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UPAA/PS/NBB/2024-25/L-245

Date: 31.05.25

To
The Principal Secretary,
Department of Housing and Urban Planning,
Government of Uttar Pradesh,
Lucknow.

Subject: Representation Regarding the Implementation of the New Building Bye-Laws 2025 – Request for Clarification and Extension of Applicability to Previously Approved Layouts

Respected Sir/Madam,

We extend our sincere appreciation to the Government of Uttar Pradesh for the introduction of the **Building Construction and Development Bye-Laws, 2025**. These forward-thinking regulations represent a major step toward ensuring transparency, promoting efficiency in the construction approval process, and curbing malpractices. We are confident that the implementation of these bye-laws will significantly eliminate corruption and enhance government revenues, thereby aligning with the vision of the Hon'ble Chief Minister of State Government of Uttar Pradesh and Hon'ble Prime Minister and the Central Government for transparent and accountable governance.

However, we would like to draw the attention of the authorities to certain practical issues arising in the context of approved residential layouts across the state.

In Uttar Pradesh, there are three primary types of residential colonies:

1. Colonies developed by the respective **Development Authorities**;
2. Colonies developed by the **U.P. Awaz Vikas Parishad**; and
3. Colonies developed by **private developers**, duly approved by the Development Authorities.

Primarily, such layouts have been sanctioned based on provisions of previously applicable building bye-laws, which included demarcated setback lines within the layout plans, determined in accordance with the prevalent norms at the time of approval.

The newly introduced Building Bye-Laws 2025 have rightly revised and rationalized various parameters such as **setbacks, Floor Area Ratio (FAR), and ground coverage**, thereby offering greater flexibility and better land utilization. However, we

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observe that the benefits of the revised FAR and ground coverage norms are not currently being extended to those colonies whose layout plans were approved under earlier bye-laws and where setbacks have already been demarcated.

This omission is resulting in a significant disparity between new and previously approved layouts, depriving the latter of the progressive benefits of the new bye-laws. This not only affects development potential but also causes confusion and dissatisfaction among stakeholders.

In light of the above, we earnestly request the Government of Uttar Pradesh to kindly issue a clarification or notification to the effect that the revised setback provisions, FAR, and ground coverage norms under the Building Bye-Laws 2025 shall also be applicable to colonies whose layout plans were approved under previous bye-laws. This will ensure uniformity, equitable development rights, and optimal utilization of land across all categories of colonies.

It is our considered suggestion that **the new building bye-laws should prevail over the earlier layout-specific setback provisions**, thereby empowering all colonies—whether public or private—to benefit from the updated development parameters.

We remain committed to working with the government to realize a transparent, efficient, and inclusive planning ecosystem in the state.

With kind regards,

Yours sincerely,

For U.P. ARCHITECTS ASSOCIATION

Ar. Ankit Agarwal
President
(UPAA)