

**Uttar Pradesh Shasan**  
**Audyogik Vikas Anubhag-4**

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no 639/77-4-11-284Bha/91, dated May, 27 2011

**Notification**

No-639 /77-4-11-284Bha/91

Lucknow : dated 27<sup>th</sup> May, 2011

In exercise of the powers under sub-section (2) of section 9 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act no-6 of 1976) read with section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no-1 of 1904 ) and all other powers enabling it in this behalf and with the previous approval of the State Government, the Greater Noida Industrial Development Authority hereby makes the following regulations with a view to amending the Greater Noida Industrial Development Area Building Regulations, 2010:-

**The Greater Noida Industrial Development Area Building (First Amendment) Regulations, 2011.**

**Short title and commencement**

1(1) These regulations shall be called the Greater Noida Industrial Development Area Building (First Amendment) Regulations, 2011.  
(2) They shall come into force with effect from the date of their publication in the Gazette.

**Amendment of regulation 24.4**

2. In the Greater Noida Industrial Development Area Building Regulations, 2010 hereinafter referred to as the said regulations, for regulation 24.4 set out in Column 1 below, the regulation as set out in Column 2 shall be substituted namely :-

Column-1 Existing regulation 24.4 COMMERCIAL BUILDINGS 1. Ground coverage, Floor Area Ratio and height 24.4.1 Other provision for Commercial Building					Column-2 Regulation as hereby substituted 24.4 COMMERCIAL BUILDINGS Ground coverage, Floor Area Ratio and height				
Sl. No.	Use	Maximum ground Coverage	Maximum FAR	Maximum height in meters	Sl. No.	Use	Maximum ground Coverage	Maximum FAR	Maximum height in meters
1	Convenient Shopping Centre	40%	2.00	24.00	1	Convenient Shopping Centre	40%	2.00	24.00
2	Sector shopping	40%	2.00	24.00	2	Sector shopping	40%	2.00	24.00
3	Sub District Centre, Shopping/commercial uses along MP roads and other Master Plan level shopping / Commercial Centres.	30%	4.00	No limit	3	Sub District Centre, Shopping/commercial uses along MP roads and other Master Plan level shopping / Commercial Centres.	40%	4.00	No limit
4	Hotel	30%	3.00	No. limit	4	Hotel	40%	3.00	No limit

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5	Banks	30%	1.50	No. limit	5	Banks	40	2.00	No. limit
6	Cinema/Multiplex /Cineplex	30%	As per govt. policy	No. limit	6	Cinema/Multiplex /Cineplex	40%	2.00	No limit
7	Warehousing/Godowns	60%	1.50	No. limit	7	Warehousing/Godowns	60%	2.00	No limit
					8	City Centre	45%	4.50	No limit

**Note:** The Authority may allow maximum 30 percent of permissible F.A.R. for residential activities in the commercial plots of 4 hectare and above size, but the rate applicable on the total plot shall be that of the commercial land.

**24.4.1 Other provision for Commercial Building**

**Amendment of regulation 24.6**

3. In the said regulations, for regulation 24.6 set out in Column 1 below, the regulation as set out in Column 2 shall be substituted namely:-

Column-1 Existing regulation 24.6 GREEN AREAS					Column-2 Regulation as hereby substituted 24.6 GREEN AREAS				
Sl. No.	Use	Maximum Ground Coverage	Maximum FAR	Maximum height in meters	Sl. No.	Use	Maximum permissible Ground Coverage	Maximum permissible FAR	Maximum height in meters
1	Sports and Amusement Complex, Stadia, Swimming Pool, Shooting Range, Recreational Green / Park Complex with sports facilities.	20%	0.40 + 0.20 purchasable	24.0	1	Sports Complex / Stadium	20%	0.40 + 0.20 purchasable	24.0
2	Low Density sports and Amusement Complex, Recreational Club, Social Culture Centre.	10%	0.20 + 0.10 purchasable	24.0	2	Amusement Complex	20%	0.40 + 0.20 purchasable	24.0
3	Institutional Green	35%	0.80 + 0.20 purchasable	only for Institutional Activity	3	Recreational Green.	20%	0.40 + 0.20 purchasable	24.0
4	Nursery	50 sq.mtrs.	50 sqmts.	6.0	4	Institutional Green	35%	0.80 + 0.20 purchasable only for Institutional activity.	No Limit
5.	-	-	-	-	5.	Sport City *	30%	1.50	24.0M (for sports & related facilities) No Limit (only in residential & commercial area)

**Note :** \*The Authority shall determine land use pattern, mix of permissible activities like residential, commercial etc.,

*(Signature)*

Planning norms & other required conditions in the scheme are required from time to time for the development of sports city project. However, minimum 70 percent land shall be used for sports and related facilities. Unutilized part of F.A.R. in the 70 percent area, after providing all the required sports and related facilities, shall be allowed for residential purpose.



(V.N. Garg)  
Principal Secretary