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To

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

**Subject: Inclusion of Specific Setback Provisions for Office Buildings in the Draft Model Building Bye-laws, 2025**

Respected Sir,

I respectfully submit for your kind consideration that the **Model Building Construction and Development Bye-laws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025** presently do not contain a distinct or explicit provision regarding **setback requirements for office buildings**.

In earlier iterations of the Building Bye-laws issued by the State Government, the category of *office/commercial office buildings* was separately defined, along with corresponding setback standards. These provisions ensured regulatory clarity for architects, applicants, and competent authorities during the scrutiny and sanction of building plans.

However, in the current draft, while the setback norms for *residential, commercial, and institutional* land uses have been appropriately detailed, the category of *office buildings* appears to have been omitted or subsumed ambiguously under commercial use. This creates a regulatory gap which may lead to:

1. **Ambiguity during plan examination,**
2. **Inconsistent interpretation across Development Authorities, and**
3. **Potential delays or disputes in the plan approval process.**

In light of the above, it is **most humbly requested** that the Department may kindly **review and incorporate a distinct category for office buildings** along with **clear and specific setback norms** in the Model Building Bye-laws, 2025.

Such inclusion will uphold the principles of **uniformity, predictability, transparency, and procedural efficiency** in the application of the bye-laws across the State.

I shall be grateful for your kind consideration of the above request.

For U.P. ARCHITECTS ASSOCIATION

Thanks & Regards

Ar. Akshat Garg *Gen. Secretary*

General Secretary

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