



U.P. ARCHITECTS ASSOCIATION[®]

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UPAA/PS/2026/L-305

Date-11.03.2026

To,
Principal Secretary,
Department of Housing and Urban Development,
Lucknow(U.P)

Subject-Submission of Ongoing File Number highlighting various interpretation of Clause 3.2.4.3 of Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 – as discussed.

Respected Sir,

This is in reference to our earlier representation vide **Letter No. UPAA/2025/L-299** dated **07.01.2026** and the discussion held with your good self, wherein it was advised to submit live cases illustrating the practical issues arising from interpretation of the Uttar Pradesh Bye-laws, 2025.

Accordingly, we are placing on record an ongoing file highlighting various interpretation of Clause 3.2.4.3, which is leading to inconsistent application across Development Authorities.

We wish to specifically draw your kind attention to the provisions of **Clause 3.2.4.1**, wherein:

- For Residential Buildings, height up to **15.0 m** is permitted with stilt parking up to 300 sq m plot area, and
- On plots of 300 sq m and above, a height up to **17.5 m** is clearly permitted, considering **2.5 m stilt height**.

However, a similar and explicit clarification is not provided under **Clause 3.2.4.3**, which deals with **Commercial Buildings / Hotels / Shops / Commercial Units / Mixed-Use Buildings**.

For U.P. ARCHITECTS ASSOCIATION
PRESIDENT

The said clause permits buildings up to **15.0 m height**, but does not clearly specify whether:

- the **2.5 m stilt height** is to be included within the 15.0 m, or
- whether a total height of **17.5 m (15.0 m + 2.5 m stilt)** is permissible, as is clearly defined for residential buildings.

Due to the absence of such clarification, different Development Authorities across the State are interpreting the provision differently, resulting in:

- lack of uniformity,
- repeated objections and shortfall intimations, and
- unnecessary hardship to applicants despite compliance in spirit.

Example (Ongoing File Case for Reference)

To demonstrate the above issue as discussed with your good self, we are placing on record an ongoing file:

- **Client Name:** Shri Parveen Mittal
- **File No.:** MDA/BP/24-25/1268
- **Authority:** Meerut Development Authority

In the above case, the applicant has proposed a building strictly in line with the understanding that **stilt height of 2.5 m is treated similarly to residential buildings**. However, due to varying interpretation of **Clause 3.2.4.3**, objections have been raised by the Authority, leading to avoidable delays.

As discussed with your good self, we are enclosing a **copy of the Shortfall Intimation Letter** issued in this matter as **Annexure**, purely for your kind reference to highlight the practical difficulty being faced at the implementation level.

We respectfully submit that this issue also emanates from the 5th point of our earlier representation, for which we are submitting separate, issue-wise letters with live examples, as advised, to facilitate focused consideration and decision-making.

We humbly request your kind intervention to issue a clear and uniform clarification under **Clause 3.2.4.3**, on the lines of **Clause 3.2.4.1**, so that:

- consistent interpretation is ensured across all Development Authorities, and
- avoidable disputes and delays in approval processes are minimized.

We shall be grateful for your kind consideration and guidance in this regard.

U.P. ARCHITECTS ASSOCIATION
PRESIDENT

Thanking you,

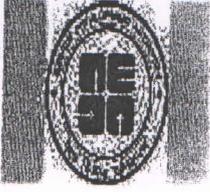
Yours sincerely,

For U.P. ARCHITECTS ASSOCIATION
Ankit Agarwal
Ar. Ankit Agarwal
President

Encl.:

Annexure – Copy of Shortfall Intimation Letter (File No. MDA/BP/24-25/1268)

Annexure



MEERUT DEVELOPMENT AUTHORITY

Uttar Pradesh

SHORTFALL INTIMATION LETTER

File No. : MDA/BP/24-25/1268

Dated. : 31 Dec 2025

To,
PARVEEN MITTAL
Uttar Pradesh MEERUT 247, CIRCULAR ROAD, MEERUT CANT. MEERUT

Sub: Shortfall in **Building Permission - Normal, Commercial, Commercial** building on land bearing Survey No./ Gut No./ Gata No./ Plot No. **KHASRA NO. 1962** situated at Village-NA, Tehsil - Meerut, City/ District - Meerut.

Ref: Application **MDA/BP/24-25/1268** received by this office on **19 Dec 2025**.

Sir,
This has reference to your application cited above regarding subject matter. In this regard, it is to inform you that the **Building Permission - Normal**, proposal submitted by you is examined and hereby refused under The following reasons:

Shortfall raised on Site Visit :

[!SiteVisitShortfall]

Officer Remarks :

Site Visit Shortfall:Site Visit Shortfall ok

Document Shortfall:Documents Shortfall Drawing: 1) Receipt of Paid FAR not uploaded. 2) Proposed Ground coverage is not correct. 3) Plot Area doesnot match with Sale deed 4) Set Back is not as per norms therefore technical examination cannot be done.

For U.P. ARCHITECTS ASSOCIATION

PRESIDENT