6.0	2.2	50%	12	Affordable Housing	2000	6.0	2.0	50%
	EWS & Rehabilita tion housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%	12	EWS & Rehabilitati on housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%

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COMMERCIAL					
Commercial/office spaces single commercial unit /single commercial office	<25-100	2 (Pedestrian path)	1.3	70%	6
	>100-200	4.5	1.3	70%	6
	>200-2000	6.0	1.9	50%	12
	≥2000	7.5	1.9	50%	12
	>2500	7.5	2.1	45%	Less than 15
Mall with single screen	750	6	1.6	40%	Less than 15
Mall with Multiplex	1000	7.5	2.2	40%	Less than 15
Serviced Apartments	500	6	1.7	60%	12
CATEGORY	Min. Plot Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Ground Coverage (5.5)	Max height (meter) of the building (5.1)**
1	2	3	4	5	6
Wedding Points	500	6	0.8	35%	6
Motel	1000	7.5	0.6	30%	Less than 15
Resorts	2500	7.5	0.9	30%	9
Eco resorts	750	4.5	0.25	30%	3
Hotels	-	-	-	-	-
5 stars deluxe rating hotels	1500	7.5	2.0	45%	Less than 15
5 stars rating hotels	1000	6	1.8	45%	12
4 stars	1000	6	1.8	50%	12

COMMERCIAL					
Commercial /office spaces single commercial unit/single commercial office	≥25-100	2 (Pedestrian path)	1.3	70%	
	>100-200	4.5	1.3	70%	
	<u>>200-500</u>	<u>5.0</u>	<u>1.5</u>	<u>60%</u>	
	<u>>500-2000</u>	6.0	1.9	50%	
	>2000-2500	7.5	1.9	50%	
	>2500	7.5	2.1	45%	
Mall with single screen	750	6.0	1.6	40%	
Mall with Multiplex	1000	7.5	2.2	40%	
Serviced Apartments	500	6.0	1.7	60%	
CATEGORY	Min. Plot Size in sqmt(4.2)	Min. Existing RoW of Road in metres ² (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)	
1	2	3	4	5	
Wedding Points	500	6.0	0.8	35%	
Motel	1000	7.5	0.6	30%	
Resort	2500	<u>6.0 mt</u>	0.9	30%	
Eco-Resort	750	<u>4.5 mt</u>	0.25	30%	
Tourism Unit	<u>250</u>	4.5	1.35		<u>50%</u>
		<u>6.0 and above</u>	<u>1.50</u>		
	<u>400</u>	<u>4.5</u>	<u>1.35</u>		
		6.0 and	1.8		<u>50%</u>

rating hotels					
Other hotels	400	6	1.8	50%	9
Guest house	250	4.5	1.35	45%	5
Hostel	-	-	-	-	-
Hostel upto 50 beds	500	6	1.35	45%	9
Hostel upto 50-100 beds.	750	6	1.8	45%	12

	above		
<u>1500</u>	<u>4.5</u>	<u>1.5</u>	<u>50%</u>
	<u>6.0</u>	<u>1.8</u>	
	7.5 and above	2.0	

Note:-

- (A) All plots shall leave 4.5mt from the centre of the road (except for plots on pedestrian path) OR distance from the centre of the road as per master plan width , whichever is more, for widening. The F.A.R shall be permissible on the gross plot area (including the road widening area).
- (B) Additional FAR shall be permissible as:-
- Green building (platinum rated): - 0.2
 - Hill/colonial architectural façade (as per local scenario): - 0.2
 - Both , Green building (platinum rated) and Hill/colonial architectural façade (as per local scenario) :- 0.3
- Parking shall be provided on total consumed FAR
- (C) For Hostel/Home Stay/ Guest House /Cottage /Hotels or other tourism units in hill areas
In case banquet or conference halls are provided (max 1/3rd of permissible FAR), then approach road of RoW minimum 6.00 mt will be considered. IF more than 1/3rd of permissible FAR is provided then the building will be considered as assembly building and approach road will be considered as per provisions of assembly building.

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उत्तराखण्ड भवन निर्माण एवं विकास
उपविधि/विनियम, 2011 (संशोधन 2015) में निहित
मानक में वर्तमान प्राविधान

उपविधि की बिन्दु संख्या	Plain					
	CATEGORY	Plot Size sqm (4.2)	Road Width (4.1)	FAR (5.5)	Gro und Cove rage (5.5)	Max ^{***} height (mt) of the buiding (5.1)
	1	2	3	4	5	6
4.1, 4.2, 5.1, 5.5	RESIDENTIAL					
	Residential-Multiple Units	500	9.0	1.8	50%	9
	Residential-Group Housing	Flatted 1000	9.0	1.8	35%	12
		1000	10.0	1.8	35%	16
		1000	11.0	1.8	35%	20
		1000	12.0	1.8	35%	24
	Plotted	500	9.0	-	-	-
	Affordable Housing	4000	9.0	2.1	50%	12
		4000	10.0	2.1	50%	16
		4000	11.0	2.1	50%	20
		4000	12.0	2.1	50%	24
	EWS & Rehabilitation housing schemes (Flatted Unit Size 25-35 sqm)	2000	9.0	2.0	50%	12
		2000	10.0	2.0	50%	16
		2000	11.0	2.0	50%	20
		2000	12.0	2.0	50%	24
	COMMERCIAL					
	Commercial /office spaces single commercial unit/single commercial office	<50-100	9.0	1.5	65%	6
		>100-200	9.0	1.5	65%	9.0
		>200-500	12.0	1.8	55%	24.0
		>500-2000	12.0	2.0	45%	24.0
		>2000-2500	15.0	2.0	45%	24.0
		>2500	18.0	2.2	40%	30.0

संशोधित प्राविधान

PLAIN AREAS				
CATEGORY	Min. Plot Size sqmt (4.2)	Min. Existing RoW of Road in metres ² (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)
1	2	3	4	5
RESIDENTIAL				
Residential-Multiple Units	500	9.0	1.8	50%
Residential-Group Housing	Flatted 1000	9.0	1.8	35%
	Plotted 500	9.0	-	-
Affordable Housing	4000	9.0	2.1	50%
EWS & Rehabilitation housing schemes (Flatted Unit Size 25-35 sqm)	2000	9.0	2.0	50%
COMMERCIAL				
Commercial/office spaces single commercial unit/single commercial office	≥50-100	9.0	1.5	65%
	>100-200	9.0	1.5	65%
	>200-500	12.0	1.8	55%
	>500-2000	12.0	2.0	45%
	>2000-2500	15.0	2.0	45%
	>2500	18.0	2.2	40%

CATEGORY	Plot Size sqm (4.2)	Road Width (4.1)	FAR (5.5)	Ground Coverage (5.5)	Max height (mt) of the building (5.1)
Mall with single screen	--	--	--	--	--
Mall with Multiplex	1500	18.0	2.5	40%	30
1	2	3	4	5	6
Serviced Apartments	750	15.0	1.8	55%	24
Wedding Points	1500	18.0	1.0	33.3 %	9
Motel	4000	18.0	0.5	25%	1
Resorts	4000	18.0	0.75	25%	9
Eco resorts	4000	18.0	0.25	20%	6
Hotels	-	-	-	-	-
5 stars deluxe rating hotels	2000	15.0	3.0	45%	24
5 stars rating hotels	1500	15.0	2.4	45%	24
4 stars rating hotels	1000	15.0	2.4	40%	24
Other hotels	650	12.0	2.0	45%	24
Guest house	500	15.0	1.6	40%	7
Hostel	-	-	-	-	-
Hostel upto 50 beds	750	15.0	1.60	40%	12
Hostel upto 50-100 beds.	1000	15.0	2.00	40%	16

CATEGORY	Min. Plot Size sqmt (4.2)	Min. Existing RoW of Road in metres ² (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)
Mall with single screen	1500	15.0	2.0	40%
Mall with Multiplex	2500	18.0	2.5	40%
1	2	3	4	5
Serviced Apartments	750	15.0	1.8	55%
Wedding Points	1500	18.0	1.0	33.3%
Motel	4000	18.0	0.5	30%
Resorts	4000	12.0 (extra 3.0 mt to be left from the plot)	0.75	30%
Eco Resorts	4000	9.0 (extra 3.0 mt to be left from the plot)	0.25	30%
Tourism Units	500	12.0	1.5	50%
		15.0 and above	1.8	
	1000	12.0	2.0	50%
		15.0 and above	2.4	
2000	15.0 and above	3.0	50%	

Note:- (For Hills and Plains)

- Tourism Unit shall mean a hotel or guest house or lodging or boarding house or hostel or cottage or Dharamshala or ashram or tourism unit by any other name.
- In case where the approach Road is a Master Plan road, then the Master Plan RoW width for approach may be considered for project approval provided the existing width of the RoW shall not be less than one level of the required RoWs per the table. The Road levels/hierarchy of roads shall be 2.0 mt, 3.0 mt, 4.5 mt, 6.0 mt, 7.5 mt, 9.0 mt, 12.0

mt, 15.0 mt, 18.0 mt, 20.0 mt, 24.0 mt, 30.0 n 45.0
mt, 55.0 mt, 60.0 mt.

Where the approach road is not a Master Plan road,
then the RoW width as mentioned in the table shall
be the existing /authorized RoW width.

3. RoW (right of way) means total width of the
road alongwith shoulder, drains and other road
furniture and shall be measured from boundary to
boundary of properties on opposite sides of the road.

4. Mentioned F.A.R is the maximum limit of the
F.A.R. whereas achievable F.A.R will depend upon
the height of the building permissible as per available
RoW width in front of the plot.

5. In case of Eco-resort, where approach road to the
site is not available as per norms and is approached
by pedestrian pathway or ropeway, in such cases
parking provision shall be made by the developer on
the road head (on the motor-able road of width as
mentioned in the table and from where the pedestrian
pathway or ropeway starts). In such cases , the road
widening shall not be insisted upon. In such cases,
due to constraint of fire tender reaching the site, the
developer will have to provide fire safety measures all
by himself and such proposals shall be scrutinized
and given NOC by fire department of their
sufficiency. Such NOC shall be renewed by fire
department every two years.

In case of Resort/Eco-resort in hill areas having
private roads (which do not give access to other
properties or habitation), the width of such private
roads can be 4.5 mt and such private roads shall
gain access from the main road of RoW as
mentioned in the table.

Eco resorts shall not carry out banqueting activities in
their open areas and shall confirm to the noise
levels and other parameters of eco tourism policy.

उपविधि की बिन्दु संख्या	उत्तराखण्ड भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान प्राविधान	संशोधित प्राविधान
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5.1	भवनों की अधिकतम ऊचाई	HEIGHT OF THE BUILDING
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5.1 (i) भवनों की अधिकतम ऊचाई निम्नलिखित प्रतिबन्धों के अंतर्गत निर्धारित ऊचाईयों में से न्यूनतम ऊचाई अनुमन्य होगी:-

(A) The Maximum height of the building shall be as given below in Plains: (except high rise building zones defined in the Master Plan).

Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building	Maximum height of buildings (mt.)
<u>Less than 7.5 mt.</u>	<u>6.0</u>
More than and equal to 7.5 mt and less than 9.0 mt.	9.0
More than and equal to 9.0mt and less than 12.0 mt.	12.0
More than and equal to 12.0mt and less than 18.0 mt.	24.0
More than and equal to 18.0mt.	30.0

(B) The Maximum height of the building shall be as given below in HILL AREAS

The maximum height of the building in hill areas shall be less than 15 mt including stilts or sloping roofs". No relaxation or compounding shall be considered which results in the height of building exceeding 15.0mt.

5.1 (i) भूखण्ड/भवन के सम्मुख स्थित मार्ग की चौड़ाई तथा अग्रसेट बैंक के योग के 1.5 गुणा अथवा पर्वतीय क्षेत्रों में ईब्ज लेवल तक 6.00 मी० में से जो भी अधिक हो, की ऊचाई मान्य होगी। एक से अधिक मार्ग पर भवन के अवस्थित होने की दशामें इस हेतु अधिक चौड़े मार्ग से उक्तानुसार चौड़ाई निर्धारित ही जायेगी।

The building height shall be as below depending upon the Right of Way of the approach road.

Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building	Maximum height of buildings (mt.)
Less than 4.5 mt	6.0
<u>From 4.5 mt upto 7.5mt</u>	<u>9.0</u>
<u>More than 7.5mt upto 9.0mt</u>	<u>12.0</u>
<u>More than 9.0 mt</u>	<u>Less than 15.0 mt</u>

Notes:

(i) The above mentioned heights shall be permissible as per the allowed FAR

5.1
(ii)

मैदानी क्षेत्रों में

मुखण्ड/ भवन के सम्मुख स्थित मार्ग की न्यूनतम विद्यमान/ अधिकृत चौड़ाई	भवनों की अधिकतम ऊचाई (मी०)	अधिकतम तलों की संख्या
9.0 मी० से कम	9.0	भूतल व अधिकतम ऊपरी तीनतल
9.0 मी० व अधिक तथा 12.0 मी० से कम	12.0	भूतल व अधिकतम ऊपरी तीनतल
12.0 मी० व अधिक तथा 18.0 मी० से कम	24.0	भूतल व अधिकतम ऊपरी साततल
18.0 मी० व इससे अधिक	30.0	भूतल व अधिकतम ऊपरी नौ तल

पर्वतीय क्षेत्रों में भवनों की अधिकतम ऊचाई 12.0 मी० एवं भूतल एवं अधिकतम उपरी तीन तल।

(iii)

संबंधित भवन उपयोग हेतु निर्धारित एफ०ए०आर० की सीमा तक।

5.1
(V)
(द)

Service floor height:- 1.80 mt
With other provisions

(ii) One extra floor of 3.0 mt height in hills and plains may be permitted on the roads having RoW more than 6.0 mt for providing Hill/Colonial Architecture as per façade policy. Parking shall be provided on total consumed FAR.

(iii) One stilt parking height (if the height of stilt from floor to under finish of each slab is maximum 2.40 mt.) shall be excluded from the above mentioned permissible heights and FAR. However, stilt shall be counted in FAR and height of the building for computation of fire safety norms. In case of stilts, adequate shear walls shall be provided, structural and soil bearing capacity certification and related plans prepared by structural Engineer as per IS Code 1893 Part-I shall be furnished.

(iv) Maximum 1.5 mt height may be permissible extra for sloping roof upto ridge level.

(v) Building heights specifically mentioned in Uttarakhand Building Byelaws 2011 (amendment) for some activities/ area shall be adhered to eg:- Height in Nainital, Mussorie, farmhouse etc, Building height on valley side etc.

Prevailing other height related provisions shall remain as it is.

Service floor height :- 2.10 mt and other provisions shall remain the same

Equivalent Car Parking Space (ECS) (5.6) in Plains
As per prevalent Building Byelaws.

1		2		3		4	
COMMERCIAL				Proposed Amendment			
Upto 50 sqm				Upto 50 sqm			
Hotels		Upto 4 star hotels and other hotels-1 ECS for 2 guest rooms, more than 4 star hotels-1 ECS for 1 guest room, in both the cases additional parking for other commercial activities such as conference/banquet/exhibition hall/ food court etc. @ 2.00 ECS per 100 sqmt of built-up area.		Tourism Units		<u>Parking Fee as decided by the competent authority, which shall be deposited in the parking fund (ESCROW account)</u>	
Lodging/Tourist House/Dharmshala/Musafeer Khanna/Guest house/Resort/Stand alone private Hostel		1.00		Resort/Eco Resort		<u>In plains and hills 1 ECS for 2 guest room, additional parking for other commercial activities such as conference/banquet/exhibition hall/ food court/restaurant etc. @ 2.00 ECS per 100 sqmt of built-up area.</u>	
Motel		No Provision		Motel		<u>In plains and hills 1.0 ECS/100 sqm of built up area.</u>	
						<u>In plains and hills 1.50 ECS + 1 coach bay for every 10 rooms</u>	

4- शासनादेश संख्या-888 / V-2/2013-55(आ0) / 2006-टी0सी0, दिनांक: 12.06.2015, शासनादेश संख्या-39 / V-2/2019-55(आ0) / 2006-टी0सी0, दिनांक: 05 फरवरी, 2019 एवं शासनादेश संख्या-1037 / V-2/55(आ0) / 2006-टी0सी0, दिनांक: 26 अगस्त, 2019 के उक्त से सम्बन्धित प्राविधान इस सीमा तक संशोधित समझे जायेंगे।

5- उक्त शासनादेशों के अन्य प्राविधान यथावत् लागू रहेंगे।

(शैलेश बगौली)
सचिव

संख्या- 40 / V-2/2022-55(आ0) / 2006 टी0सी0-1 तददिनांक


प्रतिलिपि:- निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

- 1- अपर मुख्य सचिव, मा0 मुख्यमंत्री, उत्तराखण्ड शासन।
- 2- स्टाफ ऑफीसर, मुख्य सचिव, उत्तराखण्ड शासन।
- 3- आयुक्त, गढ़वाल मण्डल, पौड़ी/कुमाँयू मण्डल, नैनीताल।
- 4- उपाध्यक्ष, मसूरी देहरादून विकास प्राधिकरण, देहरादून/हरिद्वार-रूड़की विकास प्राधिकरण, हरिद्वार/उपाध्यक्ष, समस्त जिला स्तरीय विकास प्राधिकरण, उत्तराखण्ड को इस आशय से प्रेषित है कि उक्त उपविधि को सम्बन्धित प्राधिकरण अपने बोर्ड से

स्वीकृत कराते हुए अंगीकृत करेंगे। यदि किसी प्राधिकरण को स्थानीय आवश्यकताओं एवं परिस्थितियों के दृष्टिगत उपविधि में किसी प्रकार के संशोधन/परिवर्तन/परिवर्द्धन की आवश्यकता हो तो ऐसी स्थिति में सम्बन्धित प्राधिकरण तद्विषयक संशोधन के प्रस्ताव को औचित्य सहित प्राधिकरण बोर्ड के अनुमोदन के साथ शासन को उपलब्ध करायेंगे।

- 5- संयुक्त मुख्य प्रशासक, उत्तराखण्ड आवास एवं नगर विकास प्राधिकरण, देहरादून।
- 6- मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग, उत्तराखण्ड, देहरादून।
- 7- निदेशक, राजकीय मुद्रणालय, रूड़की, हरिद्वार, उत्तराखण्ड को इस आशय से प्रेषित है कि प्रश्नगत उपविधि को असाधारण गजट के विधायी परिशिष्ट में 100 प्रतियाँ मुद्रित करते हुए शासन को उपलब्ध कराने का कष्ट करेंगे।
- 8- निजी सचिव, मा० आवास मंत्री, उत्तराखण्ड को मा० मंत्री जी के संज्ञानार्थ।
- 9- गार्ड फाईल।

आज्ञा से,


(चिरंजी लाल)
अनु सचिव