



U.P. ARCHITECTS ASSOCIATION[®]

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UPAA/PS/2026/L-304
Date -29.01.2026

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

Subject: Submission of real-life examples in continuation of earlier representation – Clarification regarding applicability of subdivision charges

Reference:

Our earlier representation Letter No. **UPAA/2025/L-299** dated **07.01.2026**

Respected Sir,

With reference to our earlier representation cited above and further in continuation of the discussion held with your good self, wherein it was kindly advised that the issues be supported with live, ongoing files to reflect the actual difficulties being faced at the ground level, we respectfully submit herewith ongoing reference files relating to levy of subdivision charges, supported by real-life examples.

This submission is being made to demonstrate that the issue is not theoretical in nature, but is directly affecting live files under process, resulting in substantial financial burden and uncertainty for property owners, professionals, and Development Authorities alike.

Example 1—: Levy of Subdivision Charges in Areas Not Forming Part of Approved Layouts

Firm Name: RS Estate

For U.P. ARCHITECTS ASSOCIATION

PRESIDENT

Partners:

SK Holdings
Ms. Renu Singh
Mr. Sanjay Kumar Bishnoi
Ms. Neeru Bishnoi

File No.: MDA/BP/25-26/0697

Challan No.: CH/MDA/BP/25-26/10409(Annexure-A)

Property Details:

Plot no. Present Nagar Nigam No. 18 & 19
Khasra No. 4295
Formerly known as Satya Nagar,
Nauchandi, Garh Road,
Opposite Sohrab Gate Bus Stand,
Meerut, Uttar Pradesh

In the above-mentioned case, **subdivision charges have been imposed at the rate of ₹2,000 per sq. meter**, despite the fact that the subject land **does not form part of any approved or Development Authority–developed layout**.

It is respectfully submitted that **Clause 3.1.1.4 of the Model Building Construction & Development Bye-laws, 2025** contemplates applicability of subdivision provisions **within layouts approved or developed by the Development Authority**, where planning controls, circulation, and infrastructure are already sanctioned.

However, in the present case, the land is situated in an area **outside any sanctioned or Authority-developed layout**, and yet subdivision charges have been levied, resulting in a **disproportionate financial burden** on the applicant.

Example 2:

Client Name: Mr. Shubham Maheshwari

File No.: MDA/BP/24-25/0938

Challan No.: CH/MDA/BP/25-26/9222(Annexure-B)

Property Address:

Plot No. G-1/47, Present No. 191,
Jawahar Quarter, Civil Lines, Boundary Road,
Meerut, Uttar Pradesh

It is respectfully submitted that in the above-mentioned case, subdivision-related levies have also been imposed in addition to other charges, despite the subject property not forming part of any approved or Development Authority–developed layout.

The imposition of subdivision charges further highlights the absence of a uniform and consistent interpretation of the applicable provisions.

For U.P. ARCHITECTS ASSOCIATION
PRESIDENT

This case, when read in conjunction with **Example 1 (RS Estate)**, clearly demonstrates that subdivision charges are being levied across different categories of properties without distinction between approved layouts and non-layout areas.

For ready reference and comparative understanding, a **challan list of both cases is enclosed as Annexure-A and Annexure-B** respectively.

Practical Difficulty

Due to the present interpretation being adopted at the field level:

- Subdivision charges are being levied even in areas not envisaged under the layout-based framework of the Bye-laws.
- The cumulative financial burden becomes disproportionate to the actual planning benefit derived.
- Genuine property owners and developers become hesitant to pursue lawful and planned development.
- Professionals face serious challenges in justifying such levies to clients, leading to delays and loss of confidence in the regulatory process.

Humble Request

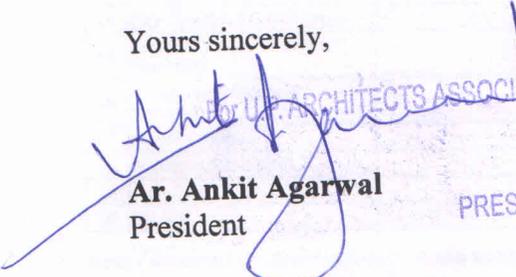
In view of the above, and as discussed with your good self, we humbly request that a State-level clarification may kindly be issued to confirm that subdivision charges under Clause 3.1.1.4 are applicable only in layouts approved or developed by the Development Authority, and not in areas outside such sanctioned layouts.

Such clarification would greatly assist Development Authorities, architects, and stakeholders in ensuring uniform, transparent, and intent-based implementation of the Model Building Bye-laws, 2025.

We shall be grateful for your kind consideration and guidance.

Thanking you,

Yours sincerely,


Ar. Ankit Agarwal
President

ARCHITECTS ASSOCIATION
PRESIDENT

Enclosure:

- (i) Challan of Example-1(Annexure-A)
- (ii) Challan of Example-2(Annexure-B)



Meerut Development Authority
Demand Note (Challan/ Invoice)

Challan No. : CH/MDA/BP/25-26/10409 **Issue Date :** 19 Jan 2026
Plot/Khasra Number : PRESENT NO-18 and 19, KHASRA NO-4295
File Number : MDA/BP/25-26/0697 **Application Type :** New
Plot Area (in Sq. Mt.) : 827.76 **Plot Sub Use :** Commercial Building
Scheme Name : NA
Owner Name : RS ESTATES, SK HOLDINGS INFRA TECH PRIVATE LIMITED, RENU SINGHAL, SANJAY KUMAR BISHNOI, NEERU BISHNOI

Owner Communication Address : 174/3, Begumbagh, College Road, Meerut, MEERUT, Uttar Pradesh, 250001

Sr. No.	Particulars	Remarks	Area (m ²)/ Estimated Cost	Rate	Total Fees	Previously Paid Amount	Balance
1	Site Inspection Fees		1934.8	20.00	38,696.00	00.00	38,696.00
2	Stacking Charges		0	46.00	89,001.00	00.00	89,001.00
3	Strengthening Charges		0	00.00	00.00	00.00	00.00
4	External Development Charges		735.82	1,510.00	11,11,088.00	00.00	11,11,088.00
5	Water Charges		0	00.00	00.00	00.00	00.00
6	Development Charges		0	00.00	00.00	00.00	00.00
7	Building Construction Permission fees		1934.8	00.00	00.00	00.00	00.00
8	Other Charges		0	00.00	00.00	00.00	00.00
9	Shelter fees		0	00.00	00.00	00.00	00.00
10	Purchasable FAR		0	00.00	00.00	00.00	00.00
11	Compounding Charges		0	00.00	00.00	00.00	00.00
12	Impact Fees		0	00.00	00.00	00.00	00.00
13	Sub-division Charges		735.82	2,000.00	14,71,640.00	00.00	14,71,640.00
14	City Development Charges		0	00.00	00.00	00.00	00.00
15	License Fee for Integrated Township		0	00.00	00.00	00.00	00.00
16	Village Development Charges		0	00.00	00.00	00.00	00.00
17	Sewer Charges		0	00.00	00.00	00.00	00.00
18	Maintenance Charges		0	00.00	00.00	00.00	00.00
19	Mela Shulk		0	00.00	00.00	00.00	00.00
20	Others		0	00.00	00.00	00.00	00.00

Note : Amount calculated is based on the formula followed by authority.

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For U.P. ARCHITECTS ASSOCIATION

 PRESIDENT

21	Good Service Tax(GST)		0	00.00	00.00	00.00	00.00
22	Development Permission Fees		0	00.00	00.00	00.00	00.00
23	Betterment Charges		0	00.00	00.00	00.00	00.00
24	Bandha Charges		0	00.00	00.00	00.00	00.00
25	Special Amenities Charges		0	00.00	00.00	00.00	00.00
26	Security Deposit Charges for Tree Plantation		0	00.00	00.00	00.00	00.00
27	Security Deposit charges for Rain Water Harvesting		0	00.00	00.00	00.00	00.00
28	Security Deposit charges for Solar Energy		0	00.00	00.00	00.00	00.00
29	Amalgamation charges		0	00.00	00.00	00.00	00.00
Total Amount Paid							27,10,425.00

Amount In Words: Rupees Twenty Seven Lacs Ten Thousand Four Hundred Twenty Five Only

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Meerut Development Authority

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For U.P. ARCHITECTS ASSOCIATION

 PRESIDENT



Meerut Development Authority
Demand Note (Challan/ Invoice)

Challan No. : CH/MDA/BP/25-26/9222 **Issue Date :** 18 Dec 2025
Plot/Khasra Number : PLOT NO:-G-1/47, PROPERTY NO.-191
File Number : MDA/BP/24-25/0938 **Application Type :** New
Plot Area (in Sq. Mt.) : 696.76 **Plot Sub Use :** ResiComm Building
Scheme Name : NA
Owner Name : SHUBHAM MAHESHWARI

Owner Communication Address : D-12, SHIV LOK, WESTERN KUTCHERY ROAD, MEERUT, MEERUT, Uttar Pradesh, 250001

Sr. No.	Particulars	Remarks	Area (m2)/ Estimated Cost	Rate	Total Fees	Previously Paid Amount	Balance
1	Site Inspection Fees		1400.54	20.00	28,011.00	00.00	28,011.00
2	Stacking Charges		0	46.00	64,425.00	00.00	64,425.00
3	Strengthening Charges		0	00.00	00.00	00.00	00.00
4	External Development Charges		620.86	1,317.00	8,17,673.00	00.00	8,17,673.00
5	Water Charges		0	00.00	00.00	00.00	00.00
6	Development Charges		0	00.00	00.00	00.00	00.00
7	Building Construction Permission fees		1400.54	00.00	00.00	00.00	00.00
8	Other Charges		0	00.00	00.00	00.00	00.00
9	Shelter fees		0	00.00	00.00	00.00	00.00
10	Purchasable FAR		0	00.00	00.00	00.00	00.00
11	Compounding Charges		0	00.00	00.00	00.00	00.00
12	Impact Fees		0	25,000.00	1,55,21,500.00	00.00	1,55,21,500.00
13	Sub-division Charges		620.86	2,000.00	12,41,720.00	00.00	12,41,720.00
14	City Development Charges		0	00.00	00.00	00.00	00.00
15	License Fee for Integrated Township		0	00.00	00.00	00.00	00.00
16	Village Development Charges		0	00.00	00.00	00.00	00.00
17	Sewer Charges		0	00.00	00.00	00.00	00.00
18	Maintenance Charges		0	00.00	00.00	00.00	00.00
19	Mela Shulk		0	00.00	00.00	00.00	00.00

Note : Amount calculated is based on the formula followed by authority.

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For U.P. ARCHITECTS ASSOCIATION

 PRESIDENT

20	Others		0	00.00	00.00	00.00	00.00	
21	Good Service Tax(GST)		0	00.00	00.00	00.00	00.00	
22	Development Permission Fees		0	00.00	00.00	00.00	00.00	
23	Betterment Charges		0	00.00	00.00	00.00	00.00	
24	Bandha Charges		0	00.00	00.00	00.00	00.00	
25	Special Amenities Charges		0	00.00	00.00	00.00	00.00	
26	Security Deposit Charges for Tree Plantation		0	00.00	00.00	00.00	00.00	
27	Security Deposit charges for Rain Water Harvesting		0	00.00	00.00	00.00	00.00	
28	Security Deposit charges for Solar Energy		0	00.00	00.00	00.00	00.00	
29	Amalgamation charges		0	00.00	00.00	00.00	00.00	
Total Amount Paid							1,76,73,329.00	

Amount In Words: Rupees One Crore Seventy Six Lacs Seventy Three Thousand Three Hundred Twenty Nine Only

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Meerut Development Authority

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