



U.P. ARCHITECTS ASSOCIATION[®]

Regd. under the Societies Registration (Uttar Pradesh Amendment) Act, 1975 since 1987.

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UPAA/D/2026/L-309

Date: 05.03.2026

To,
The Director,
Awasthi Bandhu
Janpath Market,
Government of Uttar Pradesh,
Lucknow(U.P).

Subject: Clarification regarding applicability of Subdivision Charges under Model Building Construction and Development Bye-laws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025

Respected Sir,

We respectfully submit that a significant issue has arisen at the field level concerning the levy of subdivision charges under the U.P Building Bye-laws, 2025.

It is being observed that subdivision charges are being imposed in cases where the subject land does not form part of any approved layout or Development Authority-developed scheme. This interpretation is resulting in substantial financial burden upon property owners and stakeholders, even in areas where no sanctioned layout framework exists.

As per Clause 3.1.1.4 of the Model Building Construction & Development Bye-laws, 2025, subdivision provisions are intended to operate within the context of layouts approved or developed by the Development Authority, where planning controls, circulation systems, and infrastructure are pre-sanctioned. However, in practice, subdivision charges are being levied even in non-layout areas, which appears to be beyond the intended scope of the provision.

Due to the present interpretation being adopted:

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- Subdivision charges are being imposed irrespective of whether the land forms part of an approved layout.
- The cumulative financial burden becomes disproportionate to the planning benefit derived.
- Genuine property owners and professionals face uncertainty and procedural delays.
- There is inconsistency in implementation across different cases and authorities.

The matter requires urgent clarification to ensure uniformity, transparency, and intent-based implementation of the Bye-laws across the State.

In view of the above, we humbly request that a clarification may kindly be issued confirming 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.

It is further submitted that the same letter has also been sent to the Principal Secretary, Housing & Urban Planning Department, Government of Uttar Pradesh, for kind consideration.

We shall be grateful for your early intervention and appropriate directions in the matter.

Thanking you.

Yours sincerely,

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