

Ref. no. UCAA / 8/1-68-8/2008
Dated 20th Aug. 2008

To
Principal Secretary
Housing & Urban Development section -3
Bapu Bhawan, Room no. 338
Govt. of U.P.
Lucknow-226001

Sub: Submission of objections/suggestions against revision of Density, Ground Coverage and FAR in building bye laws.

Sir,

Please refer your advertisement no. 3656(1)/8-3-2008-38 LUC/08 dated 9th July 2008 in "Amar Ujala Dated 24.8.2008 " in which draft proposals were published for above mentioned subjects. The proposal is divided in the main four sections as under-

- **Revision of density**
- **Revision of ground coverage & FAR**
- **Conditions for purchasable FAR**
- **Conditions for FAR permissions.**

U.P. Architects Association has made a detailed study and its impact on the development of areas and hereby submits its suggestions as under-

REVISION OF DENSITY:

Under point (I) the table permissible number of units are shown up to the plot area of 500 Sq.M and beyond 500 Sq.M. up to less than 2000 Sq.M, it has been proposed to permit one dwelling unit per 150 Sq.M of land area.

U.P. Architects Association is of the opinion that in the plotted development areas, a plot is allotted to a particular person for their own use. So there is no question of permitting number of units over these plots as it will be a parallel arrangement of group housing facility over small plots. In our opinion there should be a clear cut division between plotted development and group housing development. Draft proposal will permit up to even 14 numbers of units (without availing the Purchasable FAR and compounding limits). Practically no Govt. or private agency is developing the plots for individual houses more than 300 Sq.M (Max.limit as per housing policy). All such plots are available only in old developed areas where infrastructure is also provided accordingly. The example can be seen in the colonies like Raj Nagar, Rajendra Nagar, Indira Puram, Vaishali, all at Ghaziabad where number of dwelling units were permitted on individual plots and the built environment effected adversely due to over burden of infrastructure. This is not only Ghaziabad but this is entire state where the cities environment is deteriorating day by day very fast due to the same reason. In such circumstances the schemes like JNURM will also not bring desired results. Hence in our opinion such provisions should not be made in revised bye-laws.

Item no. (III) is not clear what you mean for which we requested you to clarify vide our letter dated 13.8.2008 but not clarified till the last moment hence no comment can be made.

Item no. (IV) 3 says that the design of infrastructural facilities like drainage, water supply and sewerage will be provided on the basis of density and the authorities will ensure the same provisions as per the norms laid down in NBC of India. But NBC of India do not prescribe such

norms of layout /colony/city planning as it is only for the buildings and prescribes the norms for buildings only. However the road width has been prescribed but it is not for the city or zonal plans or larger areas like townships etc. Hence the norms of infrastructural facilities should also be laid down simultaneously other wise this exercise has no meaning and will create confusions in the cities.

REVISION OF GROUND COVERAGE AND F.A.R.:

Item no. 5 says that by making the F.A.R. saleable, resources may be generated for the development of infrastructural facilities. Our association opposes the sale purchase of laws. The spirit of law should not be money generation but should be made with the spirit to create a healthy and sustainable environment. Conceptually more FAR is being proposed to keep the land /property prices within reach of a common man by allowing more covered area on the same land. Then concept of charges @ 15% of circle rate is quite illogical considering the previous logic. This 15% will also result ultimately an increased cost of the property/houses for a common man. Total cost of a property is the sum of land cost plus development cost. Here we are reducing the land cost factor by increasing the FA R and recovering the same land cost by increasing 15% development cost. It's a kind of illusion.

CONDITIONS FOR PURCHASE OF F.A.R.:

We suggest abolishing the system of sale purchase of FAR especially in old built up and already developed areas as the infrastructural facilities in these areas are already over burden and no further load can be imposed. One can not increase the road width, the diameter of entire water supply and sanitary lines and similarly one can not install new power sub-stations for increased electricity load due to non availability of land/space in built up areas. The area does not have sufficient open spaces and other facilities like Nursery schools/Primary schools/Higher Secondary schools and health facilities etc. There is no space for parking of vehicles even at present. Hence there is no need of formation of any committee for the evaluation of capacity of available infrastructural facilities in any area as this is a subject matter of study and design of infrastructural part of the master plan/zonal plan areas as a whole and not of a small area or colony. The network of services of the entire city is inter related and can not be evaluated in isolation.

Besides all this, there is another problem of left over old built up areas which have not been shown in the master plans as built up areas. While these are the densely populated very old areas having narrow gali type road net work. In such areas building bye-laws are applicable same as for new areas. If the revised coverage and FAR in such areas will be implemented, it will create more problems and will convert in urban slum.

The master plan of a city is a city development plan which have already designed and approved for many cities of U.P. recently. Basic design data for these master plans is based on the present physical, socio-economic surveys. Based on these basic data the calculation of total land requirement for different uses and population of the city has already been fixed. On the basis of this population and land area, and its pattern of distribution over the entire development area, has fixed the requirement and distribution of infrastructural facilities all over the city. Any change in the master plan will change the overall character of the city. The infrastructural facilities can be broadly divided into two groups: firstly roads, water supply, sewage system, electricity distribution, solid waste etc., secondly: amenities like schools/colleges, hospitals, police stations, fire stations, open spaces, commercial spaces etc. Hence in our opinion the change in density particularly will change the population of the city and the provisions of previously described infrastructure which will be the gross violation of the master plan.

Thanking you
Yours Sincerely

President.