



U.P. ARCHITECTS ASSOCIATION[®]

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UPAA/D/2026/L-310
Date-05.03.2026

To,
Director,
Awasthi Bandhu,
Janpath Market,
Government of Uttar Pradesh,
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.

Respected Sir,

This is to submit that the present representation has already been submitted to the Department of Housing and Urban Development vide Letter No. UPAA/PS/2026/L-305 dated 11.02.2026 for kind consideration at the Government level.

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, 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.

We are enclosing a copy of the Shortfall Intimation Letter issued in this matter as **Annexure**, purely for kind reference to highlight the practical difficulty being faced at the implementation level.

We humbly request that appropriate clarification under **Clause 3.2.4.3** may kindly be issued at the competent level, and necessary guidance may be communicated to all Development Authorities 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 in this regard.


Thanking you,

Add:Plot No.135-137/1,Lower Ground Floor,Mangal Pandey Nagar,CCS University Road,Meerut(U.P)-

250004

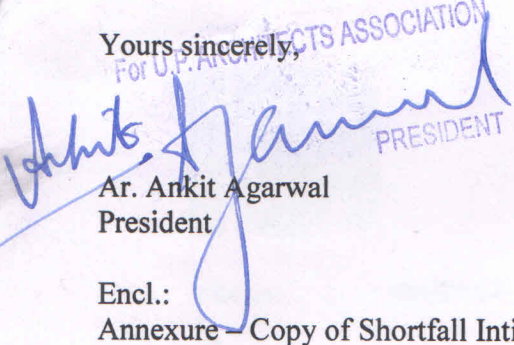
Mob.No-7302210996

For U.P. ARCHITECTS ASSOCIATION


PRESIDENT

Yours sincerely,

FOR U.P. ARCHITECTS ASSOCIATION



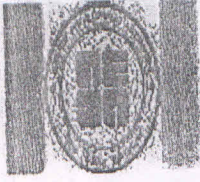
PRESIDENT

Ar. Ankit Agarwal
President

Encl.:

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

Amexuel



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 :

[ISiteVisitShortfall]

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 doesnt match with Sale deed 4) Set Back is not as per norms therefore technical examination cannot be done.

For U.P. ARCHITECTS ASSOCIATION

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PRESIDENT

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