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Ref No: UPAA/AB/2025/L-269

Monday, 29 September 2025

To

The Director
Awasthi Bandhu
Janpath Market, Hazratganj
Lucknow, Uttar Pradesh – 226001

Subject: Retrospective Application of Revised Setback Norms in Approved Layouts

Respected Sir,

This is to submit for your kind consideration the issue of applicability of the revised setback norms notified under the *Model Building Construction and Development Byelaws and Zoning Regulations, Uttar Pradesh, 2025*.

The layouts sanctioned prior to the notification of the 2025 Byelaws continue to be governed by the provisions of the *Meerut Vikas Pradhikaran Bhawan Nirman Avam Vikas Upvidhi, 2008* (last amended in 2023), particularly Section 3.4.1. In contrast, new sanctions are being regulated as per Section 3.2.4 of the 2025 Byelaws. This dual applicability has resulted in non-uniformity within the same urban area and has created practical inequities among plot owners.

The purpose of rationalizing setback norms in 2025 was to promote uniformity, optimize land utilization, and facilitate citizen-friendly planning. The continued application of divergent standards defeats this intent. Requiring fresh approvals for earlier layouts to avail revised norms would further impose procedural delays and administrative burden.

It is therefore respectfully submitted that the Authority may kindly examine the feasibility of extending the revised setback provisions retrospectively to all approved layouts, without insisting on re-approval, by way of a clarificatory notification or suitable amendment. This will:

- Ensure parity of treatment among plot holders;
- Eliminate inconsistency in enforcement; and
- Align existing developments with the updated planning framework of the State.

The matter is placed for your kind consideration and appropriate orders, in larger public interest.

Yours faithfully, ASSOCIATION

A. Garg
29/sep/25
(Ar. Akshat Garg) Gen. Secretary

General Secretary
U.P. Architects Association

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