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UPAA/CM/2026/L-313

Date: 30th April, 2026

To,

The Hon'ble Chief Minister,

Government of Uttar Pradesh,

Lok Bhawan

Lucknow (U.P.)

– 226001

Subject: Representation Regarding Inconsistency Between Zila Panchayat Building Regulations and Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025— Request for Appointment of Architects & Town Planners at Zila Panchayat Level, Transfer of Map Approval Authority to Development Authorities, and Adoption of a Unified Regulatory Framework.

Respected Sir,

We, respectfully submit this representation before your esteemed office to draw attention to concerns arising from the inconsistency between building regulations enforced at the Zila Panchayat level and the Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025 (hereinafter referred to as “UP Building Byelaws, 2025”) and to request appropriate corrective measures in the interest of uniform, transparent, and professionally sound building plan regulation across the State.

1. BACKGROUND

Practising architects across the State have observed that building map/plan approval processes at the Zila Panchayat level are governed their own regulations or practices which are inconsistent with the UP Building Byelaws, 2025. This creates the following challenges:

- Zila Panchayat regulations, in several instances, conflict with or deviate from the provisions of UP Building Byelaws, 2025 — leading to varying standards for setbacks, FAR, height restrictions, land-use, and structural requirements across different jurisdictions within the same State.

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- Applicants and professionals face confusion and uncertainty when projects are compared across Zila Panchayat and Development Authority areas, as the regulatory standards differ.
- The absence of a unified, State-wide regulatory framework results in inconsistent treatment of similar proposals and hampers the goal of orderly and safe development.
- Since the UP Building Byelaws, 2025 have been drafted with comprehensive technical input from qualified professionals and represent the current State standard, any deviation at the local body level undermines the intent and purpose of that framework.

2. ABSENCE OF QUALIFIED TECHNICAL PROFESSIONALS AT ZILA PANCHAYAT LEVEL

A significant structural gap in the present system is the absence of qualified Architects and Town Planners in the establishment of most Zila Panchayats. This has the following implications:

- Building plan scrutiny is currently carried out by civil engineers, administrative officials and diploma holders who may not possess the specialised expertise in architectural review, land-use regulation, urban design principles, or zoning compliance required for a holistic evaluation.
- In the absence of Architects and Town Planners, critical aspects such as land-use compatibility, planning standards, circulation systems, environmental considerations, and urban design principles may not receive adequate professional scrutiny.
- The appointment of qualified Architects and Town Planners would ensure that building plans are evaluated against codified standards in a consistent, transparent, and professionally accountable manner reducing the likelihood of unsafe constructions, non-compliant approvals, and avoidable disputes.
- Such appointments would also facilitate better implementation and interpretation of the UP Building Byelaws, 2025 at the ground level, bridging the gap between State policy and local administration.

3. SPECIFIC REQUESTS

In light of the above, we most respectfully requests that your office may consider directing the following measures:

3.1 Appointment of Qualified Architects and Town Planners at Zila Panchayat Level

It is urged that the State Government direct all Zila Panchayats to appoint at least one qualified Architect and one Town Planner on permanent basis. Such officers should be responsible for:

- Technical scrutiny of building plans against applicable bye-laws and planning standards.
- Issuance of reasoned sanction or rejection orders citing specific provisions.
- Guiding applicants on compliance and facilitating orderly development.
- Maintaining a transparent record of approvals, rejections, and appeals.

3.2 Transfer of Building Map Approval Authority to Respective Development Authorities

As a structurally superior long-term solution, we recommend that the authority to approve building maps/plans in Zila Panchayat areas be transferred to the respective Development Authorities, which already possess qualified technical staff, an established approval process governed by the UP Building Byelaws, 2025, institutional infrastructure for record-keeping and enforcement, and the professional experience required for large-scale plan scrutiny. This would ensure uniformity, accountability, and higher technical standards in building plan approvals across peri-urban and rural growth areas.

3.3 Mandatory Adoption of UP Building Byelaws, 2025 by Zila Panchayats

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In areas where Zila Panchayats continue to exercise map approval authority, it is requested that all such bodies be directed to formally adopt the UP Building Byelaws, 2025 as their governing regulatory framework, in place of any locally applicable regulations that are inconsistent therewith. This would ensure:

- A single, State-wide regulatory standard applicable to all categories of local bodies.
- Elimination of conflicting or outdated local regulations.
- Consistent treatment of applicants irrespective of the local body having jurisdiction.

3.4 Harmonisation and Elimination of Conflicting Regulatory Provisions

We, further request that a comprehensive review be undertaken to identify and resolve all instances where Zila Panchayat regulations conflict with or contradict the UP Building Byelaws, 2025, Development Authority norms, or Master Plan provisions. It is suggested that suitable amendments or notifications be issued under the **UP Panchayati Raj Act, 1947** to establish a clear, harmonised, and conflict-free legal framework for building plan approvals across all tiers of local governance.

4. PRAYER

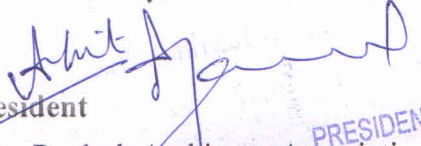
UPAA most humbly prays that your good office may be pleased to:

1. Direct all Zila Panchayats to adopt the UP Building Byelaws, 2025 as the uniform regulatory framework for building plan approval, superseding any inconsistent local regulations.
2. Issue directions for the appointment of qualified Architects and Town Planners at the Zila Panchayat level in each district on priority.
3. Consider the transfer of building plan approval authority in Zila Panchayat areas to the respective Development Authorities.
4. Constitute a review mechanism to identify and harmonise conflicting provisions across applicable laws, regulations, and local bye-laws, and issue appropriate notifications to give effect to a unified framework.

We are confident that your esteemed office will take cognisance of this matter and initiate appropriate remedial measures. UPAA remains committed to supporting the State Government in achieving orderly, safe, and sustainable development across Uttar Pradesh.

Thanking you.

Yours faithfully,


President
Uttar Pradesh Architects Association (UPAA)

Copy to:

The Principal Secretary, Housing and Urban Planning Department, Government of Uttar Pradesh

For U.P. ARCHITECTS ASSOCIATION
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