



U.P. ARCHITECTS ASSOCIATION[®]

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

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UPAA/D/2026/L-313

Date: 22nd April, 2026

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

Subject: Gentle reminder regarding clarification on 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,

With due respect, we wish to submit this in continuation of our earlier letter on the above-mentioned subject (Reference No. UPAA/D/2026/L-309 dated 05.03.2026), a copy of which is enclosed herewith for your kind reference.

We respectfully reiterate that a significant issue persists 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 even in cases where the subject land does not form part of any approved layout or Development Authority-developed scheme. This interpretation is resulting in a substantial financial burden upon property owners and stakeholders, even in areas where no sanctioned layout exists.

As per Clause 3.1.1.4 of the Model Building Construction and Development Bye-laws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025, the provisions related to subdivision are intended to operate within the framework of layouts approved or developed by the

For U.P. ARCHITECTS ASSOCIATION

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Development Authority, where planning controls, circulation systems, and infrastructure provisions are pre-defined and sanctioned.

Further, Clause 3.1.1.4.1 (v) provides that:

"The prescribed development fee and sub-division charges at the rate of one percent of the cost of undivided original plot shall be applicable for sub-division of plots."

While the above provision prescribes the rate of subdivision charges, it does not explicitly clarify whether such charges are applicable in cases where the land is not part of any approved layout or lies in unapproved/non-layout areas within the Master Plan.

However, in practice, subdivision charges are being levied even in such unapproved or non-layout areas, which appears to extend the applicability of the provision beyond its intended planning context.

Due to the present interpretation being adopted:

- Subdivision charges are being imposed irrespective of whether the land forms part of an approved layout.
- The financial burden imposed becomes disproportionate in absence of corresponding planning benefits or infrastructure provisions.
- Property owners and professionals are facing uncertainty and procedural delays.
- There is lack of uniformity in implementation across different authorities.

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

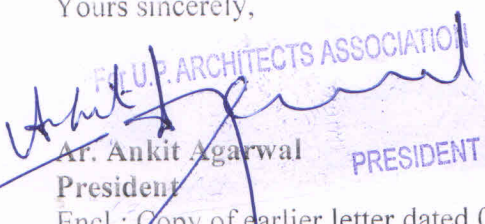
It is further submitted that, in order to seek clarity at the highest administrative level, a representation on the same issue has also been submitted to the Principal Secretary, Housing and Urban Development Department, Government of Uttar Pradesh with Reference No-UPAA/PS/2026/L-304 dated 29.01.2026.

In view of the above, it is humbly requested that a clear clarification may kindly be issued specifically addressing whether subdivision charges under Clause 3.1.1.4.1 (v) are applicable in cases where the land is part of an unapproved layout, or whether such charges are applicable only to approved layouts.

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

Thanking you.

Yours sincerely,


Ar. Ankit Agarwal
President
Encl.: Copy of earlier letter dated 05.03.2026

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UPAA/D/2026/L-309

Date: 05.03.2026

To,
The Director,
Awas 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,

Ar. Ankit Agarwal
President

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For U.P. ARCHITECTS ASSOCIATION
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