

हरिद्वार-रूड़की विकास प्राधिकरण, हरिद्वार।

पत्रांक 3416 / प्रशा0विविध / 2024-25

दिनांक 07 / 11 / 2024

कार्यालय आदेश

उत्तराखण्ड शासन, आवास अनुभाग-02 द्वारा निर्गत शासनादेश संख्या-1422/वी0-2-2019-03-(आ0)/2019 दिनांक 11.11.2019 के द्वारा निर्धारित भवनो में वाह्य आवरण(FACADE) नियंत्रण नीति-2019 को प्राधिकरण बोर्ड बैठक संख्या-81 के मद संख्या-81(04) के द्वारा अंगीकृत कर प्राधिकरण क्षेत्र में लागू किये जाने की स्वीकृति प्रदान की गयी है। वाह्य आवरण नीति-2019 उडा व प्राधिकरण के वेबसाईड पर उपलब्ध है।


अतः हरिद्वार-रूड़की विकास प्राधिकरण क्षेत्रान्तर्गत अनुमोदित नीति के अनुसार कार्यवाही सुनिश्चित की जायें।

सचिव

हरिद्वार-रूड़की विकास प्राधिकरण,  
हरिद्वार।

प्रतिलिपि-

- 1-उपाध्यक्ष महोदय को अनुपालनार्थ।
- 2-ज्वाइंट मजिस्ट्रेट/संयुक्त सचिव, हरिद्वार-रूड़की विकास प्राधिकरण, शाखा कार्यालय-रूड़की को आवश्यक कार्यवाही हेतु।
- 3-मुख्य वित्त अधिकारी, हरिद्वार-रूड़की विकास प्राधिकरण, हरिद्वार को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।
- 4-अधिशासी अभियंता/समस्त सहायक अभियंता/समस्त अवर अभियंता को अनुपालनार्थ।
- 5-सिस्टम एडमिनिस्ट्रेटर, हरिद्वार-रूड़की विकास प्राधिकरण, हरिद्वार को इस निर्देश के साथ की प्राधिकरण वेबसाईड पर अपलोड करते हुये समस्त पंजीकृत वास्तुविद/मानचित्रकार/अभियंता को उपलब्ध कराना सुनिश्चित करें।

  
सचिव

Friday, 25 August 2023  
Ver- 3.0

# BUILDING FACADE INTERVENTIONS

UTTARAKHAND  
FACADE REGULATION POLICY, 2019

*INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN  
ORIGINALLY PRESCRIBED FAR*



Client:-  
**Mussoorie Dehradun Development Authority**



Consultant:-  
**The Indian Institute of Architects-**  
(Uttarakhand Chapter)

# CONTENT OUTLINE

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07

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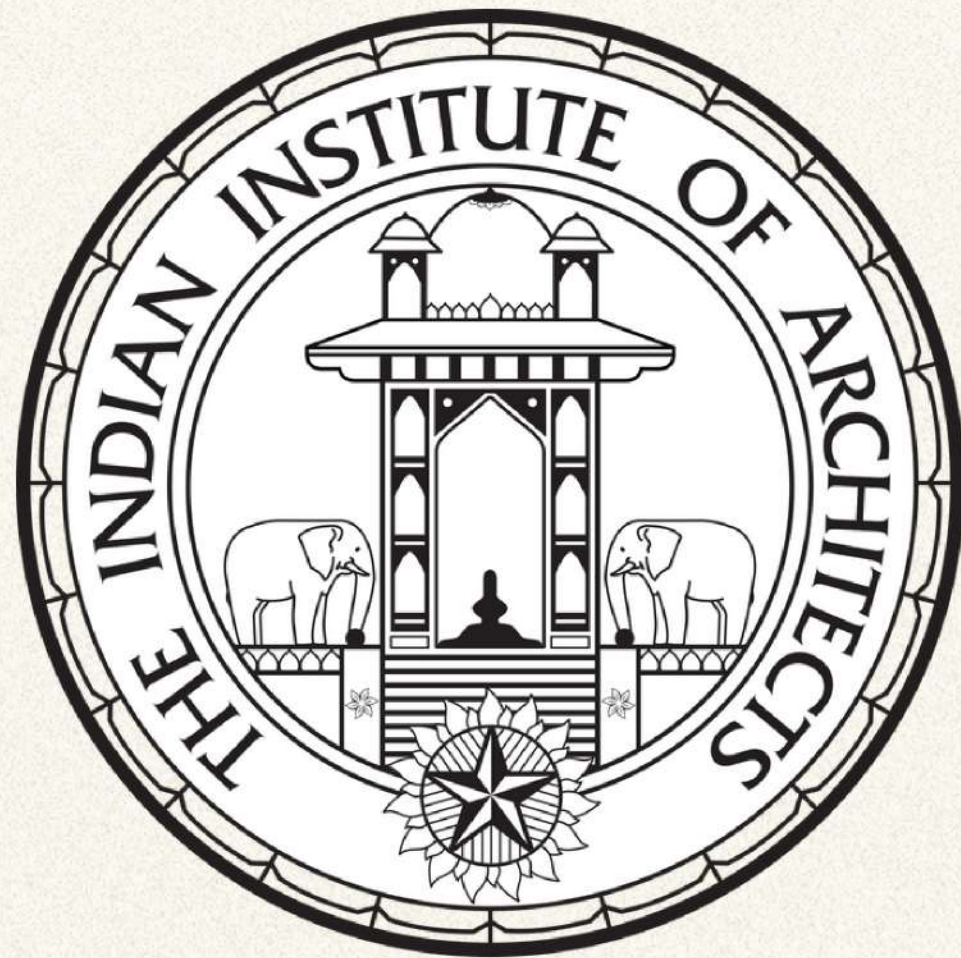
THE PROJECT TEAM



UTTARAKHAND  
CHAPTER

UTTARAKHAND FACADE REGULATION POLICY, 2019

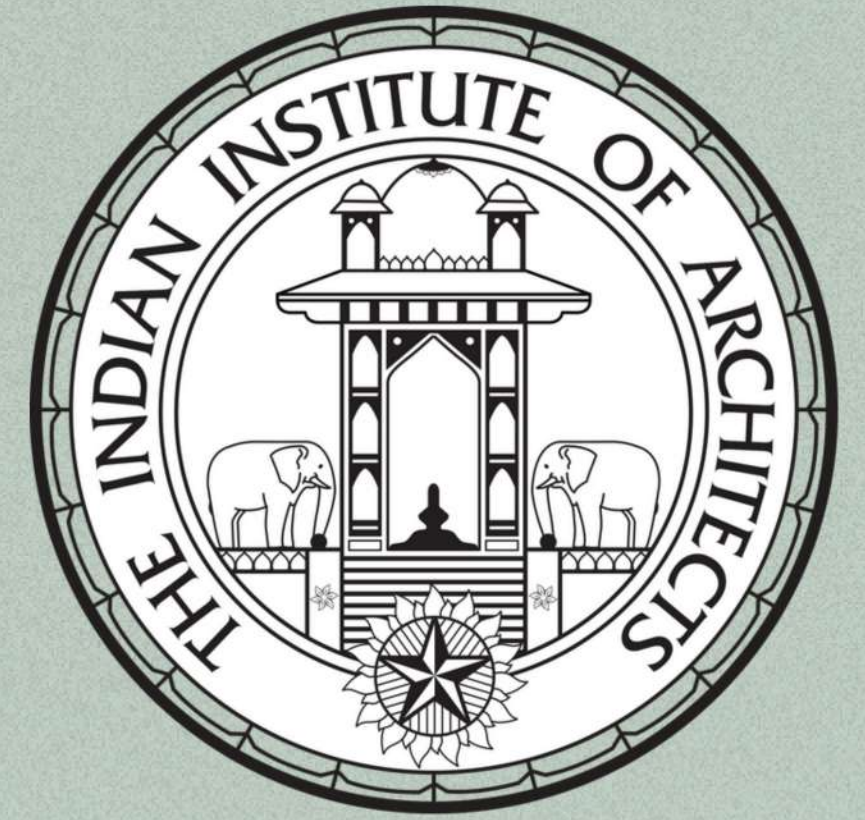
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALY PRESCRIBED FAR



# INTRODUCTION

WHO WE ARE & WHAT WE DO

# INTRODUCTION



## The Indian Institute of Architects (IIA)

*Established- 12 May 1917; 106 Year old*

**Professional Representative Body** of Indian Architects on National and International Platform(s) like UIA, ARCASIA, SAARCH, CAA etc. **27000+ Members** amongst **24 Chapters** | **62 Centres** | **22 Sub Centres**

## IIA Uttarakhand Chapter

*Installed- 21 April 2019; 4 Year old*

**Professional Representative Body** of Uttarakhand Architects on the State & National Platform

**210+ Members** from all 13 Districts of the State comprising ....

*Architects, a few of whom also specialize as Consultants in a rich variety of **more than 20 specific domains** like **Asset Valuation, Building Information Modelling, Building Design, Building Engineering, Building Services, Building Surveying, Built Heritage Conservation, Disaster Management, Financial Management, GIS Mapping, Interior Design, Landscape Architecture, Public Procurement, Project Management, Real Estate Advisory, Site Master Planning, Transport Economics, Town Planning, Urban Design, Urban Planning, Urban Transport, etc..***



THE INDIAN INSTITUTE OF ARCHITECTS

UTTARAKHAND CHAPTER

Registered Office- Plot No 39, Eco Town Phase 1, Near Dhan Mill (Rampur Road), Haldwani, 263 139

Phone- 9454 011 356 | 9456 408 431 | 9837 019 236

Email- ia.uttarakhandchapter@gmail.com

(Via Electronic Dispatch)

Ref no- IIA-UKC/ JHS / 2023/138

Dated-Wednesday, August 9, 2023

To,  
The Vice Chairman (VC)  
**Mussoorie Dehradun Development Authority (MDDA)**  
Near Transport Nagar, Saharanpur Road, Dehradun

Through- Superintendent Engineer (Development, Maps & Projects), MDDA

Reg.- **Consultancy Services pertaining to Uttarakhand Facade Policy- 2019**

Sir,

Greetings on beha

This memorandum  
subsequent meetin  
on Saturday, 05 A

IIA-UKC delegator  
Architectural Cor  
thereafter during  
illustration(s) of F  
typologies commo  
and Sanction of I  
Meeting of MDDA

After subsequent  
fee of **INR 2,50,**  
**(Applicable GST**  
to be availed by M

**Scope of Work- L**  
**not prescribed for**  
**Building Typologie**  
**Drawings will be s**

If the proposal is  
to **The Indian Ins**  
Associated Costs c

Digital correspond

Regards

Saurabh Sur

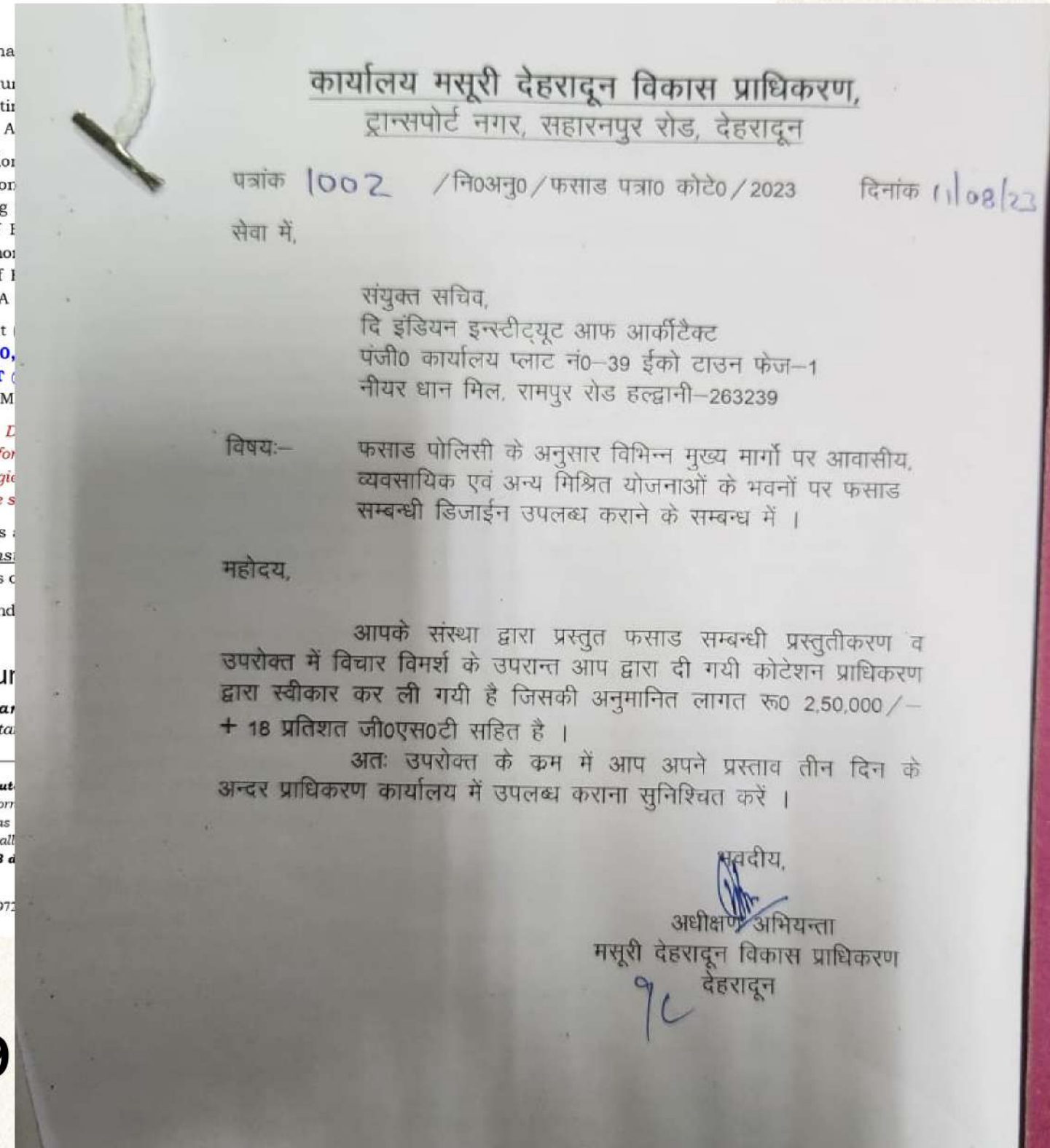
- Saurabh Sumar  
Joint Hon. Secreta

<sup>1</sup> The Indian Institut  
members, from all corr  
on national as well as  
its 23<sup>rd</sup> Chapter, install  
spread across the 13 a

Tel.: +91 22 2204 6972

# BACKGROUND

## TO THE CONSULTANCY ASSIGNMENT



कार्यालय मसूरी देहरादून विकास प्राधिकरण,  
ट्रान्सपोर्ट नगर, सहारनपुर रोड, देहरादून

पत्रांक 1002 /नि0अनु0/फसाड पत्रा0 कोटे0/2023

दिनांक 11/08/23

सेवा में,

संयुक्त सचिव,  
दि इंडियन इन्स्टीट्यूट आफ आर्किटेक्ट  
पंजी0 कार्यालय प्लॉट नं0-39 ईको टाउन फेज-1  
नीयर धान मिल, रामपुर रोड हल्द्वानी-263239

विषय:- फसाड पोलिसी के अनुसार विभिन्न मुख्य मार्गों पर आवासीय,  
व्यवसायिक एवं अन्य मिश्रित योजनाओं के भवनों पर फसाड  
सम्बन्धी डिजाइन उपलब्ध कराने के सम्बन्ध में ।

महोदय,

आपके संस्था द्वारा प्रस्तुत फसाड सम्बन्धी प्रस्तुतीकरण व  
उपरोक्त में विचार विमर्श के उपरान्त आप द्वारा दी गयी कोटेशन प्राधिकरण  
द्वारा स्वीकार कर ली गयी है जिसकी अनुमानित लागत रू0 2,50,000/-  
+ 18 प्रतिशत जी0एस0टी सहित है ।

अतः उपरोक्त के कम में आप अपने प्रस्ताव तीन दिन के  
अन्दर प्राधिकरण कार्यालय में उपलब्ध कराना सुनिश्चित करें ।

भवदीय,

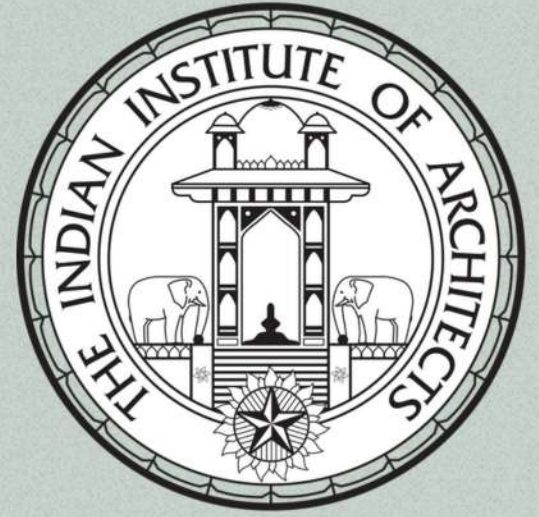
अधीक्षण अभियन्ता  
मसूरी देहरादून विकास प्राधिकरण  
देहरादून

9c

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# BACKGROUND TO THE ASSIGNMENT



UTTARAKHAND  
CHAPTER

A

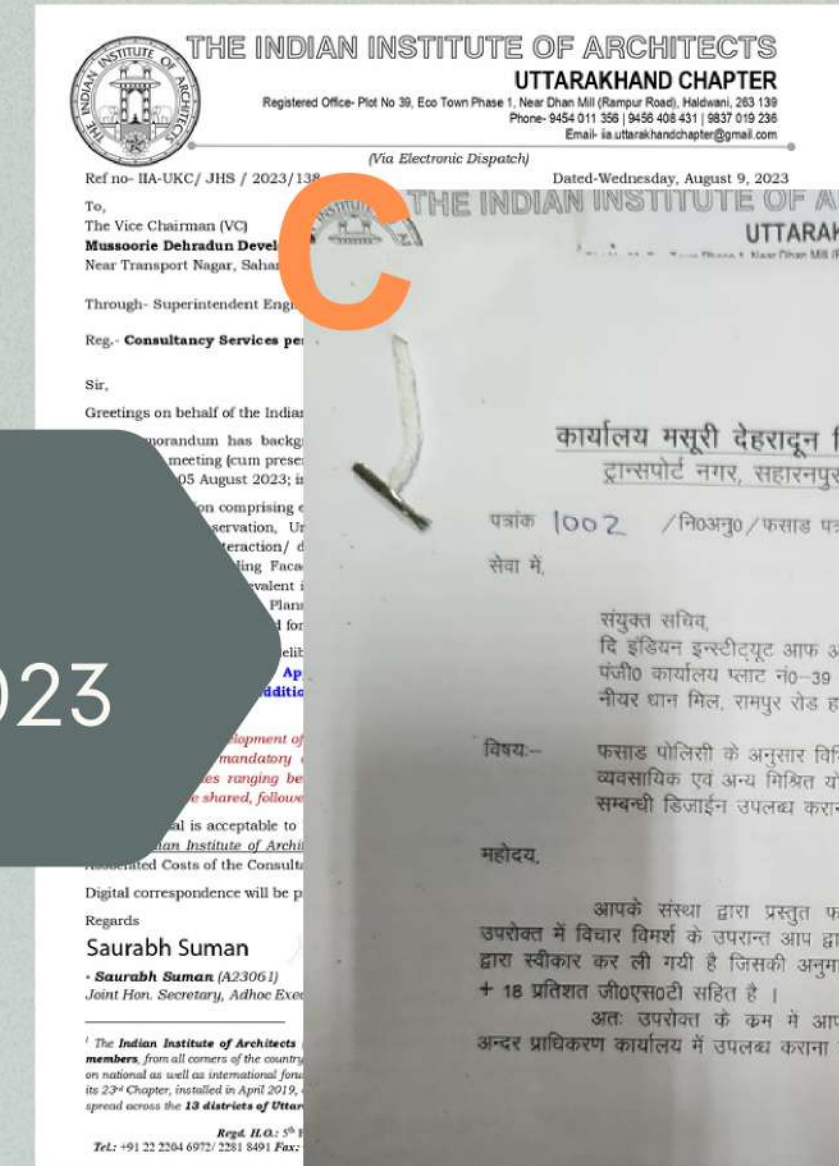


Tuesday  
25 July 2023

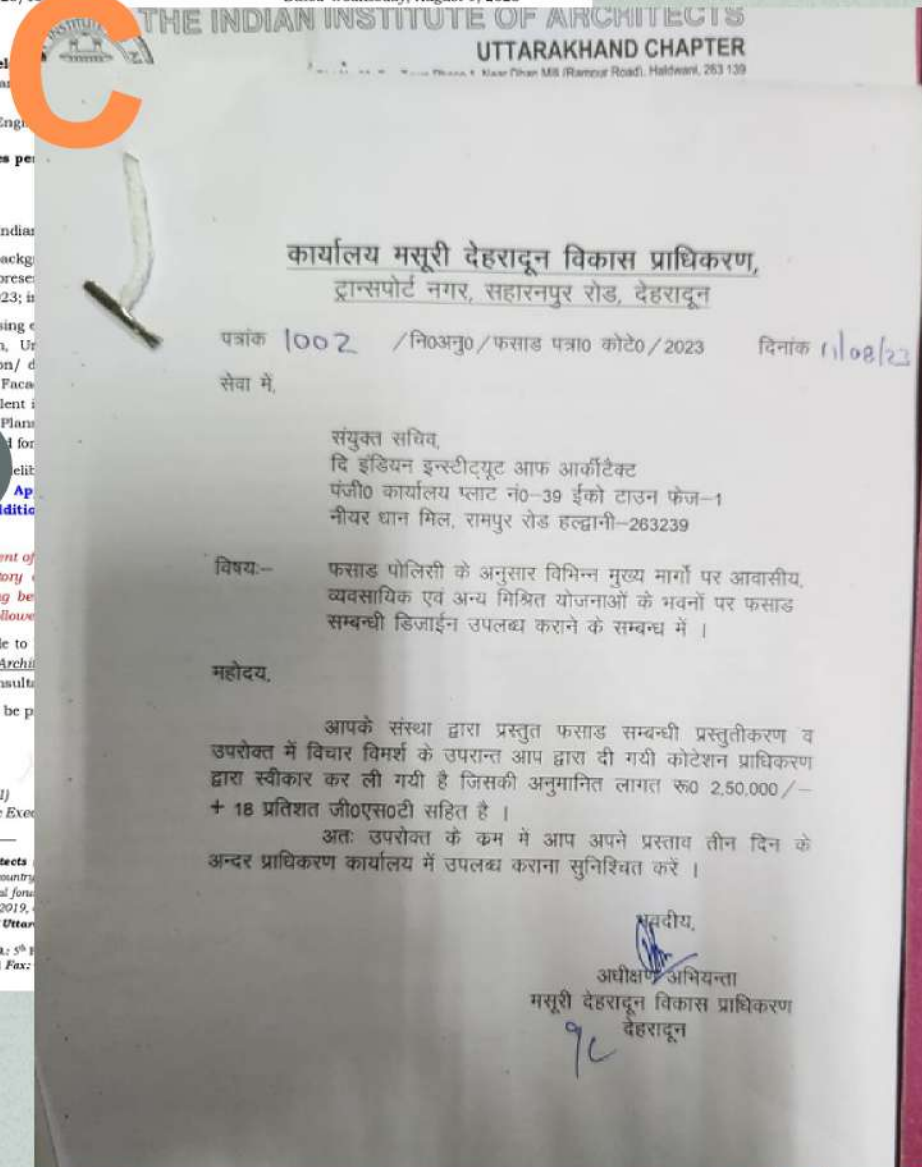
Saturday  
05 August 2023

Friday,  
11 August 2023

B



C





UTTARAKHAND  
CHAPTER

# IDENTIFIED ARCHITECTURAL ELEMENTS

WHAT TO USE ....

**UTTARAKHAND FACADE REGULATION POLICY, 2019**

**INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALY PRESCRIBED FAR**



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## EXPECTED OUTCOMES



UTTARAKHAND  
CHAPTER

### VISUAL SIGHT

Pleasing Aesthetics  
Day Light entry into indoor(s)  
Pleasing view of the Outside

### NOISE REDUCTION

Special Buildings like Hospitals  
Schools, Recording Studios  
located in high traffic areas

### AESTHETICS

Right choice of Colour, Design  
Elements, Facade Lighting  
Techniques etc.

### USE OF ECO-FRIENDLY MATERIALS

Local Sourcing  
Less Carbon Emission  
Low Cost & Affordable

### VENTILATED FACADES

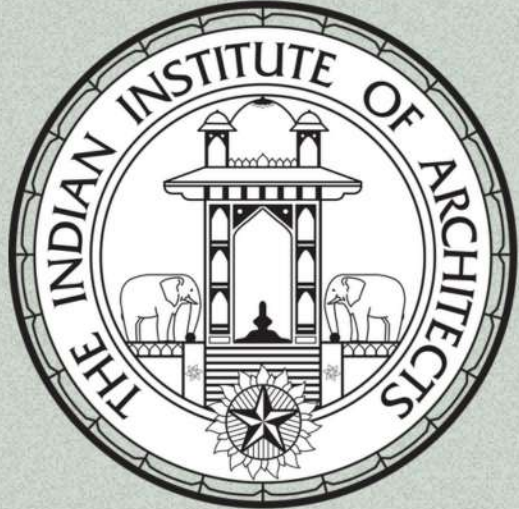
Energy efficient  
Minimized Heating & Cooling  
Thermal insulation,  
Moisture management, &  
Thermal mass optimization

### ENERGY UTILIZATION

Shading of facade via Solar  
Panel, Glazing Placement,  
Window to Wall ratio, Building  
Massing & Orientation

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND  
CHAPTER

# FACADE REGULATION

## SCALE OF INTERVENTION

### MICRO LEVEL

Independent Building(s) classified upon-

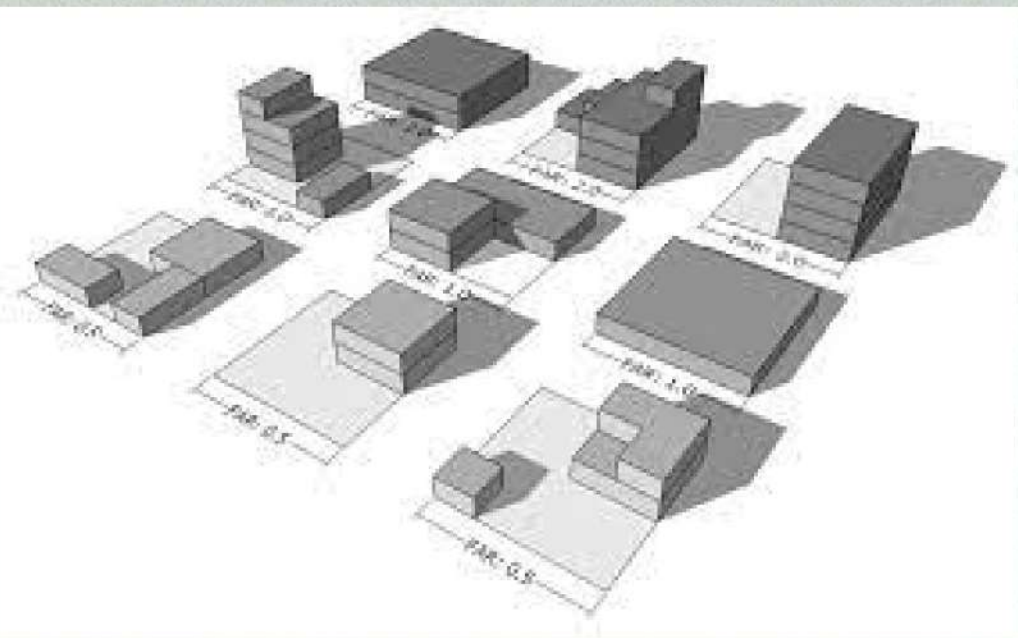
- Usage type
- Building Height
- Plot Frontage



### MEDIUM LEVEL

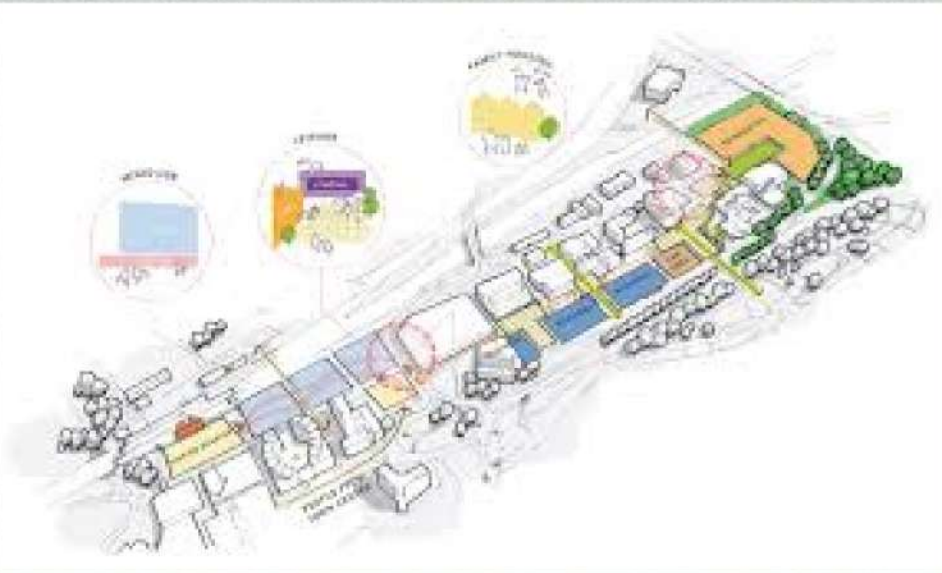
Road Segments/ Junctions/ Crossroads classified upon

- Available Right of Way
- Footfall & Vehicular Traffic
- Predominant User Activity



### MACRO LEVEL

Sub Zone/ Zonal Area of a Town/ City classified upon Theme based Development like Administrative City, Film-City, Medi-City, Edu-city, Aero-City, etc.



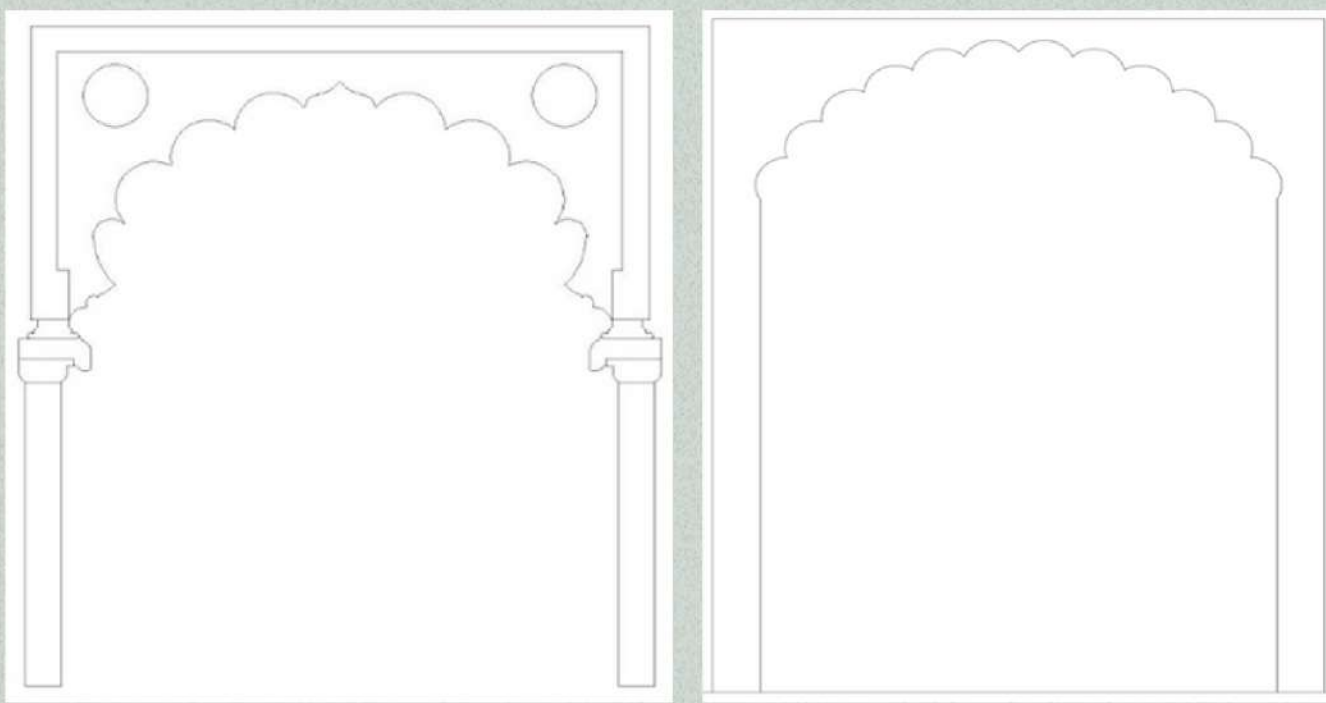
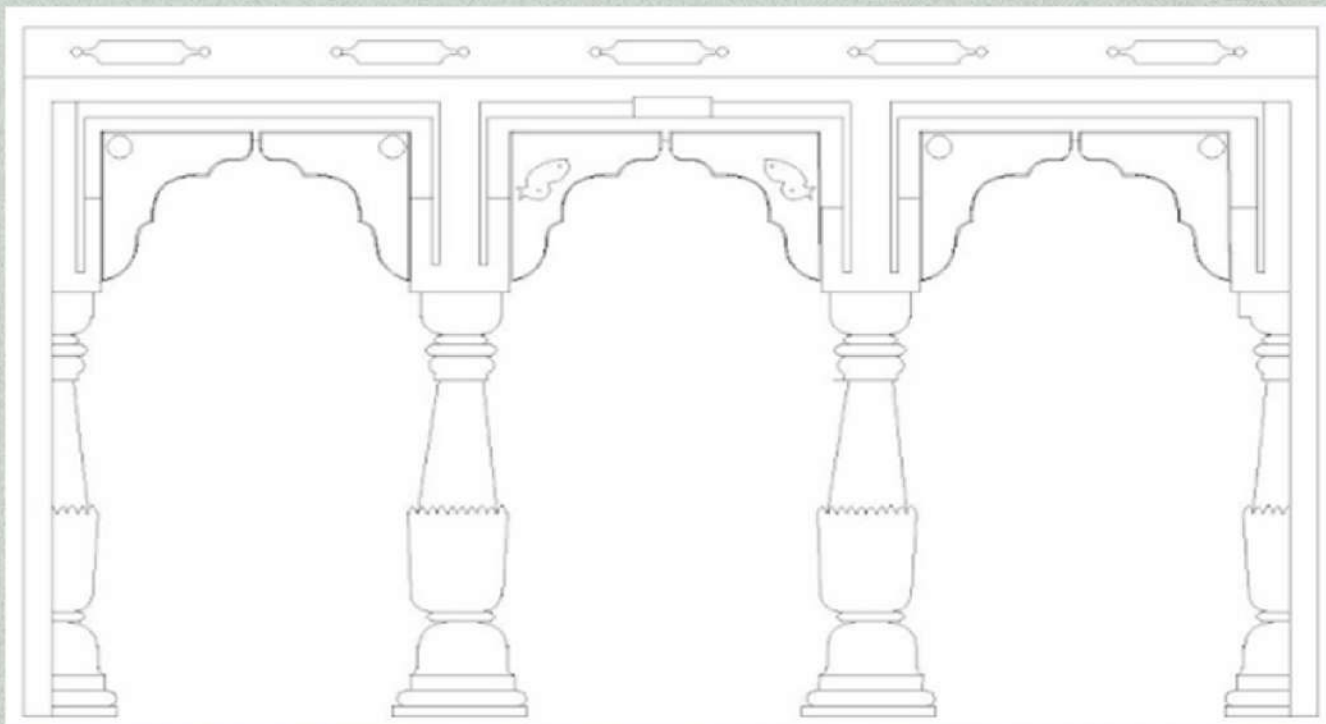
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

### ARCH AND ARCADES



UTTARAKHAND  
CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES



UTTARAKHAND  
CHAPTER

CORRUGATED M.S. SHEET

CARVING

WALL

CANOPY

WOODEN SUPPORT

SLATE ROOF

CARVING

CORRUGATED M.S. SHEET

WOODEN CARVING

WOODEN EAVES

DETAIL

TYPES OF CANOPY/AWNINGS



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

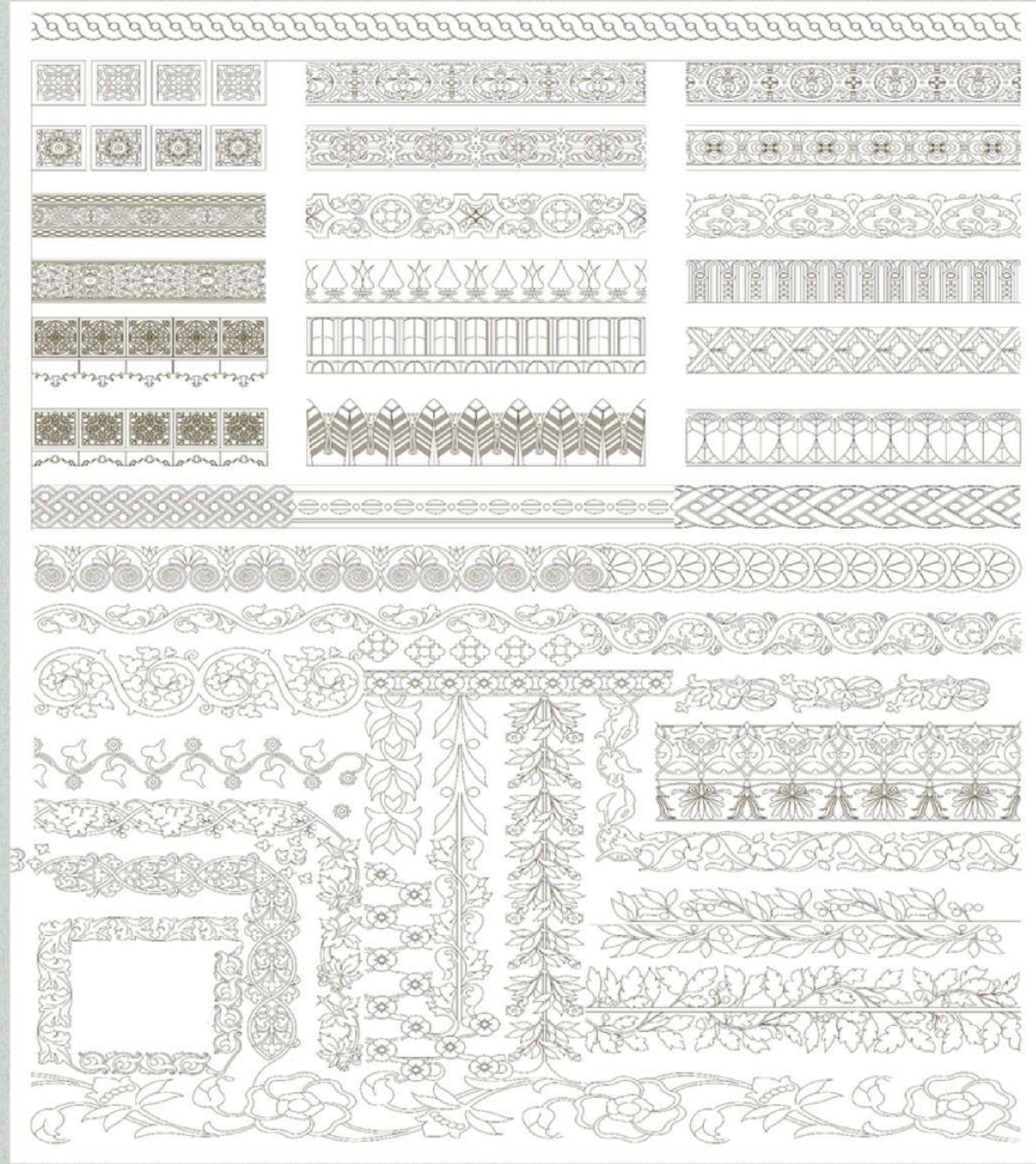
# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS



UTTARAKHAND  
CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

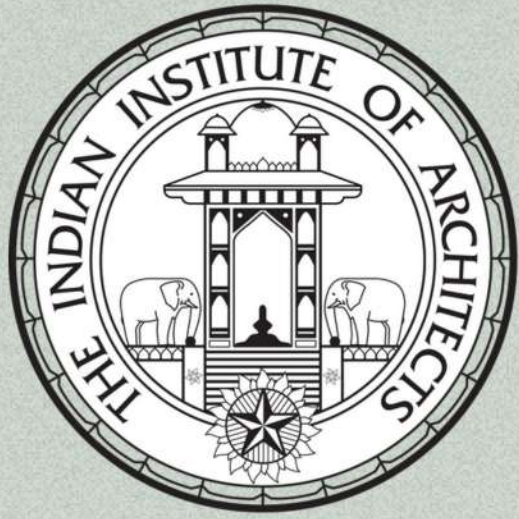
## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE



UTTARAKHAND  
CHAPTER

Offices/ Institutional	Residential	Commercial	Religious



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

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ARCH AND ARCADES

CANOPIES

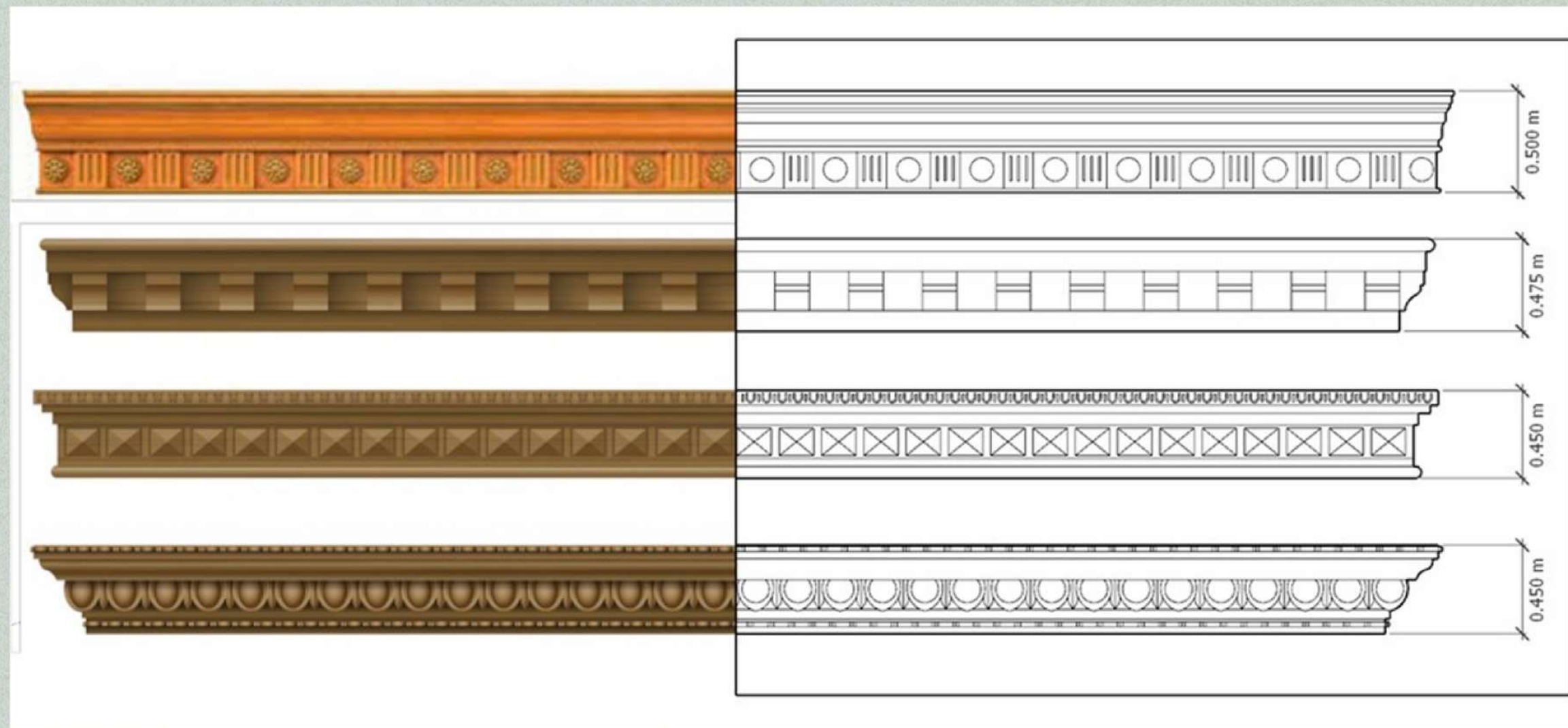
CARVINGS

COLOUR PALLETE

CORNICES



UTTARAKHAND  
CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

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ARCH AND ARCADES

CANOPIES

CARVINGS

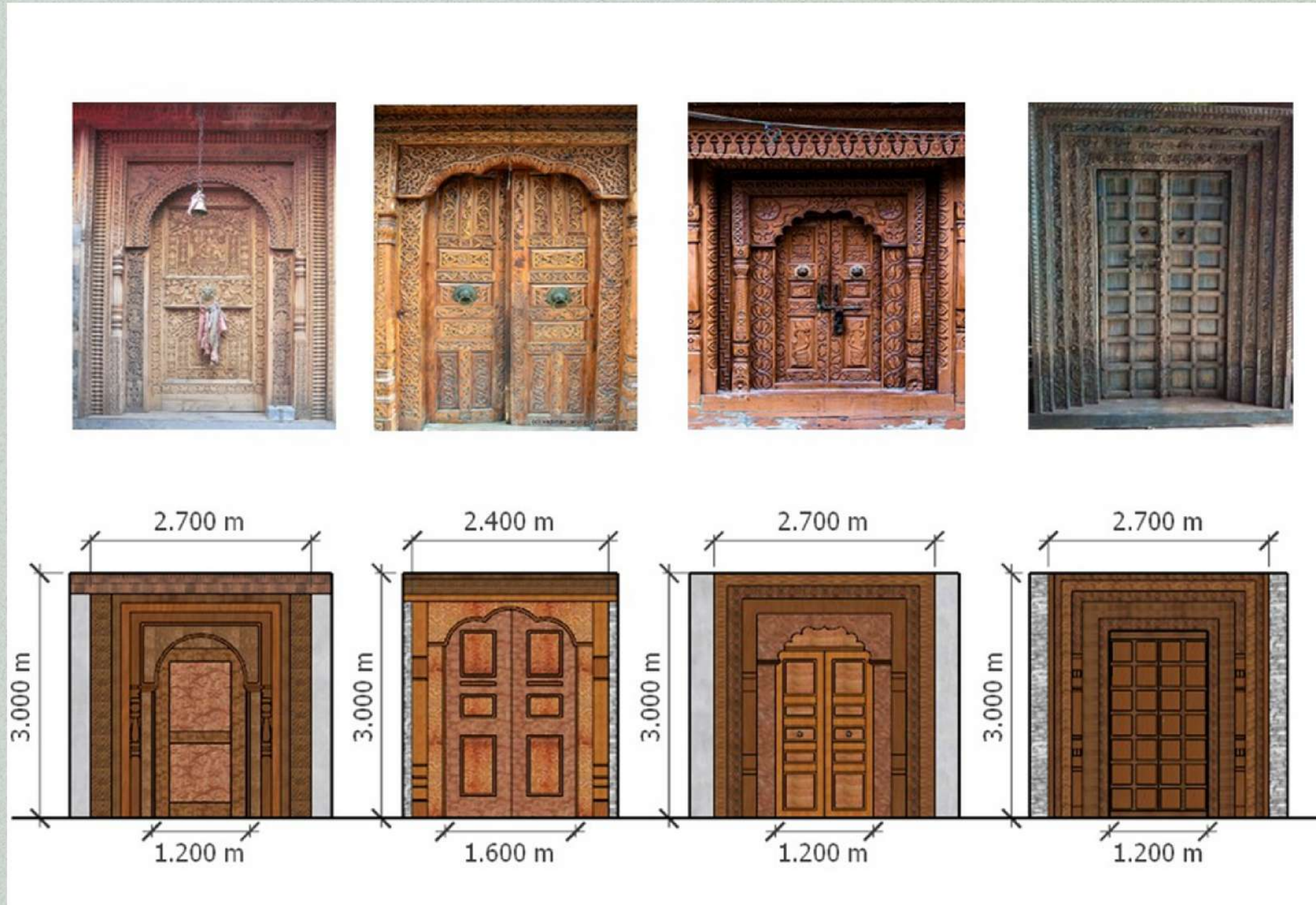
COLOUR PALLETE

CORNICES

ENTRANCE DOORS



UTTARAKHAND  
CHAPTER





# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

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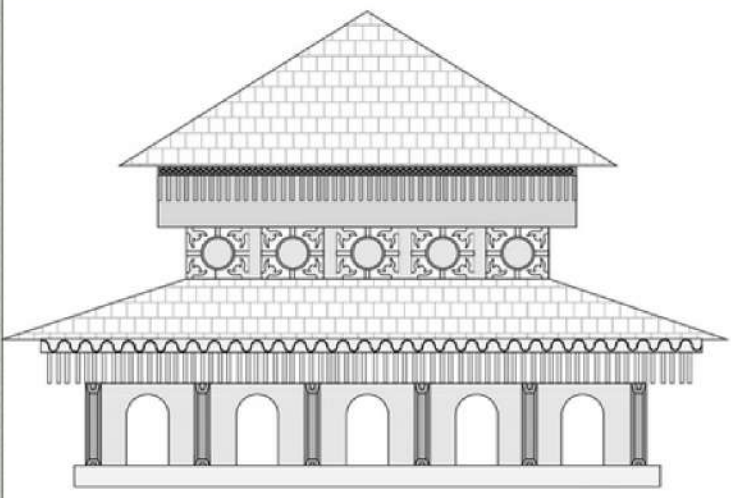
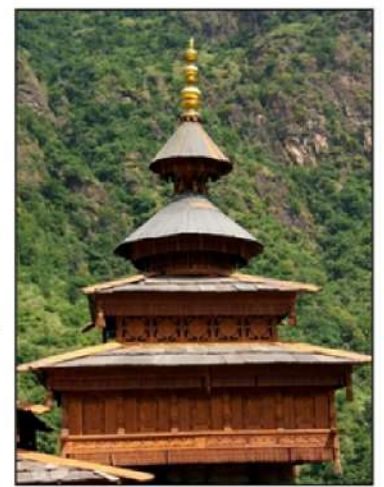
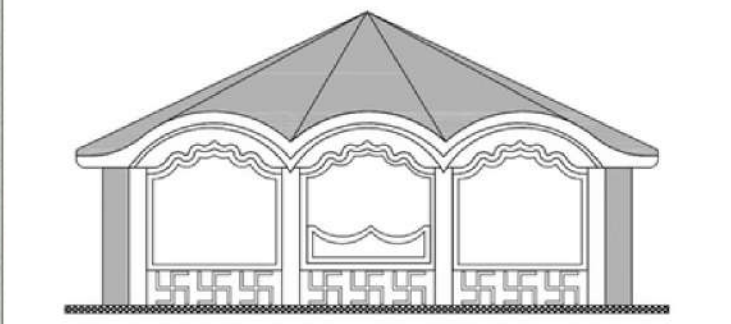

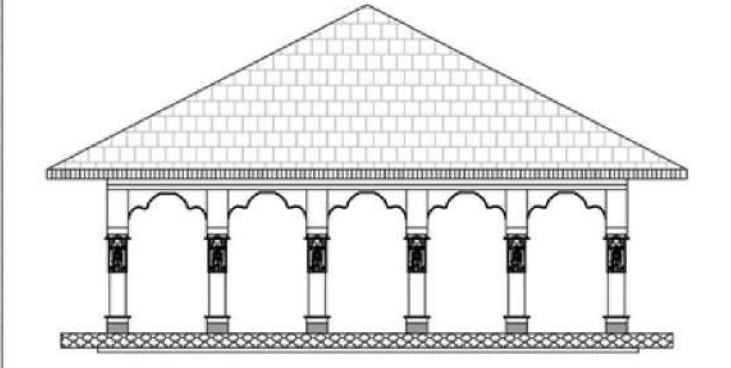

CORNICES

ENTRANCE DOORS

MUMTY SHIKHARAS



UTTARAKHAND  
CHAPTER

HANOL TEMPLE

BADRINATH TEMPLE

KEDARNATH TEMPLE



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE

CORNICES

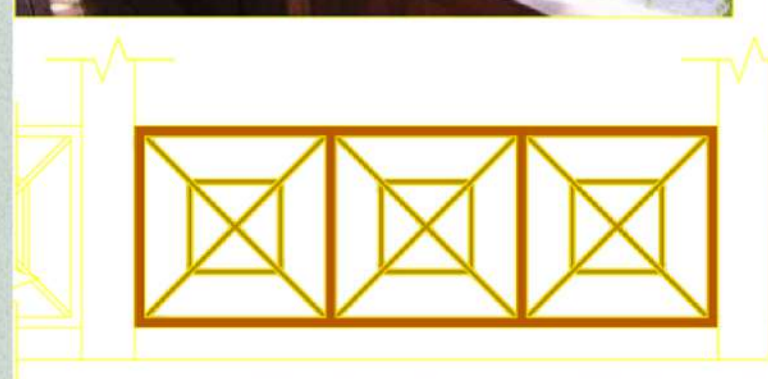
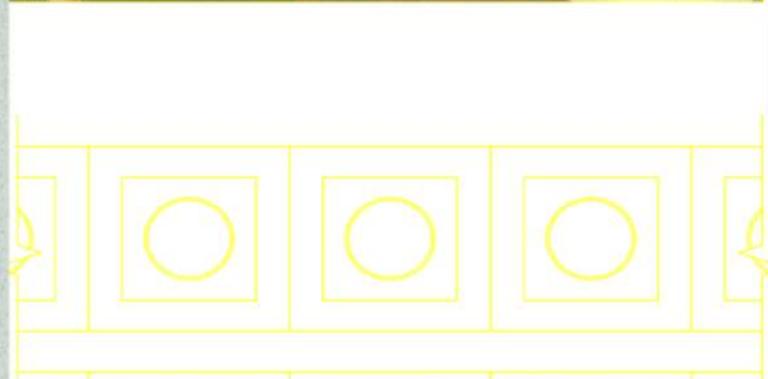
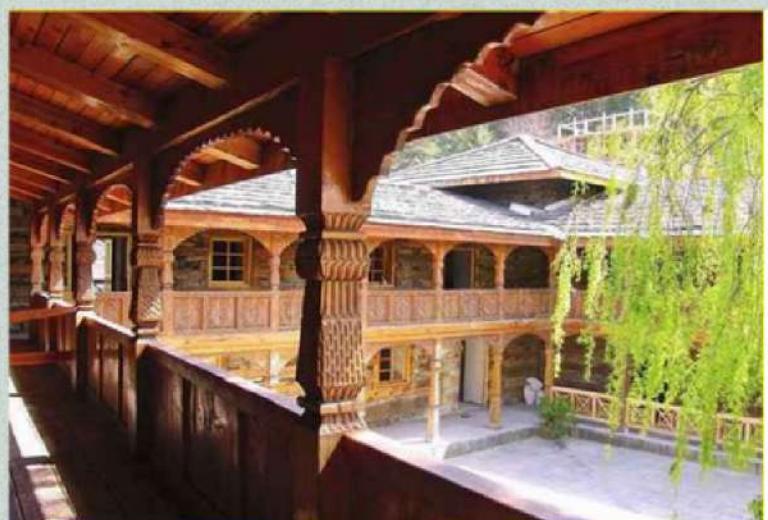
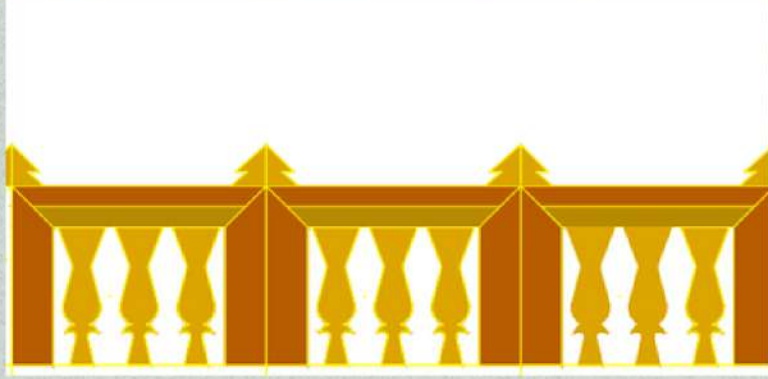
ENTRANCE DOORS

MUMTY SHIKHARAS

PARAPET



UTTARAKHAND  
CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

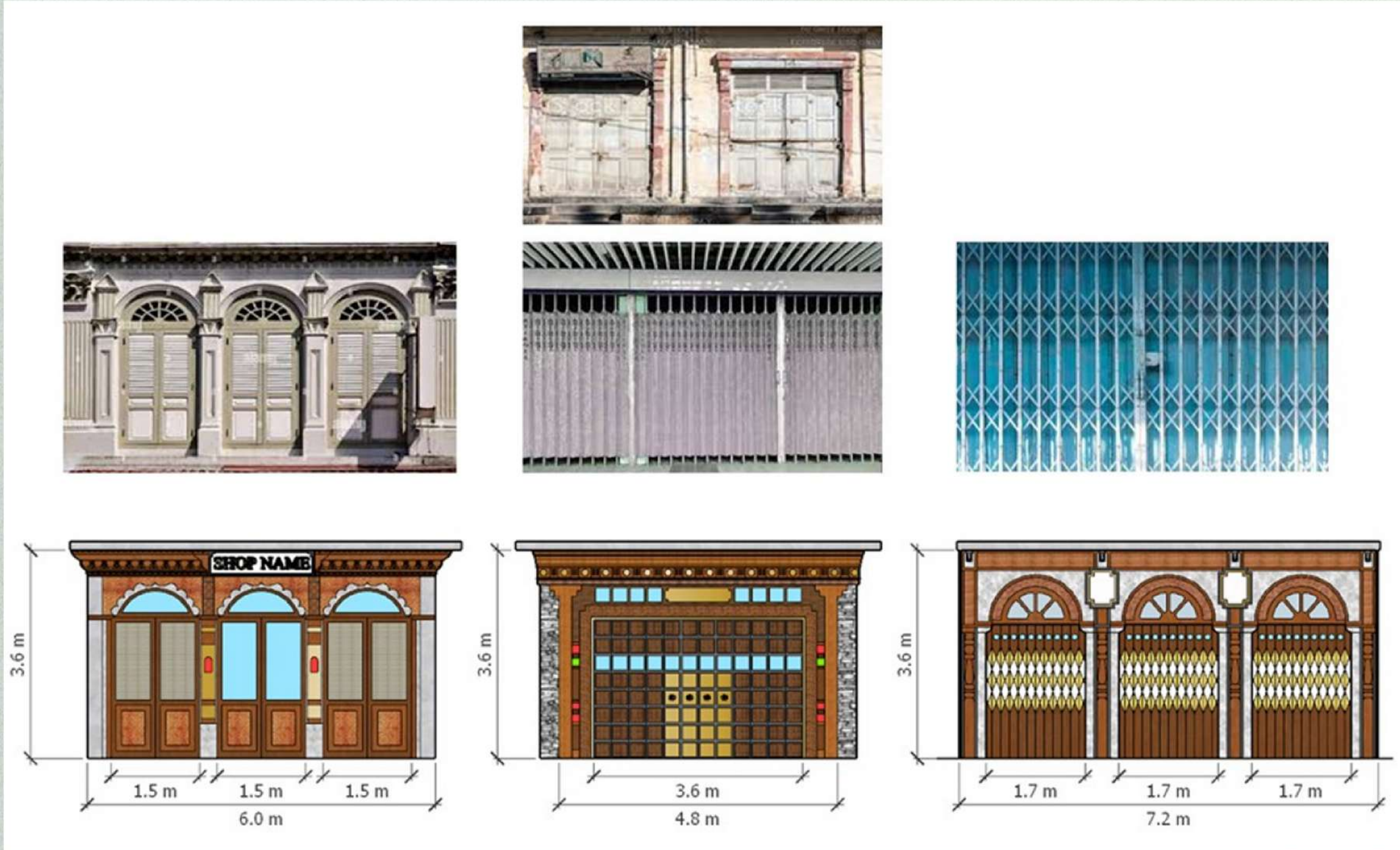
# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

- ARCH AND ARCADES
- CANOPIES
- CARVINGS
- COLOUR PALLETE
- CORNICES
- ENTRANCE DOORS
- MUMTY SHIKHARAS
- PARAPET
- SHOP SHUTTERS



UTTARAKHAND  
CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE

CORNICES

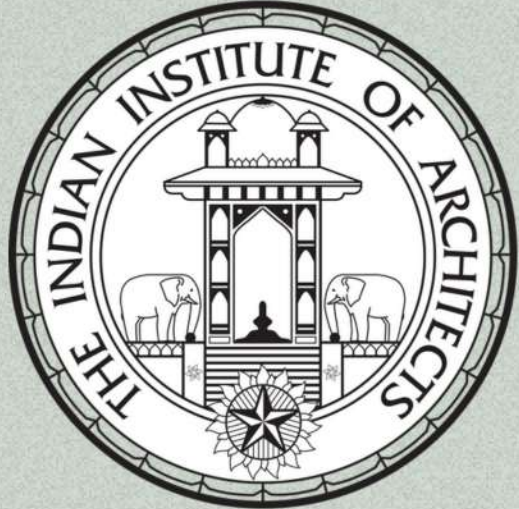
ENTRANCE DOORS

MUMTY SHIKHARAS

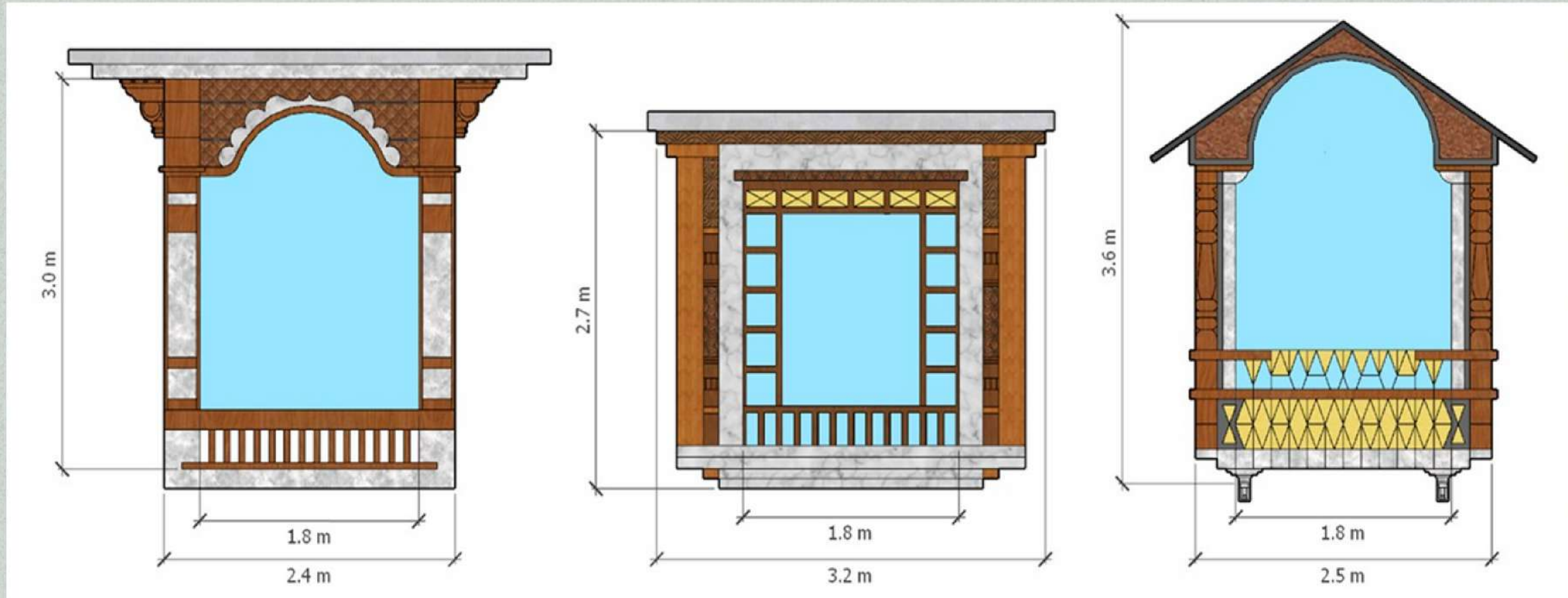
PARAPET

SHOP SHUTTERS

SHOW WINDOW



UTTARAKHAND  
CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE

CORNICES

ENTRANCE DOORS

MUMTY SHIKHARAS

PARAPET

SHOP SHUTTERS

SHOW WINDOW

STALL RISER



UTTARAKHAND  
CHAPTER

The diagram illustrates four types of stall risers, each with a cross-sectional architectural drawing and a corresponding photograph. The drawings indicate the 'SILL LVL.' (sill level) and 'ROAD LVL.' (road level) for each design.

- Molding in plaster:** The drawing shows a simple rectangular profile with decorative moldings. The photograph shows a window with a simple plastered sill.
- RECESSED STALL RISER:** The drawing shows a recessed profile with two rectangular sections labeled 'CARVING'. The photograph shows a window with a recessed sill featuring carved details.
- EXTRUDED STALL RISER:** The drawing shows a profile with three rectangular sections. The photograph shows a window with an extruded sill.
- WOODEN STALL RISER:** The drawing shows a profile with a decorative top section labeled 'STONE CARVING WITH NATIONAL BIRD/ NATIONAL FLOWER'. The photograph shows a window with a wooden sill featuring stone carvings.



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# FACADE REGULATION

## ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

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MUMTY SHIKHARAS

PARAPET

SHOP SHUTTERS

SHOW WINDOW

STALL RISER

WINDOWS



UTTARAKHAND  
CHAPTER



# ARCHITECTURAL ELEMENTS



UTTARAKHAND  
CHAPTER

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING  
MATERIAL(S)

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL  
(MUSK DEER)

STATE BIRD  
(MONAL)

STATE FLOWER  
(BRAHMA KAMAL)

STATE INSTRUMENT  
(DHOL)

STATE TRADITION(S)  
GARHWALI | KUMAUNI

STATE TREE  
(BURANSH)

TERRACE MUMTY

WINDOW(S)

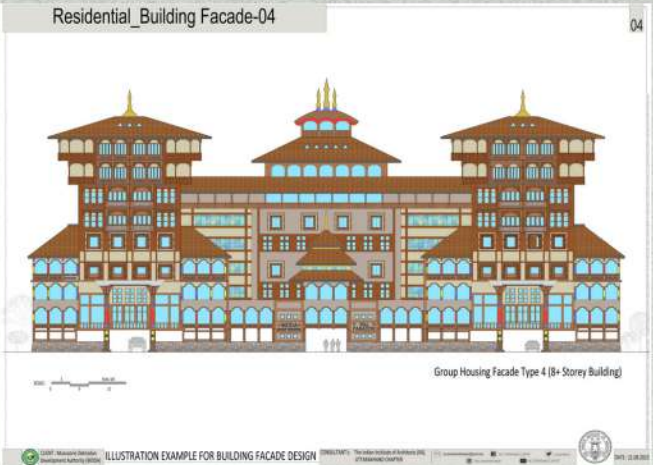
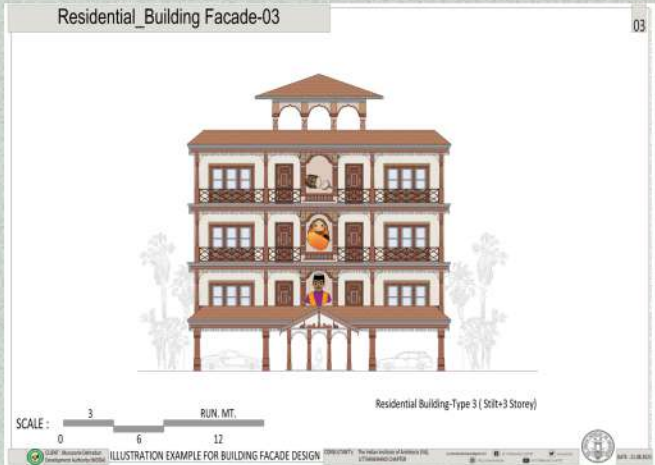
# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

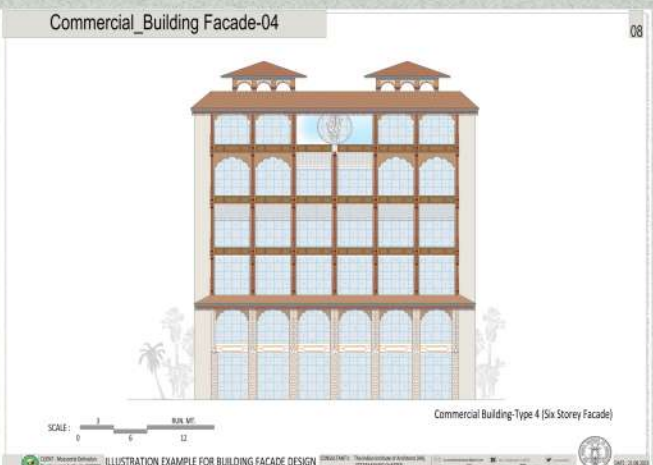
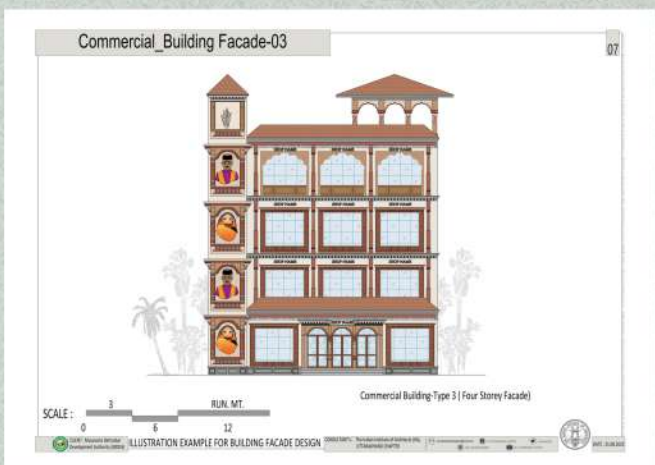


UTTARAKHAND  
CHAPTER

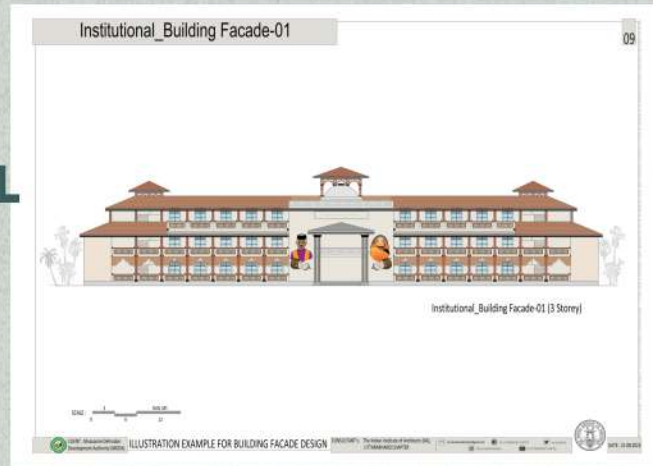
RESIDENTIAL  
END USE  
BUILDINGS



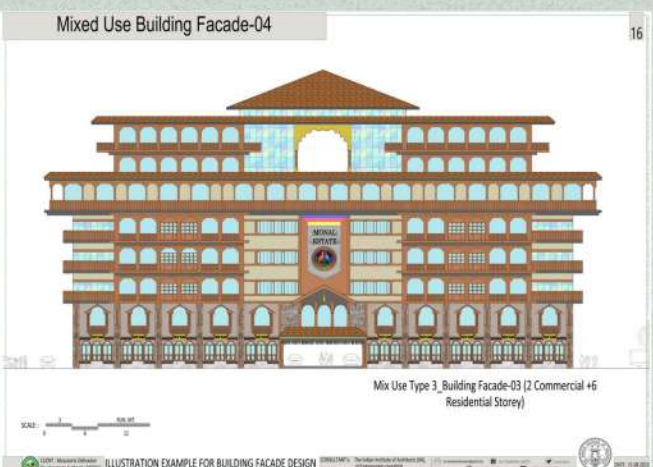
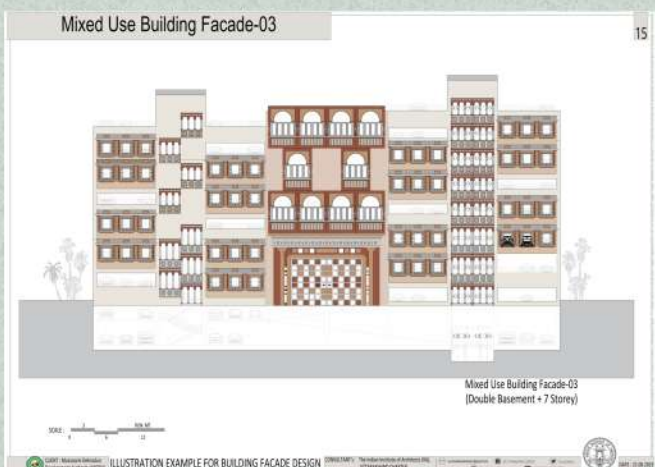
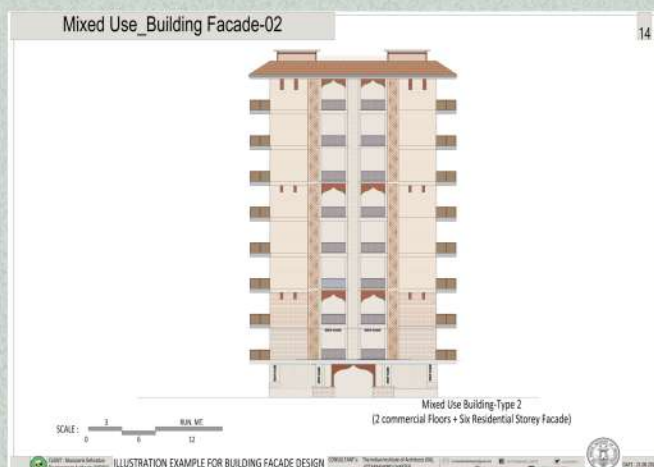
COMMERCIAL  
END USE  
BUILDINGS



INSTITUTIONAL  
END USE  
BUILDINGS



MIXED USE  
BUILDINGS







UTTARAKHAND  
CHAPTER

# FINALISED BUILDING TYPOLOGIES

FOR PREPARATION OF ILLUSTRATION EXAMPLES

**UTTARAKHAND FACADE REGULATION POLICY, 2019**

**INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR**

# PARAMETERS

TO FINALISE BUILDING TYPOLOGIES



UTTARAKHAND  
CHAPTER

**END USE**  
TYPOLOGY | CONFIGURATION

**BUILDING SPECS**  
FRONTAGE | NO. OF STOREY

**ARCH. ELEMENTS**  
REFER 25 IDENTIFIED ELEMENTS

**DESIGN**  
ADAPTATION | COMPOSITION

**RESIDENTIAL** BUILDING

**COMMERCIAL** BUILDING

**INSTITUTIONAL** BUILDING

**MIXED USE** BUILDING

# FINALISED BUILDING TYPOLOGIES

WORK QUANTUM AS PER SCOPE OF WORK DATED 11 AUGUST 2023



UTTARAKHAND  
CHAPTER

DETERMINANT PARAMETER (BELOW)	RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	MIXED USE
<b>END USE</b> TYPOLOGY & CONFIGURATION	<ul style="list-style-type: none"><li>• SINGLE DWELLING UNIT</li><li>• MULTI STOREY GROUP HOUSING</li></ul>	<ul style="list-style-type: none"><li>• SINGLE RETAIL OUTLET</li><li>• MULTIPLE RETAIL OUTLET</li></ul>	<ul style="list-style-type: none"><li>• OFFICE BUILDING</li><li>• HOSPITAL BUILDING</li></ul>	<ul style="list-style-type: none"><li>• SINGLE RETAIL CUM SINGLE DWELLING UNIT</li><li>• MULTI LEVEL CAR PARKING (MLCP)</li></ul>
<b>BUILDING SPECS</b> FRONTAGE & NO. OF STOREY	<ul style="list-style-type: none"><li>• 7.5 MT   2 STOREY</li><li>• 90 MT   8 STOREY</li></ul>	<ul style="list-style-type: none"><li>• 9 MT   2.5 STOREY</li><li>• 15 MT   4 STOREY</li></ul>	<ul style="list-style-type: none"><li>• 30 MT   3 STOREY</li><li>• 60 MT   6 STOREY</li></ul>	<ul style="list-style-type: none"><li>• 9 MT   2 STOREY</li><li>• 60 MT   6 STOREY</li></ul>
<b>ARCH. ELEMENTS</b> REFER 25 NOS. OF IDENTIFIED ELEMENTS	<b>DISCUSSED UPON SLIDES CONTAINING ILLUSTRATION</b>			
<b>DESIGN</b> ADAPTATION & COMPOSITION	<b>EXAMPLES OF BUILDING ELEVATIONS</b> <b>TOTAL OF 08 BUILDING ELEVATIONS</b>			

# FINALISED BUILDING TYPOLOGIES

WORK QUANTUM AS PER REVISED SCOPE OF WORK

VIDE VERBAL INSTRUCTIONS DURING PRESENTATION DATED 16 AUGUST 2023



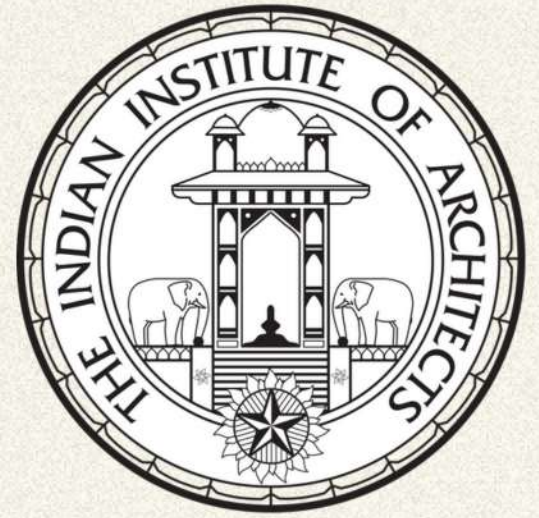
UTTARAKHAND  
CHAPTER

DETERMINANT PARAMETER (BELOW)	RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	MIXED USE
<b>END USE</b> TYPOLOGY & CONFIGURATION	<ul style="list-style-type: none"><li>• SINGLE DWELLING UNIT</li><li>• <b>SINGLE DWELLING UNIT</b></li><li>• <b>MUTIPLE DU</b></li><li>• MS GROUP HOUSING</li></ul>	<ul style="list-style-type: none"><li>• SINGLE RETAIL OUTLET</li><li>• <b>MULTIPLE RETAIL OUTLET</b></li><li>• MULTIPLE RETAIL OUTLET</li><li>• <b>MULTIPLE RETAIL OUTLET</b></li></ul>	<ul style="list-style-type: none"><li>• OFFICE BUILDING</li><li>• <b>BOARDING SCHOOL</b></li><li>• <b>COMMUNITY CENTRE</b></li><li>• HOSPITAL BUILDING</li></ul>	<ul style="list-style-type: none"><li>• SINGLE MU</li><li>• <b>MULTI STOREY MU</b></li><li>• MLCP</li><li>• <b>DISTRICT CENTRE</b></li></ul>
<b>BUILDING SPECS</b> FRONTAGE & NO. OF STOREY	<ul style="list-style-type: none"><li>• 7.5 MT   2 STOREY</li><li>• <b>9 MT   3 STOREY</b></li><li>• <b>15 MT   3 STOREY</b></li><li>• 90 MT   8 STOREY</li></ul>	<ul style="list-style-type: none"><li>• 9 MT   2 STOREY</li><li>• <b>15 MT   3 STOREY</b></li><li>• 15 MT   4 STOREY</li><li>• <b>25 MT   7 STOREY</b></li></ul>	<ul style="list-style-type: none"><li>• 70 MT   3 STOREY</li><li>• <b>60 MT   3 STOREY</b></li><li>• <b>45 MT   4 STOREY</b></li><li>• 60 MT   7 STOREY</li></ul>	<ul style="list-style-type: none"><li>• 9 MT   2 STOREY</li><li>• <b>15 MT   10 STOREY</b></li><li>• 90 MT   6 STOREY</li><li>• <b>60 MT   9 STOREY</b></li></ul>
<b>ARCH. ELEMENTS</b> REFER 25 NOS. OF IDENTIFIED ELEMENTS	<b>DISCUSSED UPON SLIDES CONTAINING ILLUSTRATION</b>			
<b>DESIGN</b> ADAPTATION & COMPOSITION	<b>EXAMPLES OF BUILDING ELEVATIONS</b> <b>TOTAL OF 16 BUILDING ELEVATIONS</b>			

# TRANSITION FROM

## REGULAR FACADE TO **(BUILT) HERITAGE FACADE**

QUALITY & PROFESSIONALISM OF HIRED ARCHITECT SERVICES



UTTARAKHAND  
CHAPTER

**UTTARAKHAND FACADE REGULATION POLICY, 2019**

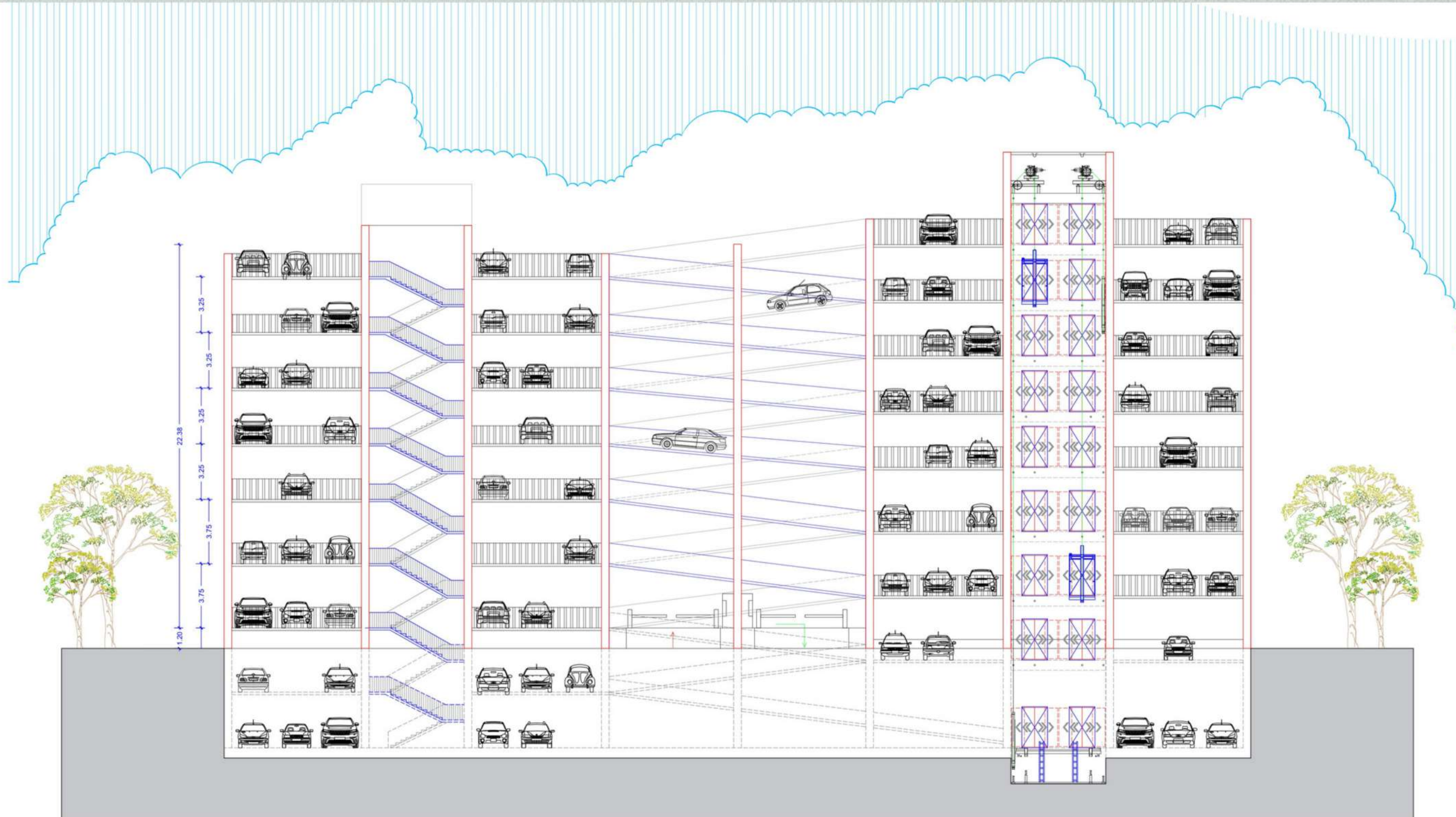
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALY PRESCRIBED FAR



UTTARAKHAND  
CHAPTER

BUILDING  
FACADE #1

Line Elevation



# MULTI LEVEL CAR PARKING

UTTARAKHAND FACADE REGULATION POLICY, 2019

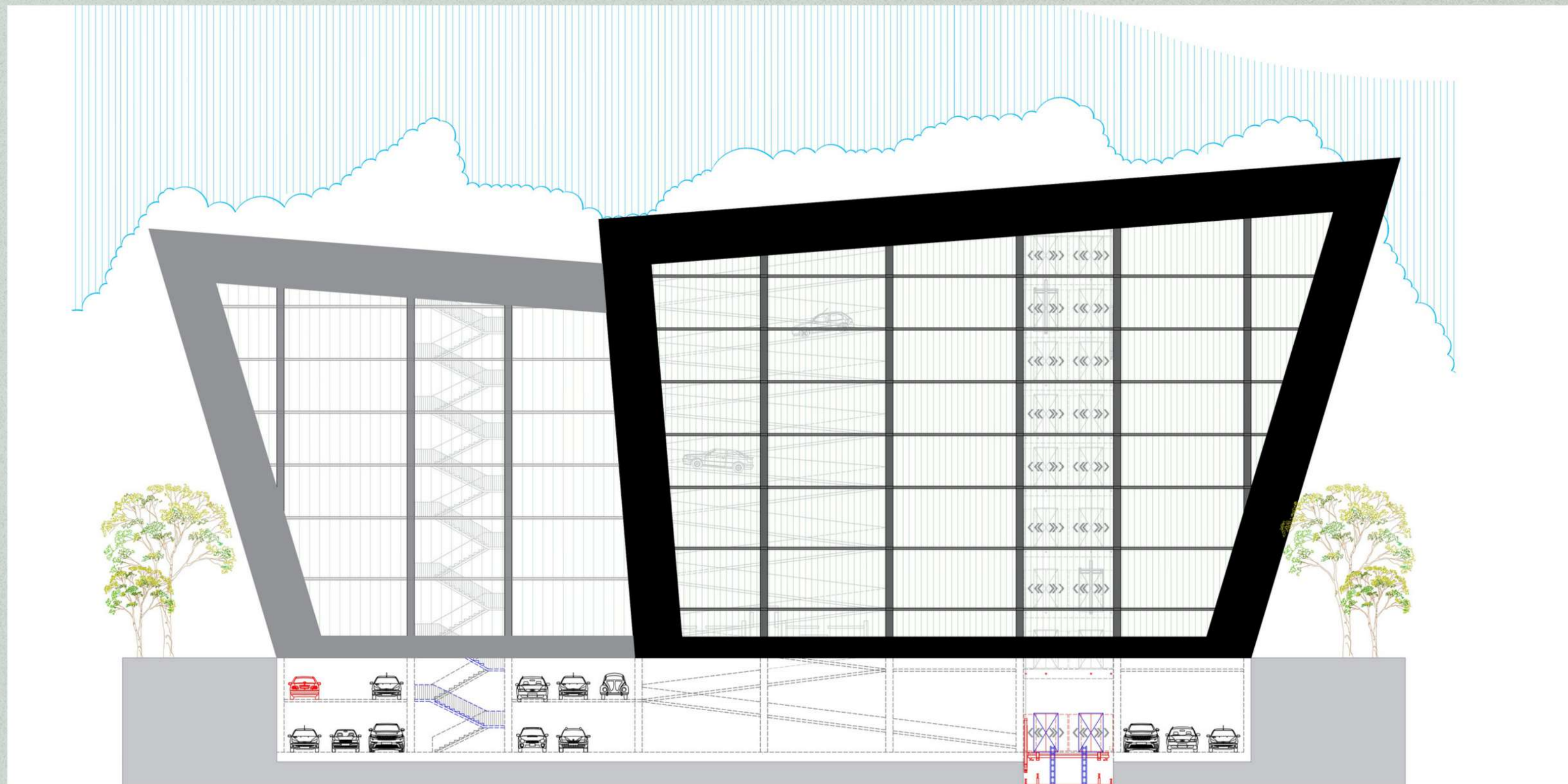
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND  
CHAPTER

BUILDING  
FACADE #2

Glass Cladding  
Elevation (regular)



# MULTI LEVEL CAR PARKING

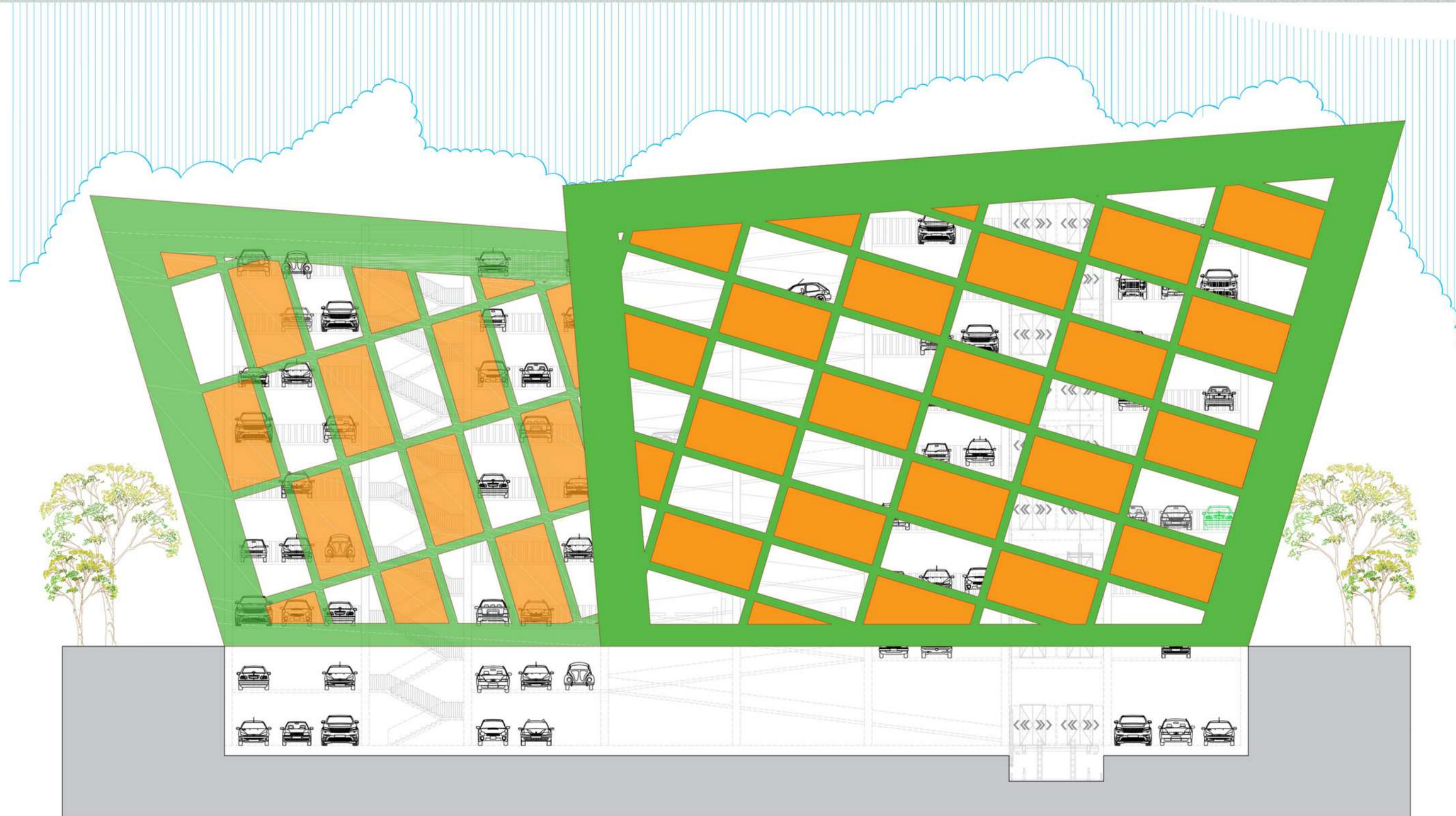
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND  
CHAPTER

BUILDING  
FACADE #3  
Glass Cladding  
Elevation  
(contemporary)



# MULTI LEVEL CAR PARKING

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR





UTTARAKHAND  
CHAPTER

BUILDING  
FACADE #4

Traditional Style  
Elevation

# MULTI LEVEL CAR PARKING

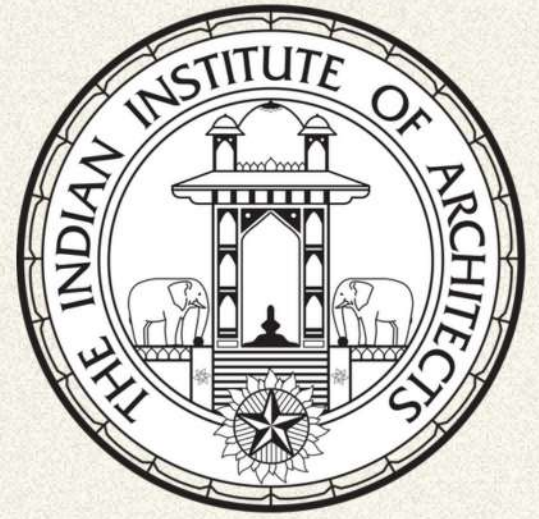
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



# ILLUSTRATION EXAMPLE(S) OF PROTOTYPE BUILDING ELEVATIONS

ADVISORY OPINION, **NOT A PRESCRIPTION GUIDELINE**



UTTARAKHAND  
CHAPTER

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALY PRESCRIBED FAR

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

RESIDENTIAL  
END USE  
BUILDINGS



UTTARAKHAND  
CHAPTER

Residential\_Building Facade-01 01

Residential\_Building Facade-Type 1 (Two Storey Facade)

SCALE : 0 3 6 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IAA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Residential\_Building Facade-02 02

Single Dwelling Building-Type 2 ( 3 Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IAA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Residential\_Building Facade-03 03

Residential Building-Type 3 ( Stilt+3 Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IAA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Residential\_Building Facade-04 04

Group Housing Facade Type 4 (8+ Storey Building)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IAA), UTTARAKHAND CHAPTER | DATE: 21.08.2023



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Residential\_Building Facade-01

01

### BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (**SINGLE DWELLING UNIT**)
- FACADE WIDTH- **7.5 MT**
- CONFIGURATION- **2 STOREY**
- HEIGHT- **7.0 MT**



Residential\_BuildingFacade-Type 1 (Two Storey Facade)



### UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL**
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS**
  - NIGHT LIGHTING
  - PARAPET**
  - PILASTER(S)
  - ROOF SHIKHARA(S)**
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)
  - STALL RISER(S)**
  - STATE ANIMAL (MUSK DEER)**
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)**

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Residential\_Building Facade-02

02

### BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (**SINGLE DWELLING UNIT**)
- FACADE WIDTH- **9 MT**
- CONFIGURATION- **3 STOREY**
- HEIGHT- **10.5 MT**



Single Dwelling Building-Type 2 ( 3 Storey Facade)



### UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL**
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS**
  - NIGHT LIGHTING
  - PARAPET**
  - PILASTER(S)
  - ROOF SHIKHARA(S)**
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)**
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)**
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)**



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Residential\_Building Facade-03

03

### BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (MUTIPLE DWELLING UNITS)
- FACADE WIDTH- 15 MT
- CONFIGURATION- STILT + 3 STOREY
- HEIGHT- 12 MT



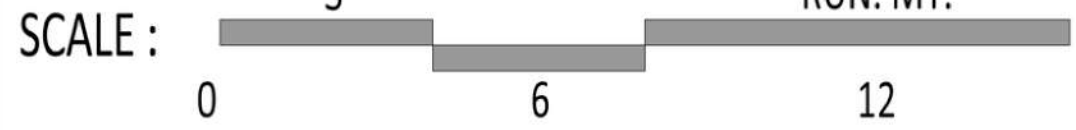
Residential Building-Type 3 ( Stilt+3 Storey)



### UTTARAKHAND CHAPTER

#### ARCHITECTURAL ELEMENTS INCORPORATED

- ARCH(S) & ARCADE**
- AWNING(S)
- BRAND SIGN(S)
- BUILDING CLADDING MATERIAL**
- CANOPY(S)
- CARVING(S)**
- COLUMN(S)**
- CORNICE(S)**
- ENTRANCE DOORS**
- NIGHT LIGHTING
- PARAPET**
- PILASTER(S)
- ROOF SHIKHARA(S)**
- SHOP SHUTTER(S)
- SHOW WINDOW(S)
- SIGN BOARD(S)
- STALL RISER(S)
- STATE ANIMAL (MUSK DEER)
- STATE BIRD (MONAL)
- STATE FLOWER (BRAHMA KAMAL)
- STATE INSTRUMENT (DHOL)**
- STATE TRADITION(S)- GARHWALI | KUMAUNI**
- STATE TREE (BURANSH)
- TERRACE MUMTY**
- WINDOW(S)**



# UTTARAKHAND FACADE REGULATION POLICY, 2019

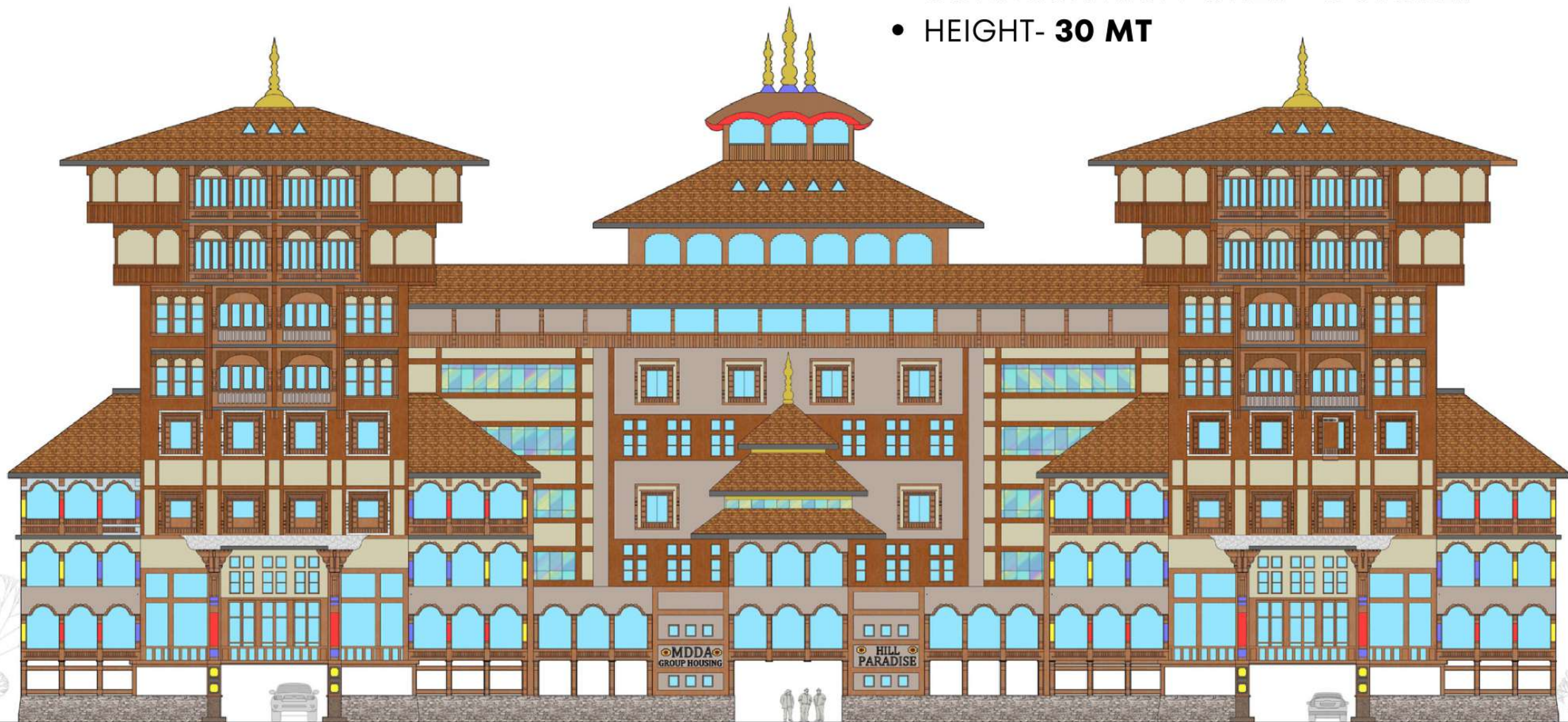
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Residential\_Building Facade-04

### BUILDING SPECIFICATIONS

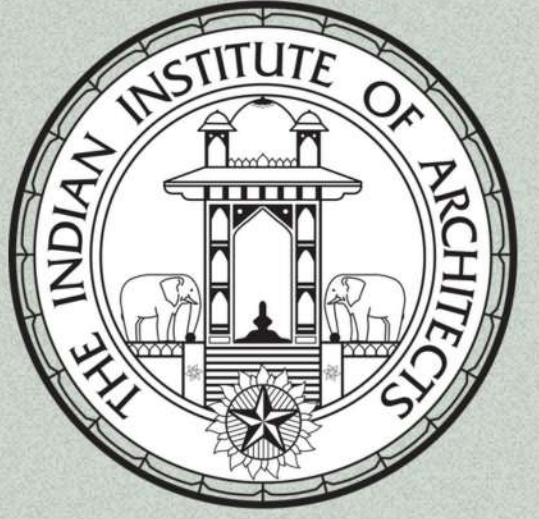
- TYPE- RESIDENTIAL (**MULTI STOREY GROUP HOUSING**)
- FACADE WIDTH- **90 MT**
- CONFIGURATION- **STILT + 8 STOREY**
- HEIGHT- **30 MT**

04



Group Housing Facade Type 4 (8+ Storey Building)

SCALE : 0 3 6 12 RUN. MT.



## UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL**
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS
  - NIGHT LIGHTING**
  - PARAPET
  - PILASTER(S)
  - ROOF SHIKHARA(S)**
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)**
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY**
  - WINDOW(S)**



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND CHAPTER

RESIDENTIAL  
END USE  
BUILDINGS

COMMERCIAL  
END USE  
BUILDINGS

Commercial\_Building Facade-01 05

Commercial Building-Type 1 (Two and Three Storey Facade)

SCALE : 0 3 6 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Commercial\_Building Facade-02 06

Commercial Building-Type 2 (Stilt + 3 Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Commercial\_Building Facade-03 07

Commercial Building-Type 3 (Four Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Commercial\_Building Facade-04 08

Commercial Building-Type 4 (Six Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023





# UTTARAKHAND FACADE REGULATION POLICY, 2019

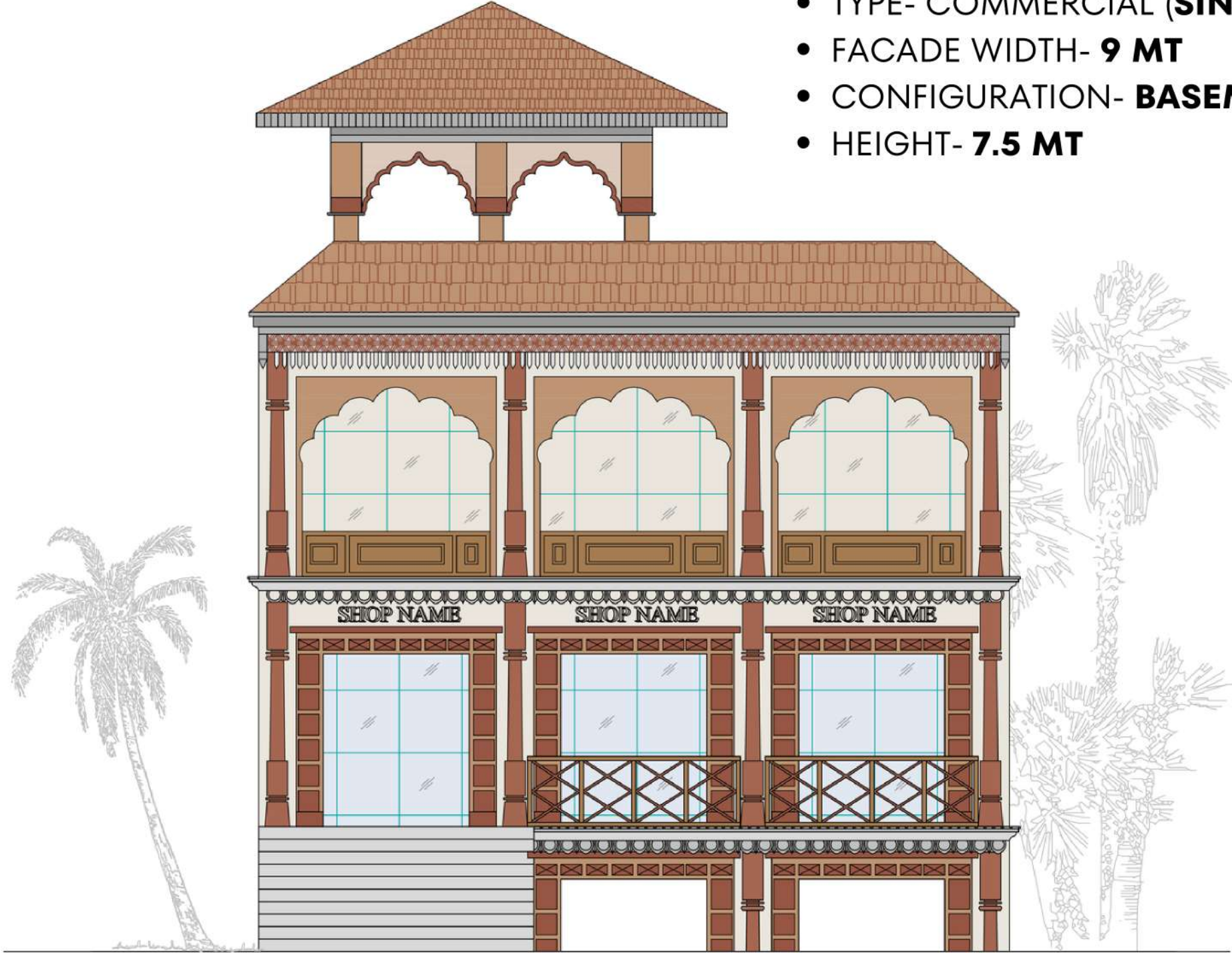
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Commercial\_Building Facade-01

05

### BUILDING SPECIFICATIONS

- TYPE- COMMERCIAL (**SINGLE RETAIL UNIT**)
- FACADE WIDTH- **9 MT**
- CONFIGURATION- **BASEMENT + 2 STOREY**
- HEIGHT- **7.5 MT**



Commercial Building-Type 1 (Two and Three Storey Facade)



## UTTARAKHAND CHAPTER

### ARCHITECTURAL ELEMENTS INCORPORATED

- ARCH(S) & ARCADE**
- AWNING(S)
- BRAND SIGN(S)**
- BUILDING CLADDING MATERIAL
- CANOPY(S)
- CARVING(S)**
- COLUMN(S)**
- CORNICE(S)**
- ENTRANCE DOORS
- NIGHT LIGHTING
- PARAPET**
- PILASTER(S)**
- ROOF SHIKHARA(S)**
- SHOP SHUTTER(S)**
- SHOW WINDOW(S)**
- SIGN BOARD(S)
- STALL RISER(S)
- STATE ANIMAL (MUSK DEER)
- STATE BIRD (MONAL)
- STATE FLOWER (BRAHMA KAMAL)
- STATE INSTRUMENT (DHOL)
- STATE TRADITION(S)- GARHWALI | KUMAUNI
- STATE TREE (BURANSH)
- TERRACE MUMTY
- WINDOW(S)



# UTTARAKHAND FACADE REGULATION POLICY, 2019

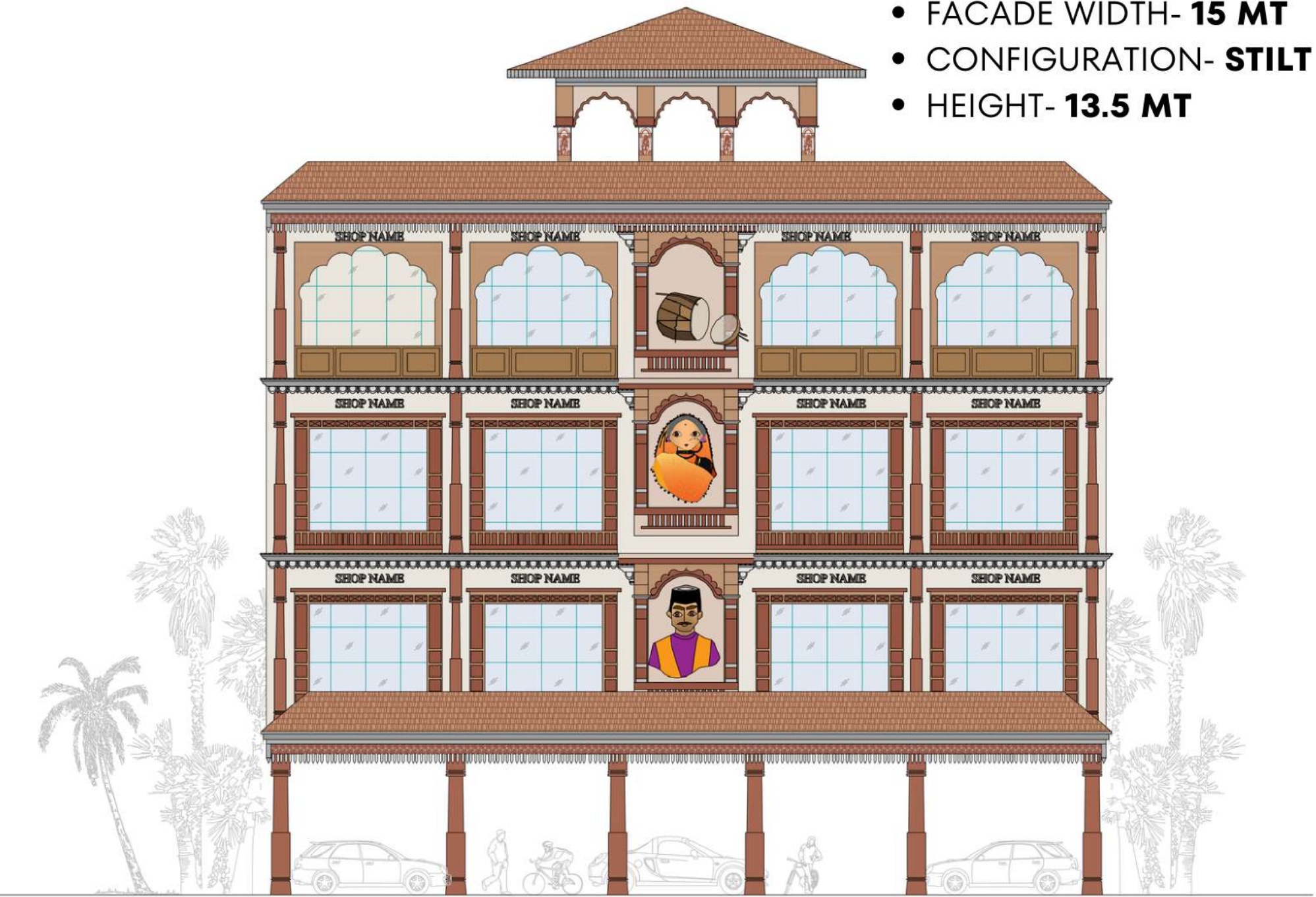
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Commercial\_Building Facade-02

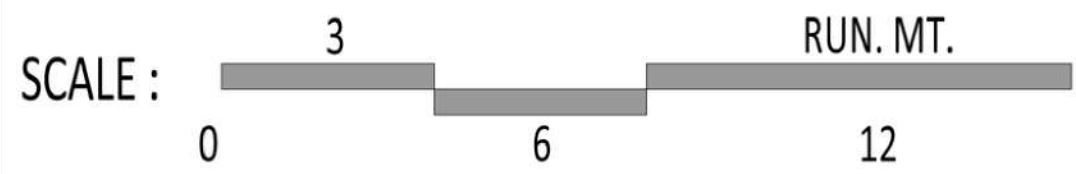
### BUILDING SPECIFICATIONS

- TYPE- COMMERCIAL (MULTIPLE RETAIL UNITS)
- FACADE WIDTH- 15 MT
- CONFIGURATION- STILT + 3 STOREY
- HEIGHT- 13.5 MT

06



Commercial Building-Type 2 ( Stilt + 3 Storey Facade)



UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL
  - CANOPY(S)
  - CARVING(S)
  - COLUMN(S)
  - CORNICE(S)
  - ENTRANCE DOORS
  - NIGHT LIGHTING
  - PARAPET
  - PILASTER(S)
  - ROOF SHIKHARA(S)
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND CHAPTER

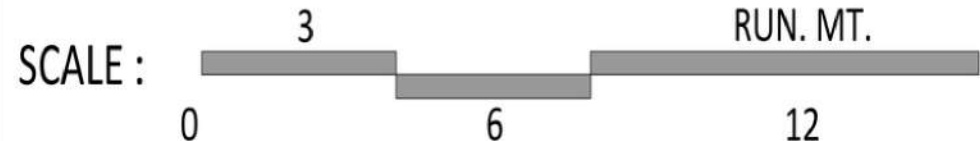
## Commercial\_Building Facade-03

### BUILDING SPECIFICATIONS

- TYPE- COMMERCIAL (MULTIPLE RETAIL UNITS)
- FACADE WIDTH- 15 MT
- CONFIGURATION- 4 STOREY
- HEIGHT- 15 MT



Commercial Building-Type 3 ( Four Storey Facade)



- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL
  - CANOPY(S)
  - CARVING(S)
  - COLUMN(S)
  - CORNICE(S)
  - ENTRANCE DOORS
  - NIGHT LIGHTING
  - PARAPET
  - PILASTER(S)
  - ROOF SHIKHARA(S)
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)

CLIENT : Mussoorie Dehradun Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

ia.uttarakhandchapter@gmail.com | ia.uttarakhandchapter | ia.uttarakhandchapter



DATE : 21.08.2023

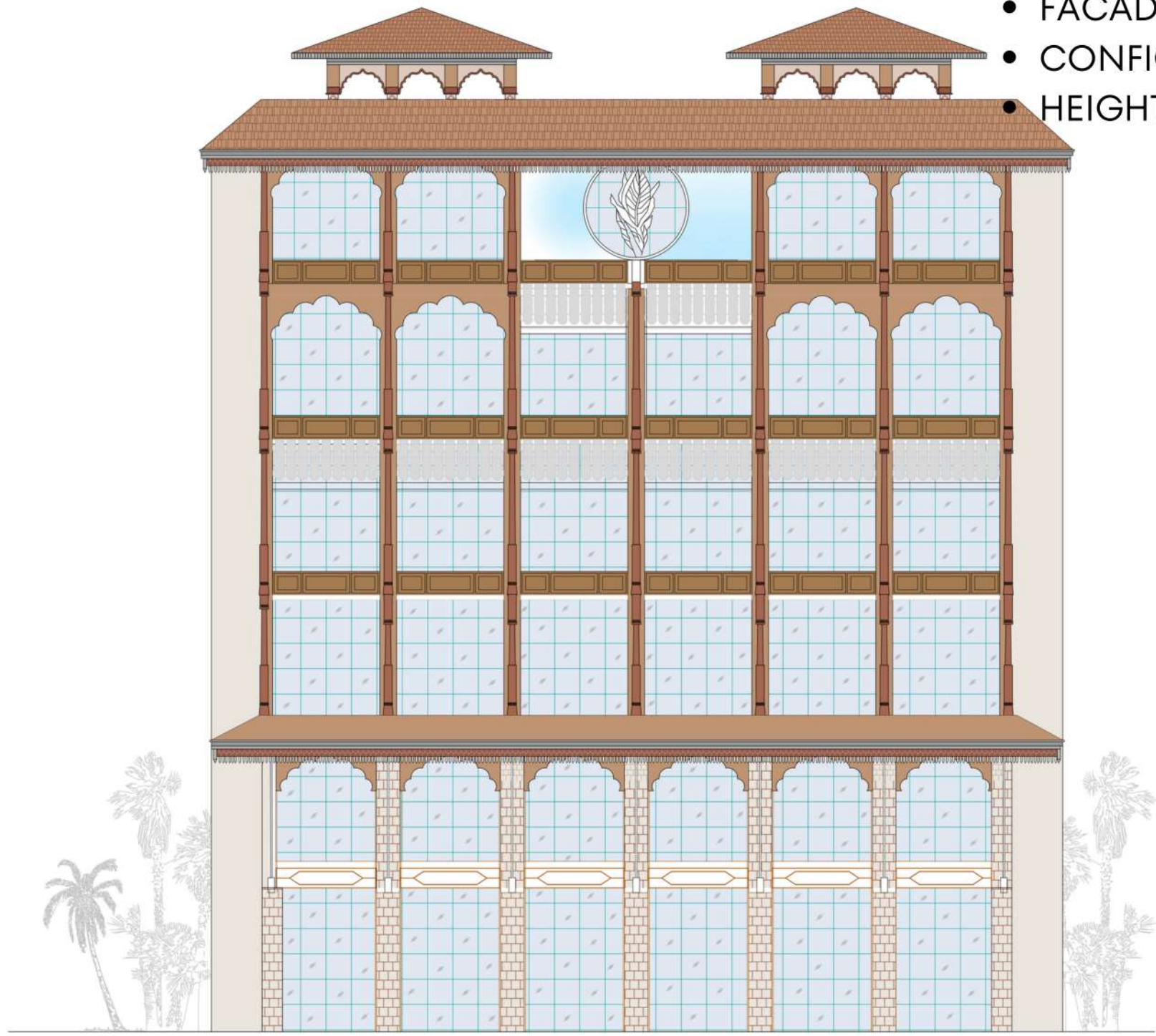
# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

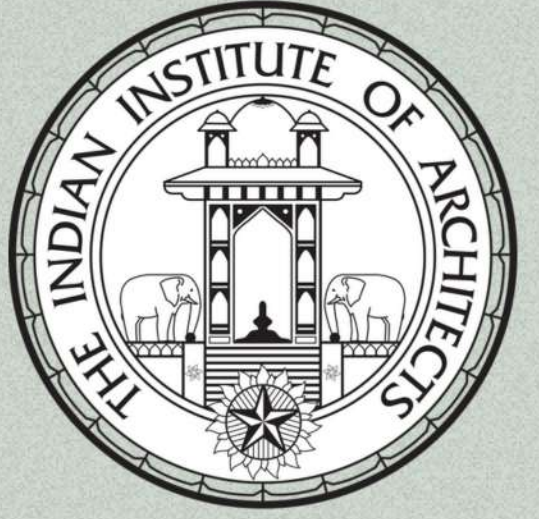
## Commercial\_Building Facade-04

### BUILDING SPECIFICATIONS 08

- TYPE- COMMERCIAL (**MULTIPLE RETAIL UNITS**)
- FACADE WIDTH- **25 MT**
- CONFIGURATION- **7 STOREY**
- HEIGHT- **24 MT**



Commercial Building-Type 4 (Six Storey Facade)



## UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS**
  - NIGHT LIGHTING
  - PARAPET
  - PILASTER(S)
  - ROOF SHIKHARA(S)**
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)**
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)**
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY**
  - WINDOW(S)**



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND CHAPTER

RESIDENTIAL  
END USE  
BUILDINGS

COMMERCIAL  
END USE  
BUILDINGS

INSTITUTIONAL  
END USE  
BUILDINGS

Institutional\_Building Facade-01 09

Institutional\_Building Facade-01 (3 Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER DATE: 21.08.2023

Institutional\_Building Facade-02 10

Institutional Building Facade-02 (4 Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER DATE: 21.08.2023

Institutional\_Building Facade-03 11

Institutional Building Type 3 (Six Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER DATE: 21.08.2023

Institutional\_Building Facade-04 12

Institutional\_Building Facade-04 (6 Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER DATE: 21.08.2023



# UTTARAKHAND FACADE REGULATION POLICY, 2019

## INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND CHAPTER

### Institutional\_Building Facade-01

#### BUILDING SPECIFICATIONS

09

- TYPE- INSTITUTIONAL (**OFFICE BUILDING**)
- FACADE WIDTH- **70 MT**
- CONFIGURATION- **3 STOREY**
- HEIGHT- **10.5 MT**



Institutional\_Building Facade-01 (3 Storey)

#### ARCHITECTURAL ELEMENTS INCORPORATED

- ARCH(S) & ARCADE
- AWNING(S)
- BRAND SIGN(S)
- BUILDING CLADDING MATERIAL**
- CANOPY(S)
- CARVING(S)
- COLUMN(S)**
- CORNICE(S)**
- ENTRANCE DOORS**
- NIGHT LIGHTING
- PARAPET**
- PILASTER(S)**
- ROOF SHIKHARA(S)**
- SHOP SHUTTER(S)
- SHOW WINDOW(S)
- SIGN BOARD(S)
- STALL RISER(S)
- STATE ANIMAL (MUSK DEER)
- STATE BIRD (MONAL)
- STATE FLOWER (BRAHMA KAMAL)
- STATE INSTRUMENT (DHOL)**
- STATE TRADITION(S)- GARHWALI | KUMAUNI**
- STATE TREE (BURANSH)
- TERRACE MUMTY**
- WINDOW(S)**



CLIENT : Mussoorie Dehradun Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

ia.uttarakhandchapter@gmail.com | IIA UTTARAKHAND CHAPTER | @ia\_uttarakhandchapter



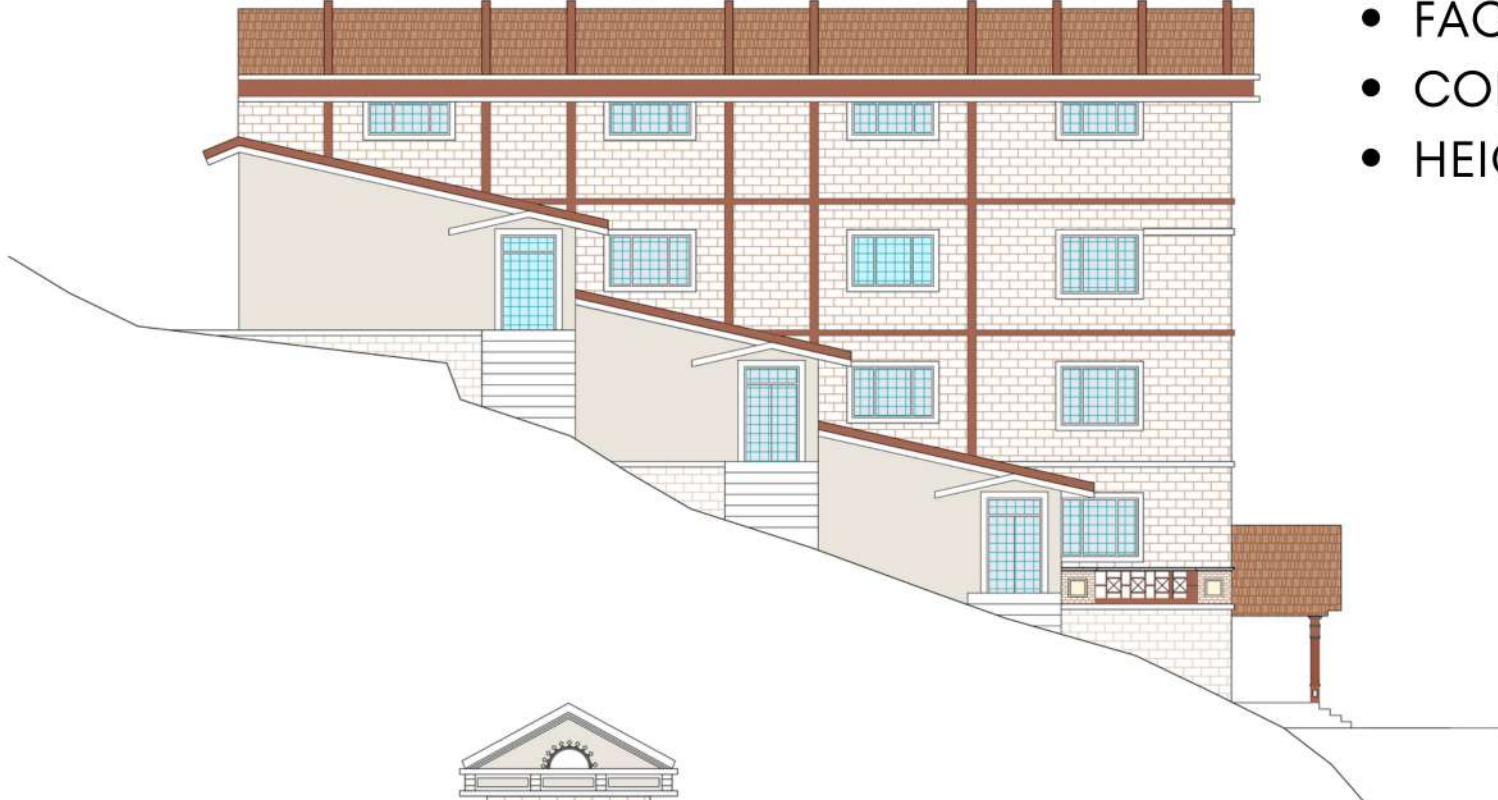
DATE : 21.08.2023

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# UTTARAKHAND FACADE REGULATION POLICY, 2019

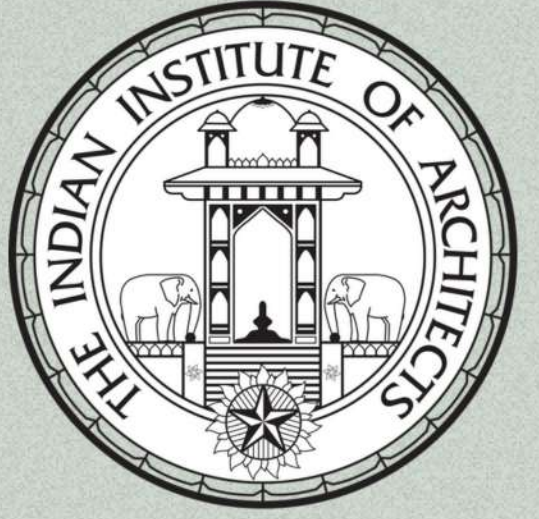
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Institutional\_Building Facade-02



### BUILDING SPECIFICATIONS 10

- TYPE- INSTITUTIONAL (**BOARDING SCHOOL**)
- FACADE WIDTH- **60 MT**
- CONFIGURATION- **BASEMENT + 3 STOREY**
- HEIGHT- **12 MT**



UTTARAKHAND CHAPTER

#### ARCHITECTURAL ELEMENTS INCORPORATED

- ARCH(S) & ARCADE
- AWNING(S)
- BRAND SIGN(S)
- BUILDING CLADDING MATERIAL**
- CANOPY(S)**
- CARVING(S)**
- COLUMN(S)**
- CORNICE(S)**
- ENTRANCE DOORS**
- NIGHT LIGHTING
- PARAPET
- PILASTER(S)**
- ROOF SHIKHARA(S)**
- SHOP SHUTTER(S)
- SHOW WINDOW(S)
- SIGN BOARD(S)
- STALL RISER(S)
- STATE ANIMAL (MUSK DEER)
- STATE BIRD (MONAL)
- STATE FLOWER (BRAHMA KAMAL)
- STATE INSTRUMENT (DHOL)
- STATE TRADITION(S)- GARHWALI | KUMAUNI
- STATE TREE (BURANSH)
- TERRACE MUMTY**
- WINDOW(S)**



Institutional Building Facade-02 (4 Storey)



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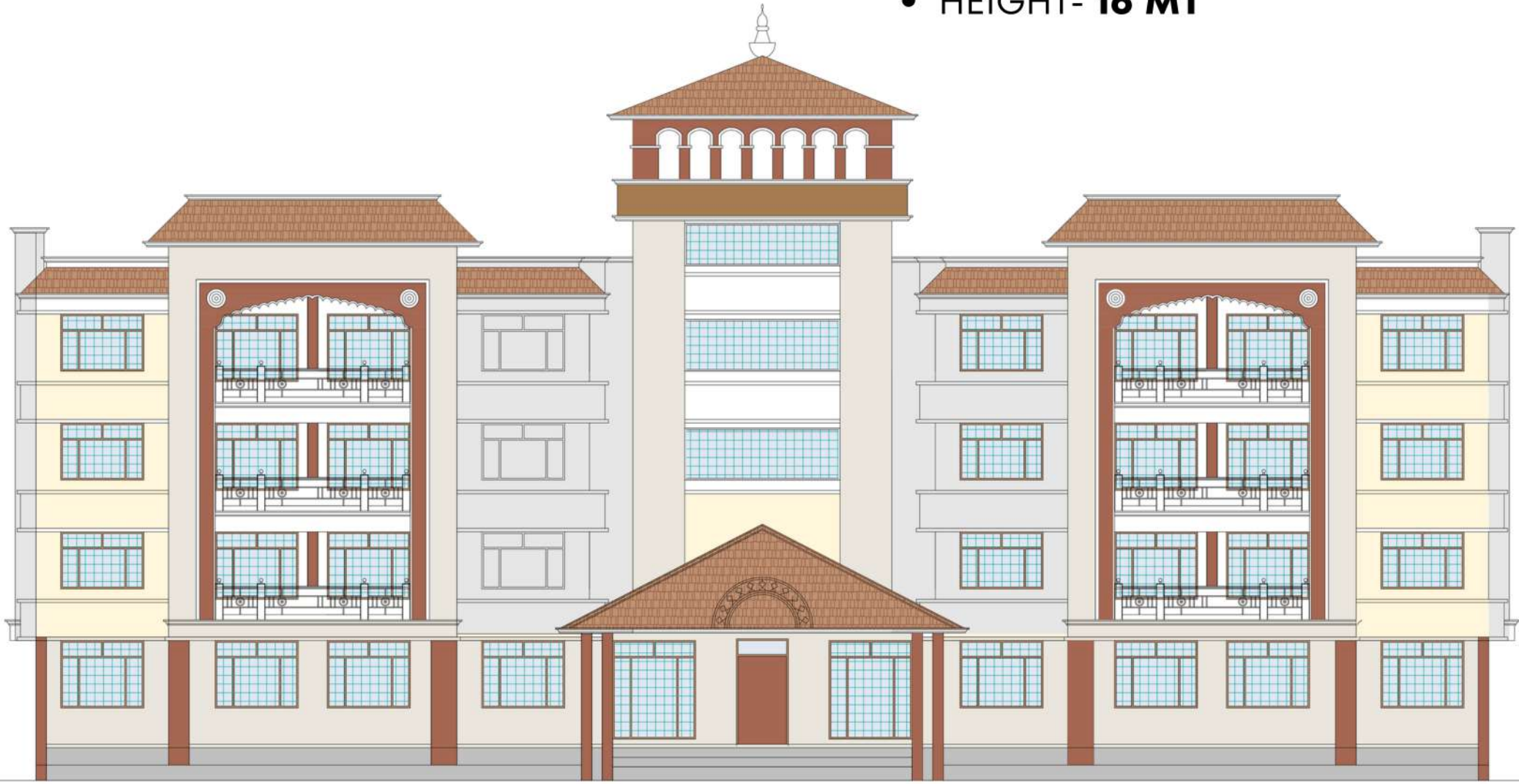
# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

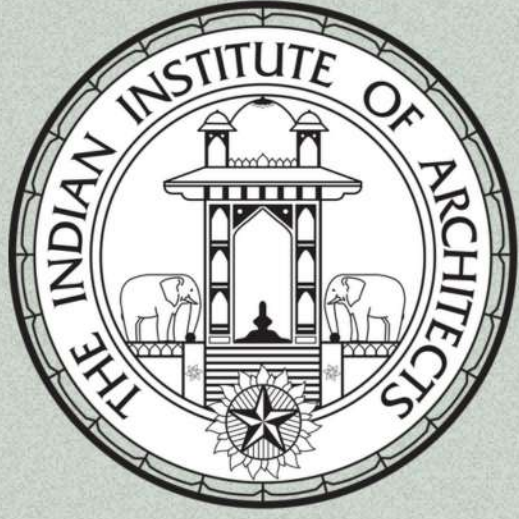
## Institutional\_Building Facade-03

### BUILDING SPECIFICATIONS

- TYPE- INSTITUTIONAL (**COMMUNITY CENTRE**)
- FACADE WIDTH- **45 MT**
- CONFIGURATION- **4 STOREY**
- HEIGHT- **16 MT**



Institutional Building Type 3 (Six Storey Facade)



### UTTARAKHAND CHAPTER

#### ARCHITECTURAL ELEMENTS INCORPORATED

- ARCH(S) & ARCADE**
- AWNING(S)
- BRAND SIGN(S)
- BUILDING CLADDING MATERIAL
- CANOPY(S)**
- CARVING(S)**
- COLUMN(S)**
- CORNICE(S)**
- ENTRANCE DOORS**
- NIGHT LIGHTING
- PARAPET**
- PILASTER(S)**
- ROOF SHIKHARA(S)**
- SHOP SHUTTER(S)
- SHOW WINDOW(S)
- SIGN BOARD(S)
- STALL RISER(S)
- STATE ANIMAL (MUSK DEER)
- STATE BIRD (MONAL)
- STATE FLOWER (BRAHMA KAMAL)
- STATE INSTRUMENT (DHOL)
- STATE TRADITION(S)- GARHWALI | KUMAUNI
- STATE TREE (BURANSH)
- TERRACE MUMTY**
- WINDOW(S)**



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

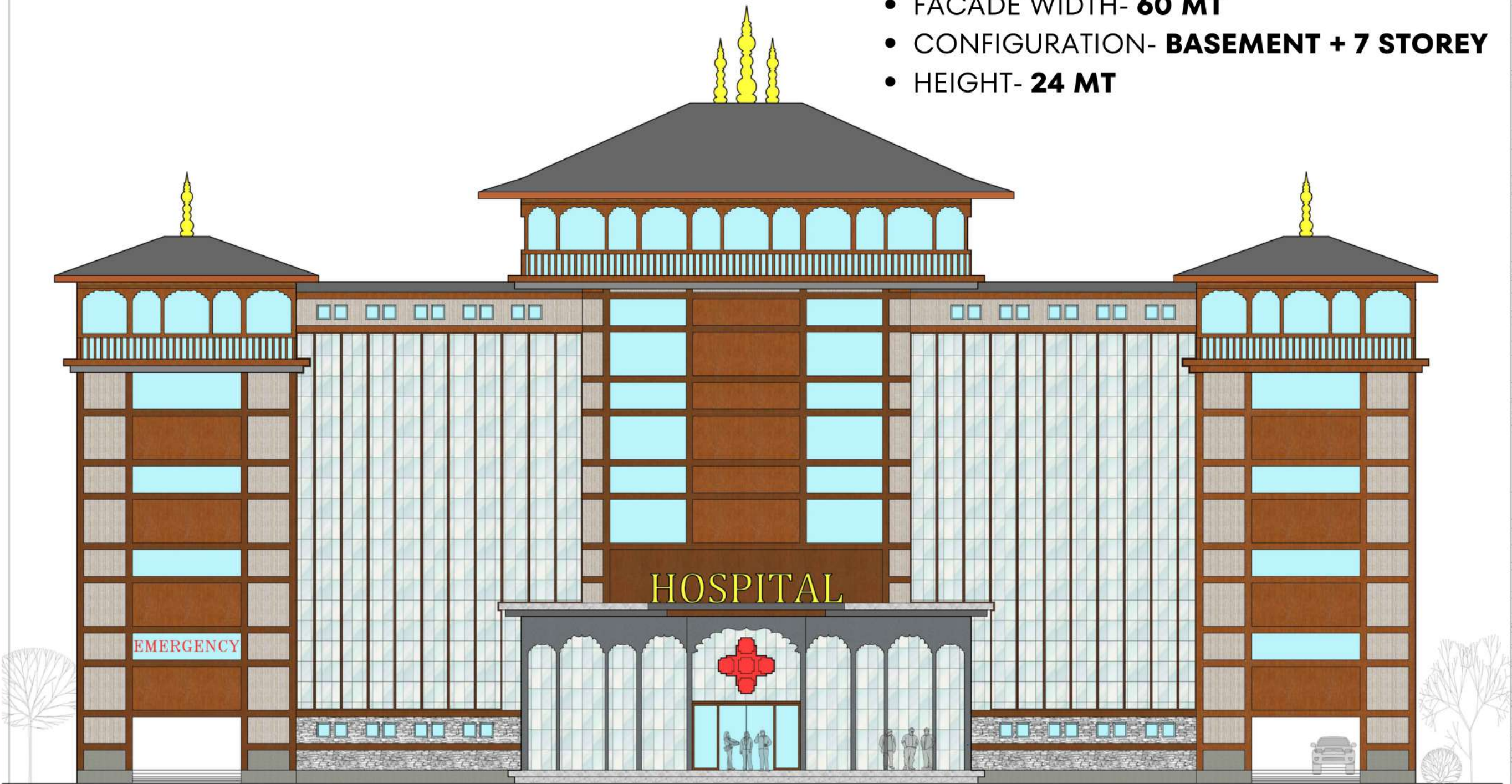
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Institutional\_Building Facade-04

### BUILDING SPECIFICATIONS

- TYPE- INSTITUTIONAL (**HOSPITAL**)
- FACADE WIDTH- **60 MT**
- CONFIGURATION- **BASEMENT + 7 STOREY**
- HEIGHT- **24 MT**

12



Institutional\_Building Facade-04 (6 Storey)



### UTTARAKHAND CHAPTER

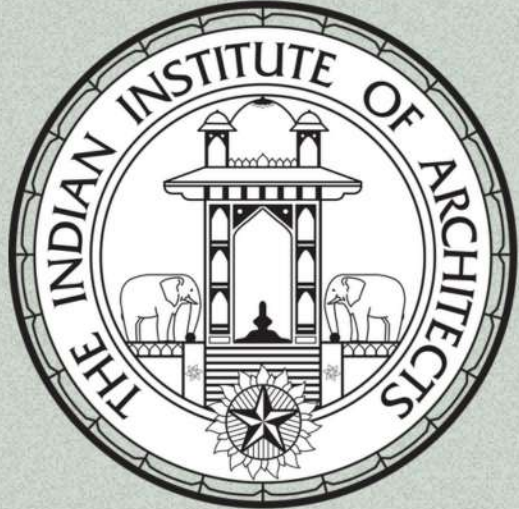
- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)**
  - BUILDING CLADDING MATERIAL**
  - CANOPY(S)
  - CARVING(S)
  - COLUMN(S)
  - CORNICE(S)
  - ENTRANCE DOORS**
  - NIGHT LIGHTING**
  - PARAPET**
  - PILASTER(S)
  - ROOF SHIKHARA(S)**
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY**
  - WINDOW(S)



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND CHAPTER

RESIDENTIAL  
END USE  
BUILDINGS

COMMERCIAL  
END USE  
BUILDINGS

INSTITUTIONAL  
END USE  
BUILDINGS

MIXED USE  
BUILDINGS

Mixed Residential\_Building Facade-01 13

Mixed Residential\_Building Facade-Type 1  
(Two Storey Facade)

SCALE : 0 3 6 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Mixed Use\_Building Facade-02 14

Mixed Use Building-Type 2  
(2 commercial Floors + Six Residential Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Mixed Use Building Facade-03 15

Mixed Use Building Facade-03  
(Double Basement + 7 Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

Mixed Use Building Facade-04 16

Mix Use Type 3\_Building Facade-03 (2 Commercial +6 Residential Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT: Mussoorie Dehradun Development Authority (MDDA) | ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN | CONSULTANT: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER | DATE: 21.08.2023

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Mixed Residential\_Building Facade-01

### BUILDING SPECIFICATIONS

- TYPE- MIXED USE (**COMMERCIAL + RESIDENTIAL**)
- FACADE WIDTH- **9 MT**
- CONFIGURATION- **2 STOREY (SHOP ON GF + RES. ABOVE)**
- HEIGHT- **7.5 MT**

13



Mixed Residential\_Building Facade-Type 1  
(Two Storey Facade)



- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)**
  - BUILDING CLADDING MATERIAL**
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS**
  - NIGHT LIGHTING
  - PARAPET**
  - PILASTER(S)
  - ROOF SHIKHARA(S)**
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)**
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)**



UTTARAKHAND CHAPTER



# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

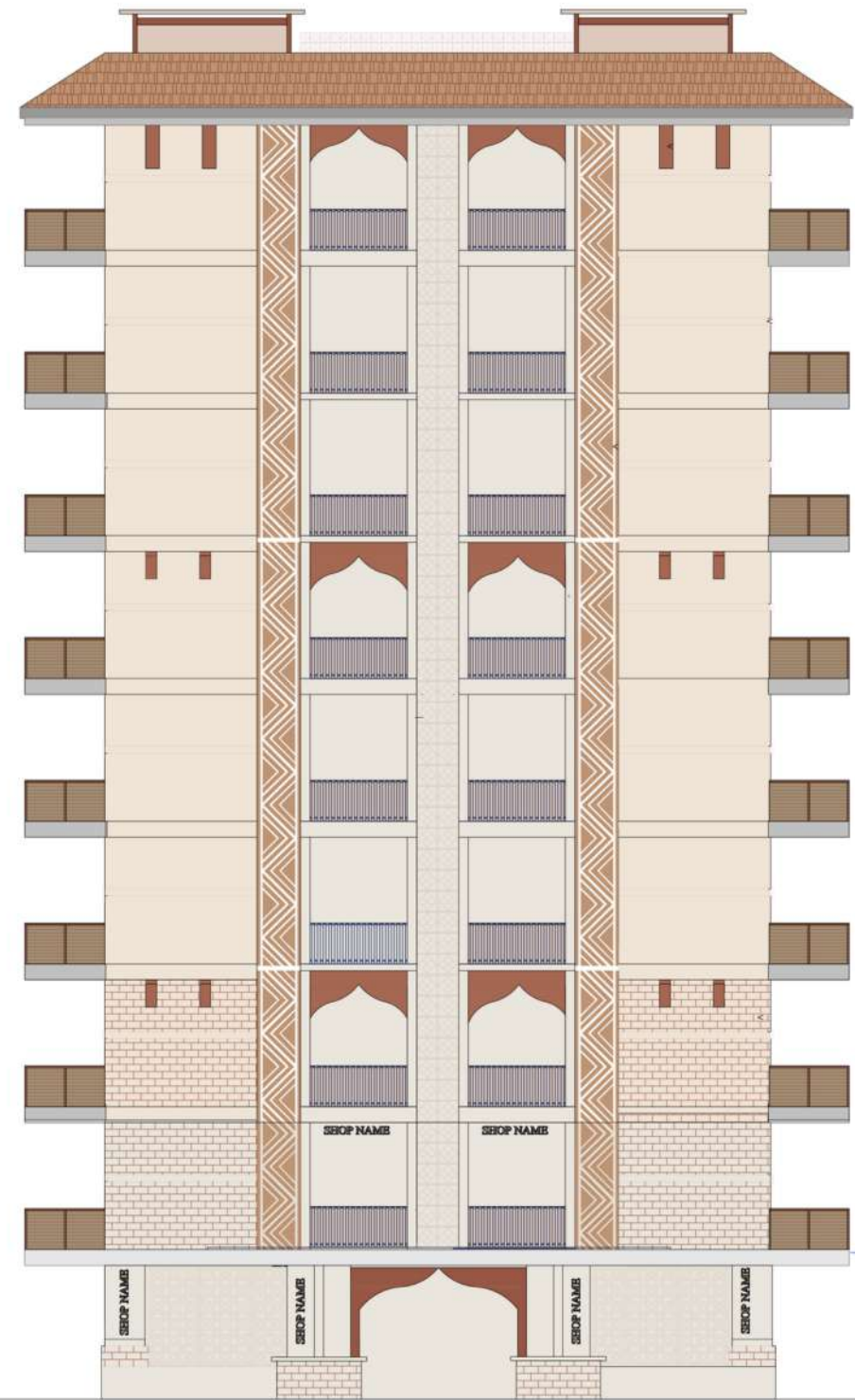


UTTARAKHAND CHAPTER

## Mixed Use\_Building Facade-02

### BUILDING SPECIFICATIONS 14

- TYPE- MIXED USE (**COMMERCIAL + RESIDENTIAL**)
- FACADE WIDTH- **15 MT**
- CONFIGURATION- **10 STOREY**  
**(SHOP ON GF & FF + RES. ABOVE)**
- HEIGHT- **30 MT**



Mixed Use Building-Type 2  
(2 commercial Floors + Six Residential Storey Facade)



- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)**
  - BUILDING CLADDING MATERIAL
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS**
  - NIGHT LIGHTING**
  - PARAPET
  - PILASTER(S)
  - ROOF SHIKHARA(S)
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)**
  - SIGN BOARD(S)
  - STALL RISER(S)**
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)

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# UTTARAKHAND FACADE REGULATION POLICY, 2019

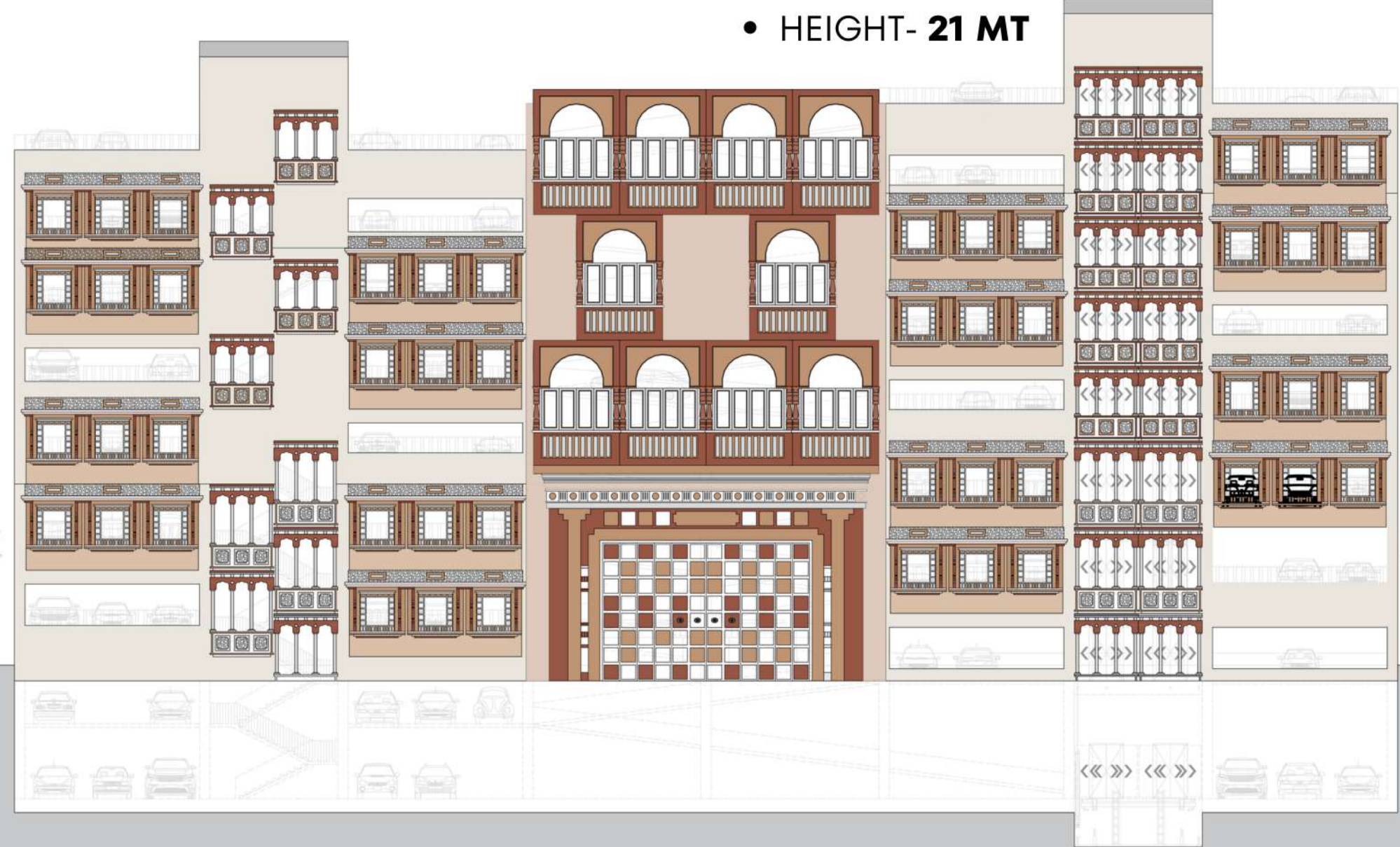
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Mixed Use Building Facade-03

### BUILDING SPECIFICATIONS

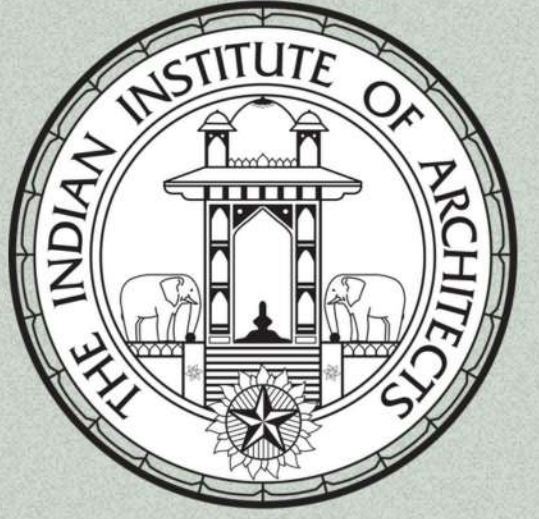
- TYPE- MIXED USE (**MULTI LEVEL CAR PARK**)
- FACADE WIDTH- **90 MT**
- CONFIGURATION- **DOUBLE BASEMENT + 6 STOREY**
- HEIGHT- **21 MT**

15



Mixed Use Building Facade-03  
(Double Basement + 7 Storey)

SCALE : 0 3 6 12 RUN. MT.



UTTARAKHAND  
CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL**
  - CANOPY(S)
  - CARVING(S)**
  - COLUMN(S)**
  - CORNICE(S)**
  - ENTRANCE DOORS**
  - NIGHT LIGHTING
  - PARAPET**
  - PILASTER(S)**
  - ROOF SHIKHARA(S)
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (MONAL)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)**



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

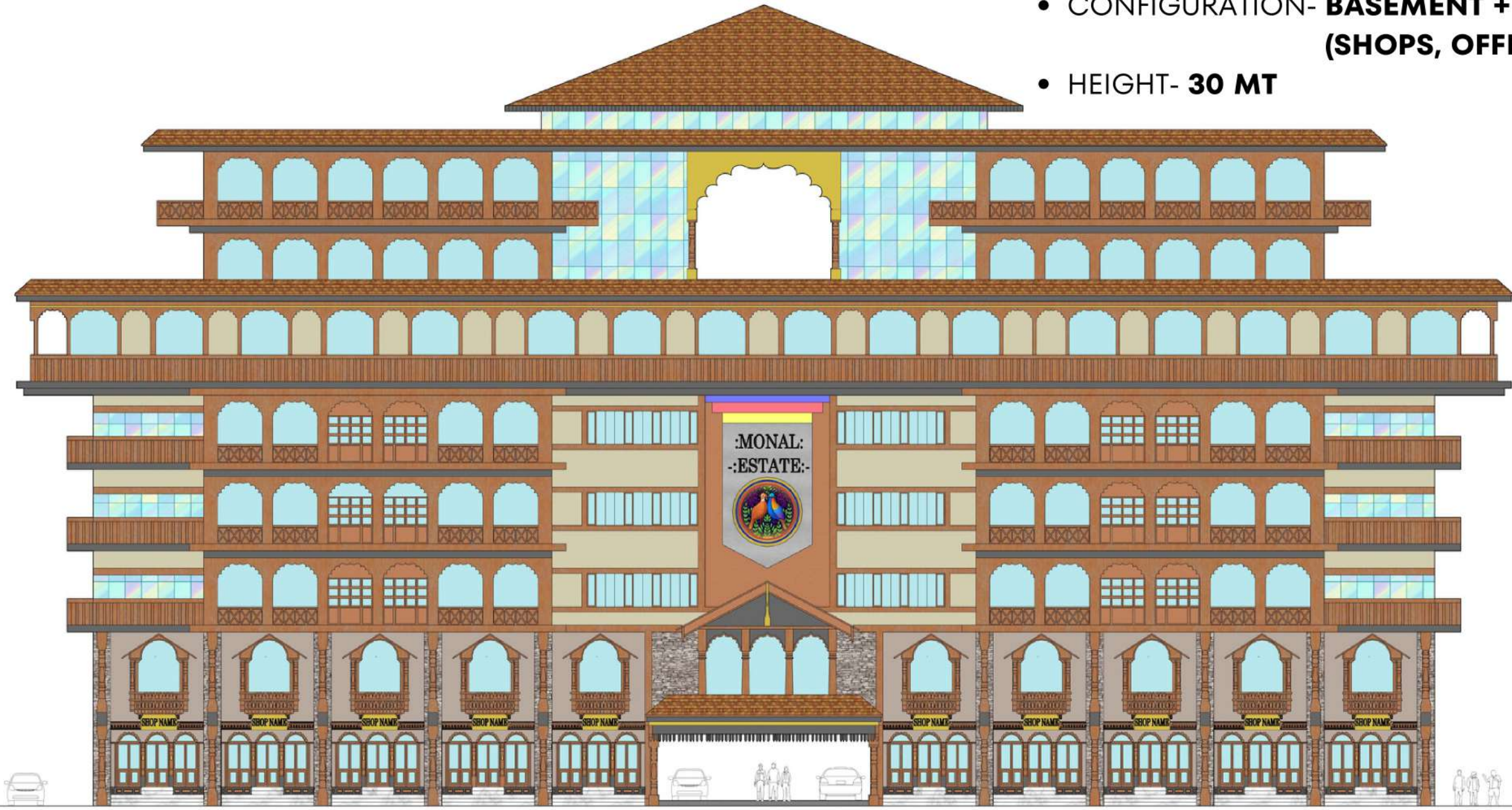
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

## Mixed Use Building Facade-04

### BUILDING SPECIFICATIONS

- TYPE- MIXED USE (**DISTRICT CENTRE**)
- FACADE WIDTH- **60 MT**
- CONFIGURATION- **BASEMENT + 9 STOREY**  
**(SHOPS, OFFICES, RESTAURANTS, HOTEL)**
- HEIGHT- **30 MT**

16



Mix Use Type 3\_Building Facade-03 (2 Commercial +6 Residential Storey)



UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE
  - AWNING(S)
  - BRAND SIGN(S)
  - BUILDING CLADDING MATERIAL
  - CANOPY(S)
  - CARVING(S)
  - COLUMN(S)
  - CORNICE(S)
  - ENTRANCE DOORS
  - NIGHT LIGHTING
  - PARAPET
  - PILASTER(S)
  - ROOF SHIKHARA(S)
  - SHOP SHUTTER(S)
  - SHOW WINDOW(S)
  - SIGN BOARD(S)
  - STALL RISER(S)
  - STATE ANIMAL (MUSK DEER)
  - STATE BIRD (**MONAL**)
  - STATE FLOWER (BRAHMA KAMAL)
  - STATE INSTRUMENT (DHOL)
  - STATE TRADITION(S)- GARHWALI | KUMAUNI
  - STATE TREE (BURANSH)
  - TERRACE MUMTY
  - WINDOW(S)





UTTARAKHAND  
CHAPTER

# WAY FORWARD

REQUIREMENT OF OTHER DETAILS AS PART OF ADDITIONAL SCOPE OF WORK FOR SUCCESSFUL IMPLEMENTATION OF THE FACADE REGULATION POLICY IN DEHRADUN

**(SEPERATE ASSIGNMENT)**

**UTTARAKHAND FACADE REGULATION POLICY, 2019**

**INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALY PRESCRIBED FAR**

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



# DETAIL SPECIFICATIONS

OF ALL 25 ARCHITECTURAL ELEMENTS

UTTARAKHAND CHAPTER

**APPEARANCE**

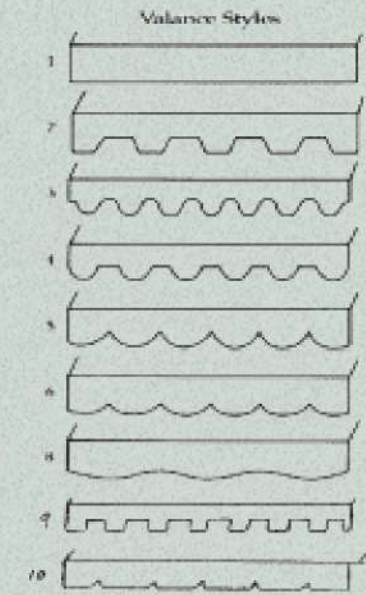
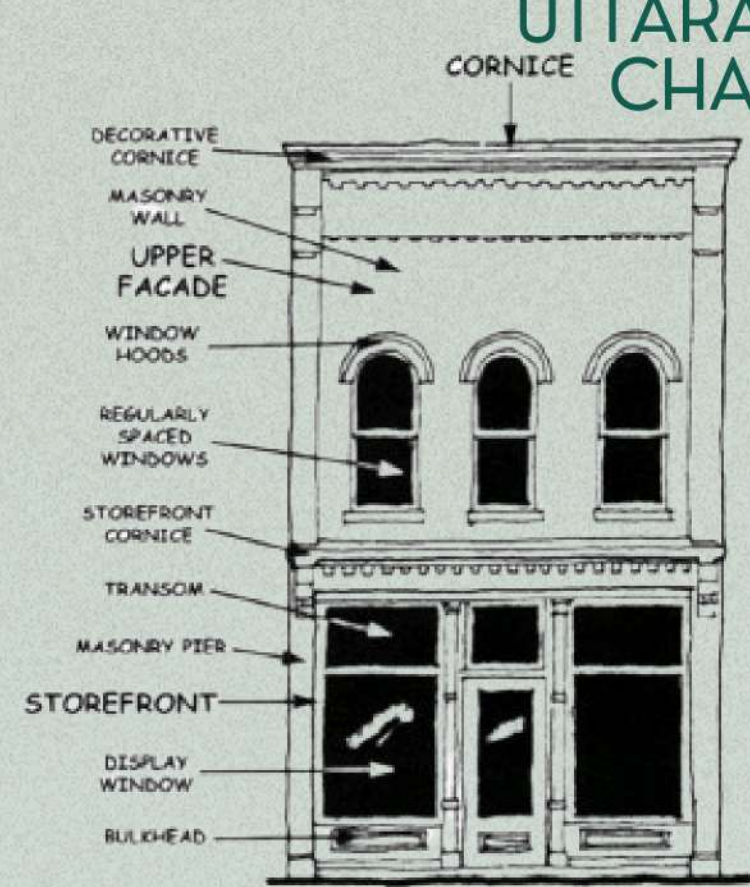
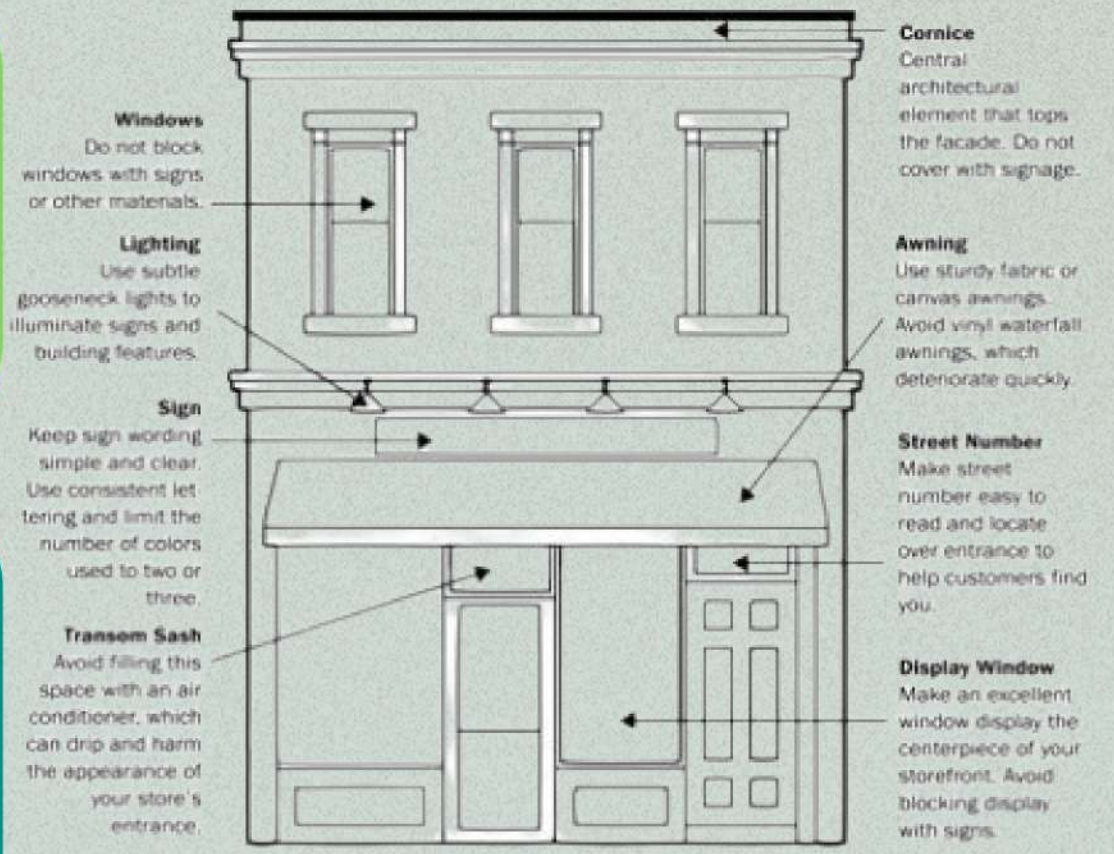
- 3D VISUALIZATION
- COLOUR
- COMPOSITION
- DEPTH
- ORIENTATION
- SHAPE
- SIZE

**MATERIAL**

- BRICKS
- GLASS REINFORCED CONCRETE
- HIGH PRESSURE LAMINATE
- METAL
- MILD STEEL
- REINFORCED CONCRETE
- TIMBER

**URBAN DESIGN (APPLICATION)**

- ARCHITECTURAL STYLE
- BUILT HERITAGE THEME
- COLOUR SCHEME
- ELEMENT PALLETE
- PERCENTAGE OF FACADE
- PROPORTION OF BUILDINGS
- TYPE OF BUILDING END USES



TRADITIONAL FACADE COMPONENTS



# UTTARAKHAND FACADE REGULATION POLICY, 2019

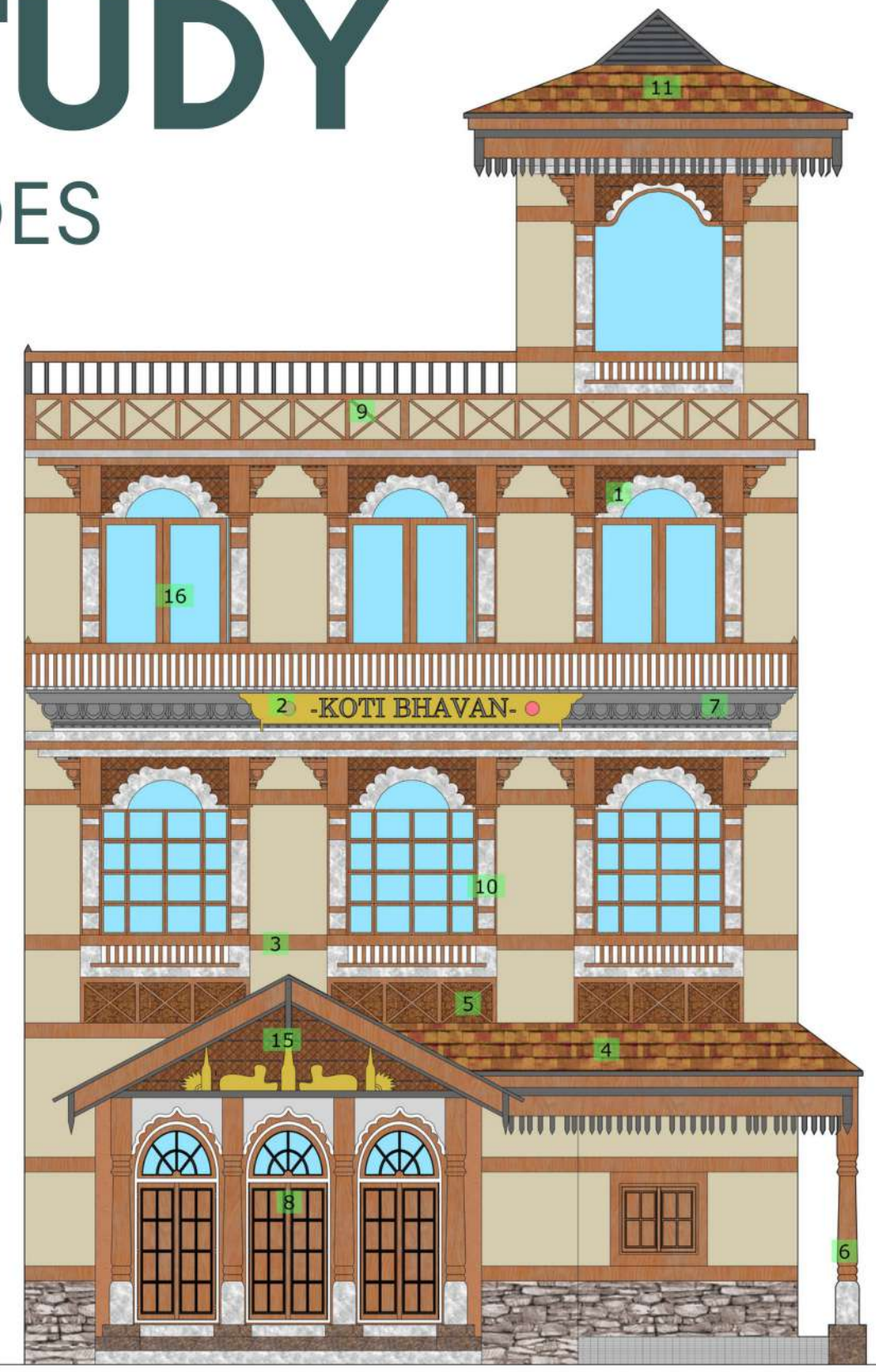
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# ANALYTICAL STUDY OF PROPOSED BUILDING FACADES

## FACADE POLICY CRITERIA

### SINGLE DWELLING UNIT

1	Arches- Arcade	Y
2	Sign Board	Y
3	Cladding Material	Y
4	Canopy + Eaves Board	Y
5	Carving	Y
6	Column	Y
7	Cornice	Y
8	Entrance Door	Y
9	Parapet	Y
10	Pilaster	Y
11	Shikhara- Roof/Mumty	Y
12	Shop Shutter	NA
13	Show Window	NA
14	Stall Riser	NA
15	State Symbol	Y
16	Window	Y



FACADE REGULATION UPTO **50% OF THE BUILDING FACADE**  
USING **16 ARCHITECTURAL ELEMENTS**



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# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

# ANALYTICAL STUDY OF PROPOSED BUILDING FACADES



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## FACADE POLICY CRITERIA

1	Arches- Arcade	Y
2	Sign Board	Y
3	Cladding Material	Y
4	Canopy +Eaves board	Y
5	Carving	Y
6	Column	Y
7	Cornice	Y
8	Entrance Door	Y
9	Parapet	Y
10	Pilaster	Y
11	Shikhara- Roof/Mumty	Y
12	Shop Shutter	Y
13	Show Window	Y
14	Stall Riser	Y
15	State Symbol	Y
16	Window	Y



FACADE REGULATION UPTO **60% OF THE BUILDING FACADE** USING **12 ARCHITECTURAL ELEMENTS**

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



Source- Auckland Design Manual



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# URBAN DESIGN SOLUTIONS

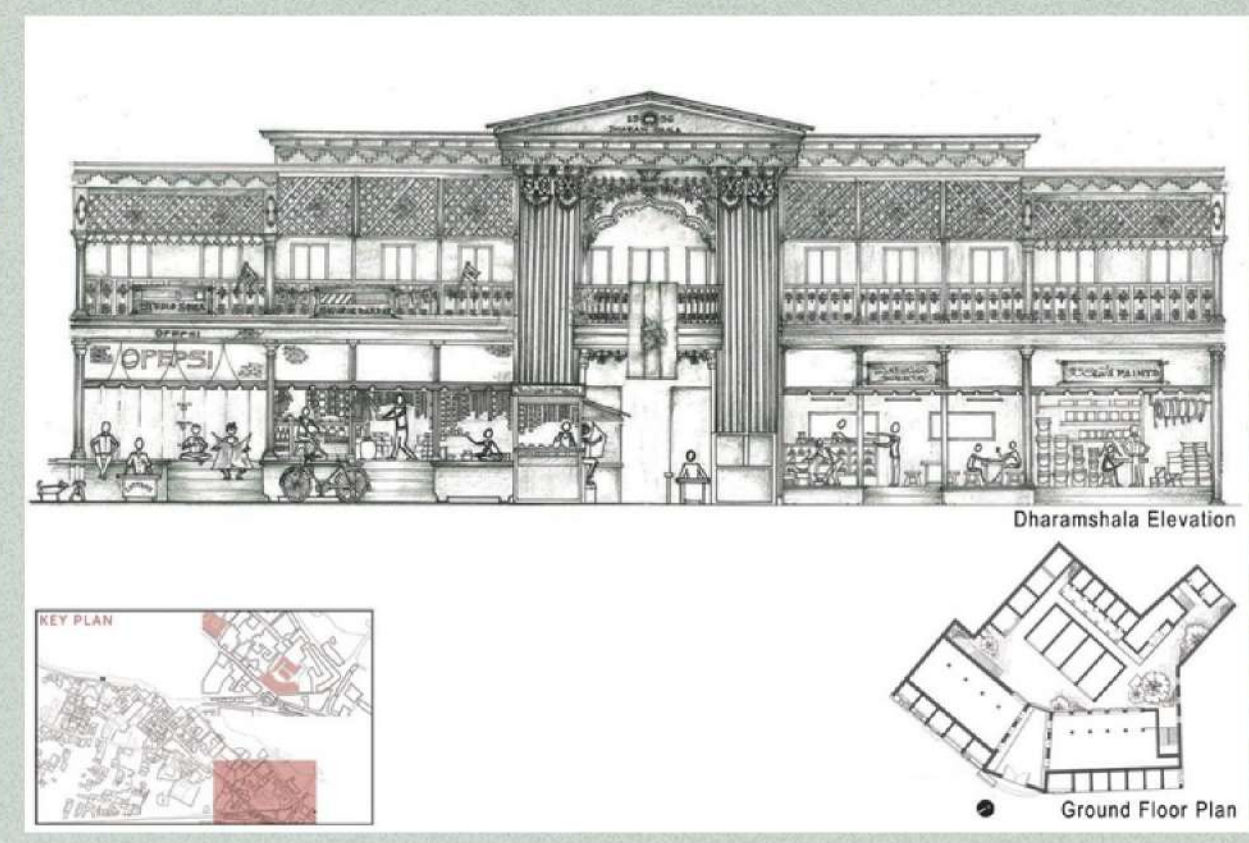
(FOR IDENTIFIED ROAD STRETCHES OF DEHRADUN)

# UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



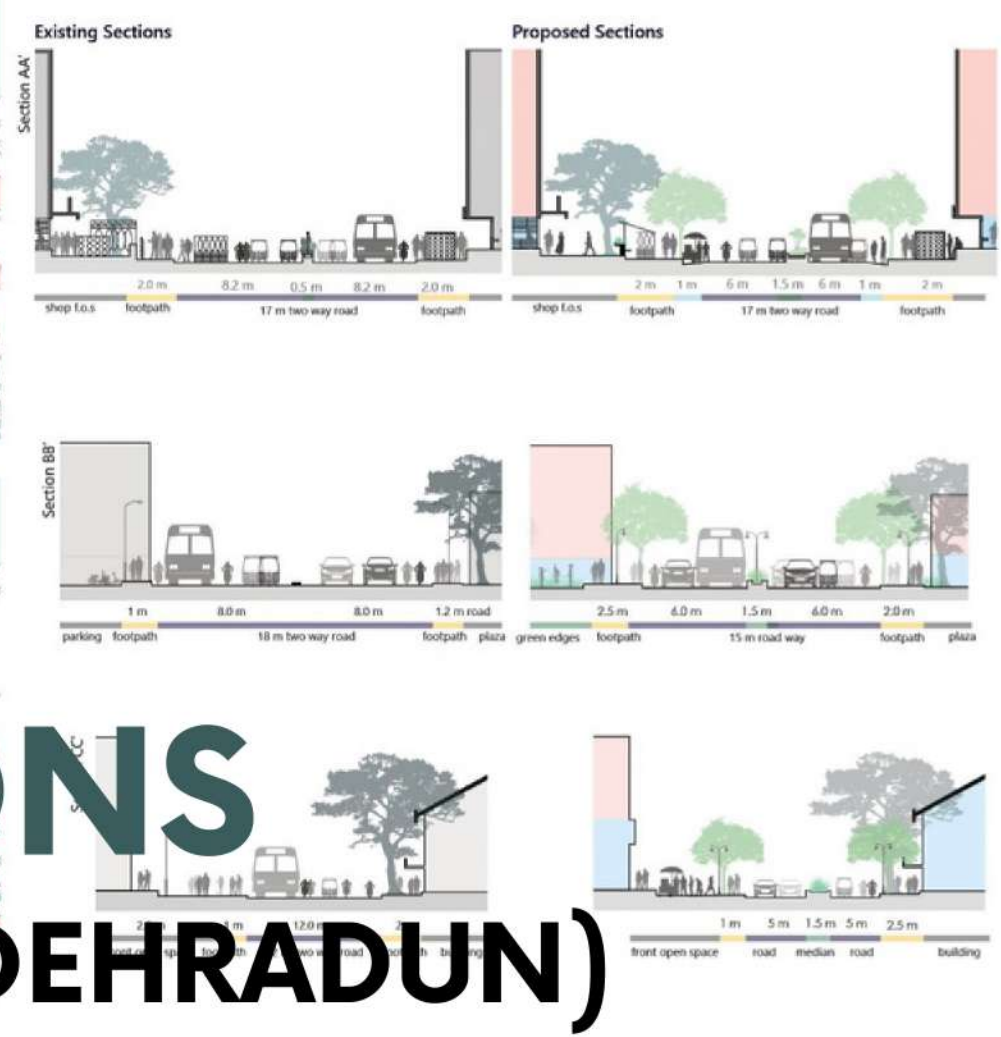
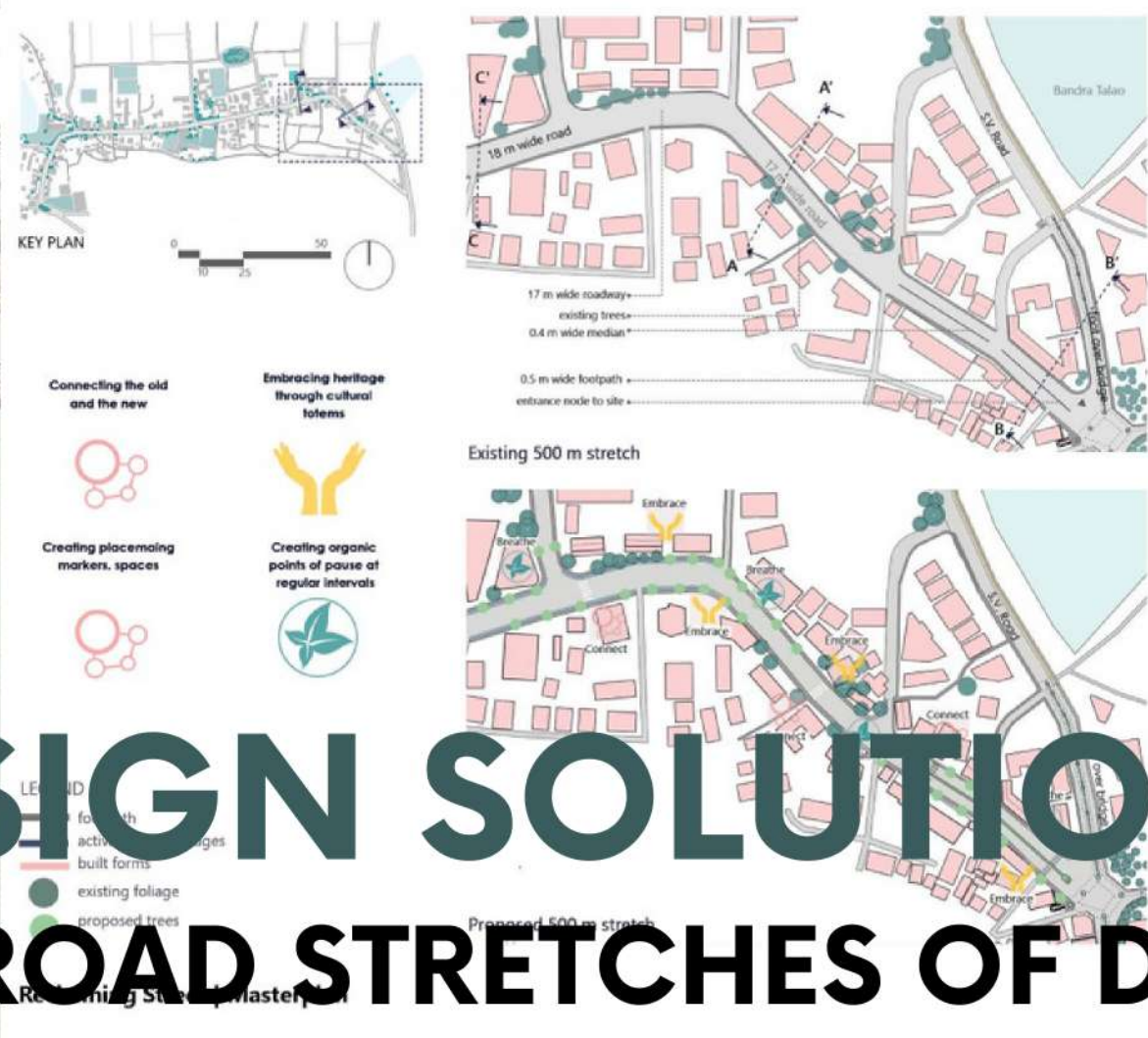
UTTARAKHAND CHAPTER



Section BB  
Street section across Marble Kothi



Source- CEPT PORTFOLIO Website <<https://portfolio.cept.ac.in>>



# URBAN DESIGN SOLUTIONS (FOR IDENTIFIED ROAD STRETCHES OF DEHRADUN)



UTTARAKHAND  
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# THE PROJECT TEAM

Architect Members of IIA  
affiliated to its Uttarakhand Chapter



# PROJECT TEAM MEMBERS

## ARUN GOEL

A12995 | Dehradun

Architect with 45+ years of Experience

## BRIJ LAL PANJWANI

F26201 | Dehradun

Architect with 40+ years of Experience

## GAURAV VARMA

F23313 | Dehradun

Architect with 30+ years of Experience

## DEWESHWAR PRASAD

A23989 | Dehradun

Architect with 12+ years of Experience

Civil Engineer with 23+ years of Experience



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## SAURABH SUMAN

A23061 | Haldwani

Architect with 15+ years of Experience

## SHAHZAD AHMED MALIK

A23093 | Sitarganj

Architect with 10+ years of Experience

## RITESH KUMAR

A23066 | Kashipur

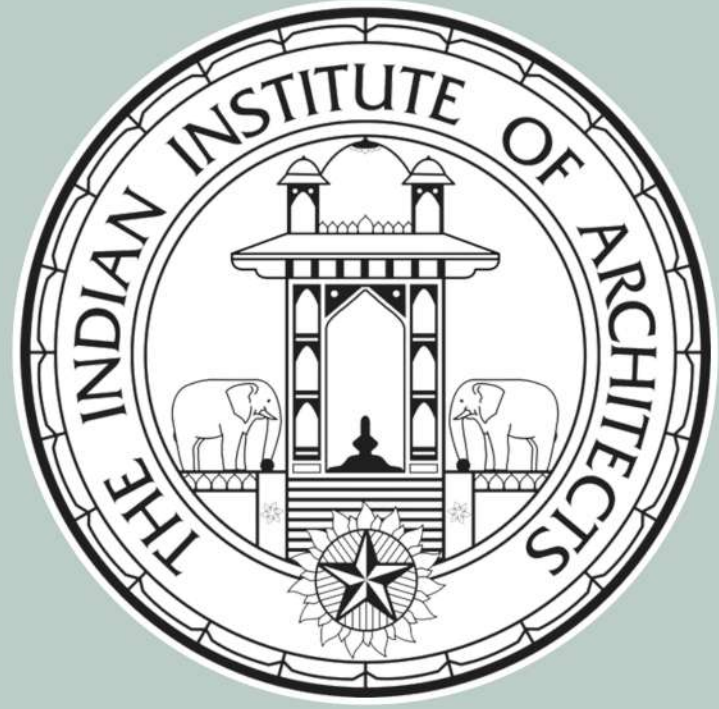
Architect with 10+ years of Experience

## JASKIRAT SINGH

A25506 | Dehraun

Architect with 7+ years of Experience

# END OF PRESENTATION



# Thank You!

## IIA Uttarakhand Chapter

**Professional Representative Body** of Uttarakhand Architects on the State & National Platform  
210+ Members from all 13 Districts of the State comprising ....

*Architects, a few of whom also specialize as Consultants in a rich variety of more than 20 specific domains like Asset Valuation, Building Information Modelling, Building Design, Building Engineering, Building Services, Building Surveying, Built Heritage Conservation, Disaster Management, Financial Management, GIS Mapping, Interior Design, Landscape Architecture, Public Procurement, Project Management, Real Estate Advisory, Site Master Planning, Transport Economics, Town Planning, Urban Design, Urban Planning, Urban Transport, etc..*



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