उत्तराखण्ड शासन आवास अनुभाग–2 संख्या– / /V-2 / 21 / 55(आ०) / 2006टी०सी०–1 देहरादून, दिनांकः ँ 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(आ0) / 2006—टी०सी०, दिनांकः 12.06.2015 एवं इस संबंध में शासनादेश संख्या—39 / V-2/2019-55(आ0) / 2006—टी०सी०, दिनांकः 05 फरवरी, 2019 तथा शासनादेश संख्या—1037 / V-2/55(आ0) / 2006—टी०सी०, दिनांकः 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	उत्तराखण्ड भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान							संशोधित प्राविधान				
की बिन्दु संख्या	2011 (4	বিয়াঘণ 20	१५) स <i>ान</i> प्राविधाः		। यद्य							
4.1,			HILLS				1		HILL	AREAS		
4.2, 5.1, 5.5	CATEGORY	Min.Plo t Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Gro und Cov erag e (5.5)	Max height (meter) of the building (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	1	2	3	4	5
	RESIDEN'	TIAL					1	RESIDENT				100/
	Residenti al-Group Housing (Flatted and Plotted)	500	6.0	1.4	40%	12		Residential- Group Housing (Flatted and Plotted)	500	6.0	2.0	50%
	Affordab le Housing	2000	6.0	2.2	50%	12		Affordable Housing	2000	6.0		
	EWS & Rehabilita tion housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%	12	CHARLES AND	EWS & Rehabilitati on housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%

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8h. Baleshwar Gawod gile

Serviced Apartme nts Serviced Apartme nts Size (4.2) Min. Plot Size (4.1) Min. Plot Size (5.5) Min. Motel 1000 7.5 0.6 30% Less than 15 Motel 1000 7.5 0.9 30% 9 Motel 1500 7.5 0.9 30% 3 Motel 1500 7.5 2.0 45% Lest than 15 Motel 1500 Motel 1500 7.5 2.0 45% Lest than 15 Motel 1500 Motel 150		<25-100	2	1.3	70		6
Single Path Path Path Plot Size (4.2) Plot Size (4.1) Plot Size (5.5) Plot Size Size (5.5) Plot	ial/offic		(Pede		%		
Name	spaces						
Mall 200 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 7.5 1.9 50% 12 2500 7.5 2.1 45% Less than 15 2000 7.5 2.2 40% Less than 15 2000 200	ingle		- A				
Single commerc 2000 2000 1.9 50% 12	1		4.5	1.3	70%		6
Mall 750 6 1.6 40% Less than 15		-		1.0	m 0.0 /		10
Mall 750 6 1.6 40% Less than 15			6.0	1.9	50%)	12
Mall with single screen Mall with Multiplex Min. Plot Size (4.1) Min. Plot Size (4.1) Min. Min. (5.5) Motel 1000 7.5 2.2 40% Less than 15 Mall with Multiplex Min. Plot Size (4.1) Min. (5.5) Motel 1000 7.5 0.6 30% Less than 1 Motel 1000 7.5 0.6 30% Motel 1000 7.5 0.6 30% Motel 1000 7.5 0.9 30% 9 Motel 1000 7.5 0.9 30% 9 Motel 1000 7.5 0.25 30% 3 Motel 1000					700		1.0
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 Apartme nts 500 6 1.7 60% 12 CATEGORY Min. Plot Size (4.2) Road Widt (5.5) Model (5.5) Max height (meter age (5.5)) 1 2 3 4 5 6 Wedding Points 500 6 0.8 35% 6 Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Lest than	ial office				-		
with single screen than 15 Mall with Multiplex 1000 7.5 2.2 40% Less than 15 Serviced Apartme nts 500 6 1.7 60% 12 CATEGORY Plot Size (4.2) Min. Plot Name Road Size (4.1) FAR Ground Cover age (5.5) Max height (meter age (5.5)) 1 2 3 4 5 6 Wedding Points 500 6 0.8 35% 6 Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Les than		>2500	7.5	2.1	45%		
with single screen than 15 Mall with Multiplex 1000 7.5 2.2 40% Less than 15 Serviced Apartme nts 500 6 1.7 60% 12 CATEGORY Min. Plot Size (4.2) Min. Road (5.5) Max height (meter age (5.5)) Max height (meter age (5.5)) 1 2 3 4 5 6 Wedding Points 500 6 0.8 35% 6 Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Less than	Mall	750	6	16	40%	6 I	ess
Single Screen Mall 1000 7.5 2.2 40% Less than 15		750	0	1.0	107		
Mall 1000 7.5 2.2 40% Less than 15						CII	
Mall with Multiplex 1000 7.5 2.2 40% Less than 15 Serviced Apartme nts 500 6 1.7 60% 12 CATEGORY Plot Size (4.2) Min. Road (5.5) FAR Grou nd height (meter age (5.5) Max height (meter age (5.5)) 1 2 3 4 5 6 Wedding Points 500 6 0.8 35% 6 Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Les than	_						
Multiplex Serviced Apartme nts Serviced Apartme nts Min. FAR Grou Max height Cover age (5.5) Min. (4.1) Size (4.2) h (4.1) Size (4.1) Size (4.1) Size (5.5) Min. Cover age (5.5) Min. (5.1) (5.1) Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco		1000	7.5	2.2	409		
Serviced Apartme nts Soo						th	an 15
Apartme nts CATEGORY Min. Plot Road Size Widt (4.2) h (4.1) (5.5) md Cover age (5.5) widt (5.5) (meter of the building (5.1) (5.1)	Multiplex						
Apartme nts CATEGORY Min. Plot Road Size Widt (4.2) h (4.1) (5.5) md Cover age (5.5) widt (5.5) (meter of the building (5.1) (5.1)			-	1 -	(0)	1/	12
Min. Plot Road Size (4.2) h (4.1) (5.5) md height (meter of the building (5.1)		500	6	1.7	600	/0	12
Min. Plot Road Size (4.2)							
Plot Size Widt Cover age (4.2) h (4.1) (5.5) nd (meter of the building (5.1) (5.5)	nts						
Plot Road Widt Cover (meter of the building (5.1))	CATEGORY	Min	Min	FAI	R Cr	011	Max
1 2 3 4 5 6 Wedding Points 500 6 0.8 35% 6 Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Leg than		Plot Size	Road Widt h	(5.5	Cov ag	d l ver (i ge .5) b	neight meter) of the uiding
Points John Start John Start<	1	2	3	4			
Points John Start John Start<		500		0	0 26	:0/	6
Motel 1000 7.5 0.6 30% Less than 1 Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Leg than		300	0	0.	0 3.	70	U
Resorts 2500 7.5 0.9 30% 9		1000	7.5	0	6 30)0/0	Less
Resorts 2500 7.5 0.9 30% 9 Eco resorts 750 4.5 0.25 30% 3 Hotels - - - - - - 5 stars deluxe 1500 7.5 2.0 45% Leg than	Iviotei	1000	1.3	0.	5 5		than 15
Eco 750 4.5 0.25 30% 3 Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Leg than							
Eco 750 4.5 0.25 30% 3 resorts - - - - - Hotels - - - - - 5 stars deluxe 1500 7.5 2.0 45% Leg than	Resorts	2500	7.5	0	9 3	0%	9
resorts Hotels	1,000113	2000					
resorts Hotels	-	750	1.5	0.0	5 2	00/	3
Hotels		/50	4.5	0.2	,5	0 / 0	J
5 stars 1500 7.5 2.0 45% Leathan	resorts						
deluxe than	Hotels	-	-	-		-	-
deluxe than	5 sta	rs 1500	7.5	5 2.	0 4	5%	Less
							than 1
a work at a fine	rating						
hotels							
		ars 100	0 6	1	.8	15%	12
rating	1						
hotels							
	-	ars 100	0 6	5 1	.8	50%	12

COMMERCIAL 2 13 70%						
Commercial	≥25-	2	1.3	70%		
/office	100	(Pedestri				
spaces		an path)				
single						
commercial -	>100-	4.5	1.3	70%		
unit/single	200					
commercial	>200-	5.0	1.5	60%		
office	500			- 2 (
	>500-	6.0	1.9	50%		
	2000					
-	- 2000	7.5	1.9	50%		
	>2000- 2500	7.5	1.5			
		prog pro	2.1	45%		
	>2500	7.5	2.1	40%		
Mall with	750	6.0	1.6	40%		
single						
screen						
Mall with	1000	7.5	2.2	40%		
Multiplex			-			
				600/		
Serviced	500	6.0	1.7	60%		
Apartments						
CATEGORY	Min.	Min.	FAR	1		
	Piot	Existing	15 6	Groun		
		TD - WW7 - 4				
	Size ir	RoW of	f	d		
	Size ir sqmt(4	RoW of	f i	d Covera		
	Size ir	RoW of Road in	f i	d		
1	Size ir sqmt(4 2)	RoW of Road in metres ² (4.1)	f i	d Covera		
1	Size ir sqmt(4	RoW of Road in metres ²	f (d Covera ge (5.5)		
1 Wedding	Size ir sqmt(4 2)	RoW of Road in metres ² (4.1)	f (d Covera ge (5.5)		
	Size ir sqmt(4 2)	Row of Road in metres ² (4.1)	4	d Covera ge (5.5)		
Wedding Points	Size ir sqmt(4 2) 2 500	Row of Road in metres ² (4.1) 3 6.0	4 0.8	d Covera ge (5.5)		
Wedding	Size ir sqmt(4 2)	Row of Road in metres ² (4.1) 3 6.0	4	d Covera ge (5.5)		
Wedding Points	Size ir sqmt(4 2) 2 500	Row of Road in metres ² (4.1) 3 6.0	4 0.8	d Covera ge (5.5)		
Wedding Points Motel	Size ir sqmt(4 2) 2 500	RoW of Road in metres ² (4.1) 3 6.0 7.5	0.8	d Covera ge (5.5) 5 35%		
Wedding Points	Size ir sqmt(4 2) 2 500	RoW of Road in metres ² (4.1) 3 6.0 7.5	0.8	d Covera ge (5.5) 5 35%		
Wedding Points Motel	Size ir sqmt(4 2) 2 500	RoW of Road in metres ² (4.1) 3 6.0 7.5	0.8	d Covera ge (5.5) 5 35%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500 1000	RoW of Road in metres ² (4.1) 3 6.0 7.5	0.8 0.6	d Covera ge (5.5) 5 35% 30%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500	RoW of Road in metres ² (4.1) 3 6.0 7.5	0.8 0.6	d Covera ge (5.5) 5 35% 30%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500 1000	RoW of Road in metres ² (4.1) 3 6.0 7.5	0.8 0.6	d Covera ge (5.5) 5 35% 30%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500 1000 750	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m	0.8 0.6 <u>t</u> 0.9	d Covera ge (5.5) 5 35% 30%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500 1000	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m	0.8 0.6 <u>t</u> 0.9	d Covera ge (5.5) 5 35% 30% 30%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500 1000 750	Row of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 4.5	0.8 0.6 0.9 0.2	d Covera ge (5.5) 5 35% 30% 30% 5 5 50%		
Wedding Points Motel Resort	Size ir sqmt(4 2) 2 500 1000 750	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 6.0	0.8 0.6 1.3 1.3	d Covera ge (5.5) 5 35% 30% 30% 5 5 50%		
Wedding Points Motel Resort Eco- Resort	Size ir sqmt(4 2) 2 500 1000 750	Row of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 4.5	0.8 0.6 1.3 1.3	d Covera ge (5.5) 5 35% 30% 30% 5 5 50%		
Wedding Points Motel Resort Eco- Resort	Size ir sqmt(4 2) 2 500 1000 750	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 6.0	0.8 0.6 0.6 0.9 1.3	d Covera ge (5.5) 5 35% 30% 30% 5 5 5 5 5 5 5 5 5 5 5 5 5		
Wedding Points Motel Resort Eco- Resort	Size ir sqmt(4 2) 2 500 1000 750	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 6.0 4.5 m	0.8 0.6 0.6 0.9 1.3	d Covera ge (5.5) 5 35% 30% 30% 5 5 5 5 5 5 5 5 5 5 5 5 5		
Wedding Points Motel Resort Eco- Resort	Size ir sqmt(4 2) 2 500 1000 2500 750	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 6.0 and abov	0.8 0.6 1.3 1.3	d Covera ge (5.5) 5 35% 30% 30% 5 5 5 5 5 5 5 5 5 6 5 5 6 5 6 6		
Wedding Points Motel Resort Eco- Resort	Size ir sqmt(4 2) 2 500 1000 750	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 6.0 and abov	0.8 0.6 1.3 1.5 1.5	d Covera ge (5.5) 5 35% 30% 30% 5 5 5 5 5 5 5 5 5 6 5 5 6 5 6 6		
Wedding Points Motel Resort Eco- Resort	Size ir sqmt(4 2) 2 500 1000 2500 2500	RoW of Road in metres ² (4.1) 3 6.0 7.5 6.0 m 4.5 m 6.0 and abov	4 0.8 0.6 0.9 0.2 1.3 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	d Covera ge (5.5) 5 35% 30% 30% 5 5 5 5 5 5 5 5 5 6 5 5 6 5 6 6		

rati						gan dina di sanciasca de Capita a quando del dina distribucció di
Oth		400	6	1.8	50%	.9
Gu		250	4.5	1.35	45%	5
Hos	stel	-	-	-	-	-
	Hostel pto 50 beds	500	6	1.35	45%	9
	Hostel oto 50- 100 beds.	750	6	1.8	45%	12

	above		
1500	4.5	1.5	50%
	6.0	1.8	attention of a second
	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:
 - a. Green building (platinum rated): 0.2
 - b. Hill/colonial architectural façade (as per local scenario): 0.2
 - c. 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.

प्र	त्तराख	ण्ड भव	न निर्माप	ग एवं	विकास				संशोधि	त प्राविधान		
उपविधि/	/ विनिय	म. 201	1 (संशो	धन 20	115) मे	निहित						
0 (1414)	मा	नक में व	वर्तमान	प्राविधा	न ं							
			Plain					Annan (g. 160 ag	PLAIN	AREAS		THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAM
CATEG	OPV	Plot	Road	FAR	Gro	Max**	CATEG	ORY	Min.	Min.	FAR	Max.
CATEG	OKI	Size	Width	(5.5)	und	height			Plot	Existing	(5.5)	Groun
		sqm	(4.1)		Cove	(mt) of			Size	RoW of Road in		Covera (5.5)
		(4.2)			rage (5.5)	the buiding			sqmt	metres2		(5.5)
					(3.3)	(5.1)			(4.2)	(4.1)		
1		2	3	4	5	6	1		2	3	4	5
RESIDE	ENTIA	L		,			RESIDE			0.0	1.0	50%
Residen	ntial-	500	9.0	1.8	50%	9	Residen		500	9.0	1.8	30%
Multiple	e						Multiple	e				
Units							Units			2.0	1.0	250/
Reside 1	Flatted	1000	9.0	1.8	35%	12		Flatted	1000	9.0	1.8	35%
ntial- Group		1000	10.0	1.8	35%	16	ntial- Group					
Housi		1000	11.0	1.8	35%	20	Housi					
ng		1000	12.0	1.8	35%	24	ng					
	D1 - 441							Plotted	500	9.0	_	
	Plotted	500	9.0	- 2.1	-	- 10	Afforda		4000	9.0	2.1	50%
Afforda	00000 00 00	4000	9.0	2.1	50 %	12	Housing		4000	9.0	2.1	3070
Housin	g	4000	10.0	2.1	50	16	Tiousing	5				
		4000	10.0	2.1	%	10						
	-	4000	11.0	2.1	50	20						
		1000	11.0	2.1	%	20						
		4000	12.0	2.1	50	24						
					%							
EWS	&	2000	9.0	2.0	50%	12	EWS	&	2000	9.0	2.0	50%
Rehabi		2000	10.0	2.0	50%	16	Rehabili	tation				
	ousing	2000	11.0		50%	20	housing					
scheme			11.0	2.0	30%	20	schemes (Flatted	Unit				
(Flatted	25-35	2000	12.0	2.0	50%	24	Size	25-35				
sqm)	45-33						sqm)					
COMM	/ERCI	AL				-	COMM	[ERCIA]	ſ			
Comm		<50-	9.0	1.5	65	6	Comme		≥50-	9.0	1.5	65%
office/		100			%		ffice sp		100	<i>7.</i> 0	1.5	0270
spaces		>100-	9.0	1.5	65%	9.0	single					
single		200					comme		>100-	9.0	1.5	65%
comme		>200-	12.0	1.8	55%	24.0	unit/sir		200			
unit/sir		500					comme	ercial				
comme	ercial						office		>200-	12.0	1.8	55%
office			1	+	1	1010			500			
		>500-	12.0	2.0	45%	24.0						
		2000							>500	12.0	20	45%
		>200	15.0	2.0	45%	24.0			>500- 2000	12.0	2.0	45%
		>200	15.0	2.0	43%	24.0			2000			
		2500							>2000-	15.0	2.0	45%
		>2500		2.2	40%	30.0			2500			
							1 1 1		>2500	18.0	2.2	40%

	The state of the s	The second section is the second	- Company		
Mall with single screen		F5 No.	23.34	The way	
Mall with Multiplex	1500	18.0	2.5	40%	30
CATEGORY	Plot Size sqm (4.2)	Road Width (4.1)	FAR (5.5)	Groun d Cover age (5.5)	Max ** height (mt) of the building (5.1)
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

Mall with single screen	1500	15.0	2.0	40%
Mall with Multiplex	2500	18.0	2.5	40%
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
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	<u>30%</u>
Eco Resorts	4000	9.0 (extra 3.0 mt to be left from the plot)	0.25	<u>30%</u>
	<u>500</u>	12.0	1.5	
<u>Tourism</u> <u>Units</u>		15.0 and above	<u>1.8</u>	<u>50%</u>
	<u>1000</u>	<u>12.0</u>	<u>2.0</u>	50%
		15.0 and above	2.4	2070
	<u>2000</u>	15.0 and above	3.0	<u>50%</u>

Note:- (For Hills and Plains)

- 1. 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.
- 2. 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 RoWas 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

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- mt, 15.0 mt, 18.0 mt, 20.0 mt, 24.0 mt, 30.0 n 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 बिन्ड संख्या	विकास उपावाध/।वानयम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान प्राविधान
5.1	भवनों की अधिकतम ऊर्चाई
5.1	भवनों की अधिकतम ऊचाई निम्नलिखित प्रतिबन्धों के अंतर्गत निर्धारित ऊचाईयों में से न्यूनतम ऊचाई अनुमन्य होगी:—
	,
	भूखण्ड/भवन के सम्मुख स्थित
5.1 (i)	मार्ग की चौड़ाई तथा अग्रसेट बैक के योग के 1.5 गुणा अथवा पर्वतीय क्षेत्रों में ईब्ज लेवल तक 6.00 मी० में से जो भी अधिक हो, की ऊचाई
	म स जा भा आधक हा, का कवाई मान्य होगी। एक से अधिक मार्ग पर भवन के अवस्थित होने की दशामें इस हेतु अधिक चौड़े मार्ग से उक्तानुसार चौड़ाई निर्धारित ही जायेगी।
	新 译写 可经 5.1 (1)

संशोधित प्राविधान

HEIGHT OF THE BUILDING

(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.)
Less than 7.5 mt.	6.0
More than and equal to 7.5 mt and less than 9.0	9.0
mt. More than and equal to 9.0mt and less than 12.0	12.0
mt. More than and equal to 12.0mt and less than 18.0	24.0
mt. 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.

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	height of
front of plot/building	buildings
	(mt.)
Less than 4.5 mt	6.0
From 4.5 mt upto 7.5mt	<u>9.0</u>
More than 7.5mt upto 9.0mt	<u>12.0</u>
More than 9.0 mt	Less than 15.0
	<u>mt</u>

Notes:

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

5.1 (ii)	मैदानी क्षेत्रों भूखण्ड/ भवन के सम्मुख स्थित भार्ग की न्यूनतम	में भवनों की अधिकतम ऊचाई (भी0)
	अधिकृत चौड़ाई 9.0 मी0 से कम	9.0
	9.0 मी0 व अधिक तथा 12.0 मी0 से	12.0
	व अधिक तथा 18.0 मी0 से कम	24.0
	18.0 मी0 व इससे अधिक	30.0
	पर्वतीय क्षे अधिकतम र भूतल एवं तल।	ऊचांई 12
(iii)	संबंधित भव	न उपयोग

भवनों की 2.0 मी0 उपरी तीन

अधिकतम

तलों की

संख्या

भृतल अधिकतम

ऊपरी

तीनतल भूतल

अधिकतम

ऊपरी तीनतल

भृतल अधिकतम ऊपरी

साततल

भूतल

तल

अधिकतम ऊपरी नौ

- संबंधित भवन उपयोग हेतु निर्धारित एफ०ए०आर० की सीमा तक।
- 5.1 Service floor height:- 1.80 mt (V) With other provisions (द)

- (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 mtfor 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

V-2/2019-55(आ0) / 2006—टी०सी०, दिनांकः 05 फरवरी, 2019 की तालिका—3 में संशोधन

As per prevalent Bu I COMMERCIAL	ivalent Car Parking Space (E ilding Byelaws,	(5.6) in Pla	lins	
Upto 50 sqm	4	3 Pr	Proposition	
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 samt of built	Upto 50 sqm Tourism Units	Parking Fee as deicded by the competent authority, which shal be deposited in the parking fun (ESCROW account) In plains and hills 1 ECS for 2 guest room, additional parking for othe commercial activities such a conference/banquet/ exhibition hall/ food court/restaurant etc. @ 2.0 ECS per 100 sqmt of built-1 area.	
Lodging/Tourist House/Dharmshala/Musafeer Khanna/Guest house/Resort/ Stand alone private Hostel Motel	sqmt of built-up area. 1.00 No Provision	Resort/Eco Resort	In plains and hills 1.0 ECS/100 sgm of built up area.	
		Motel	<u>In plains and hills</u> 1.50 ECS + 1 coach bay for eve	

शासनादेश संख्या—888 / V-2/2013-55(आ0) / 2006—टी०सी०, दिनांकः 12.06.2015, शासनादेश संख्या—39 / V-2/2019-55(आ0) / 2006—टी०सी०, दिनांकः 05 फरवरी, 2019 एवं शासनादेश संख्या—1037 / V-2/55(आ0) / 2006—टी०सी०, दिनांकः 26 अगस्त, 2019 के उक्त से सम्बन्धित प्राविधान इस सीमा तक संशोधित समझे जायेंगे।

उक्त शासनादेशों के अन्य प्राविधान यथावत् लागू रहेंगे।

(शैलेश बगौली) सचिव

संख्या— ५० / **v-2/2022—55(आ**0) / 2006 टी0सी0—1 तद्दिनांक प्रतिलिपि:— निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

- अपर मुख्य सचिव, मा० मुख्यमंत्री, उत्तराखण्ड शासन।
- स्टाफ ऑफीसर, मुख्य सचिव, उत्तराखण्ड शासन। 2-
- आयुक्त, गढ़वाल मण्डल, पौड़ी / कुमाँयू मण्डल, नैनीताल। 3-4-
- 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।
- हे— निजी सचिव, मा० आवास मंत्री, उत्तराखण्ड को मा० मंत्री जी के संज्ञानार्थ।

9- गार्ड फाईल।

आज्ञा से,

(चिरंजी लाल) अनु सचिव