

Uttar Pradesh State Industrial Development Authority (UPSIDA)					
Building Regulations 2018 (Existing)					
Premise Use	Land Use	Premise Name	Ground Coverage (%)	FAR	Height (m)
4	Commercial	Vending/Pay booth/Kiosks	20%	0.50	3.65
6	Commercial	Convenient Shopping Centre	60%	1.20	7.50
7	Commercial	Hawkers Area/Grocery Market/Haat	Incidental and Supportive Use		
8	Commercial	Commercials/Professional Offices	30%	1.50	No Limit
9	Commercial	Booking Office (Rail, Road & Air Transport)	60%	1.20	7.50
10	Commercial	Banks/Post Offices	60%	1.20	7.50
11	Commercial	Restaurants	60%	1.20	7.50
12	Commercial	Recreational Club	60%	1.20	7.50
16A	Commercial	Mobile Tower	Plot Size and building requirements as per Supply/Distribution		
18	Commercial	Guest House	40%	1.50	7.50
19	Commercial	Barat Ghar/Banquet Hall	25%	1.50	15.0
23	Commercial	Sector Shopping Complex	40%	2.00	24.0
24	Commercial	Offices Institution	30%	2.50	No Limit
25	Commercial	Community Centre/Convenient Retail	30%	2.50	No Limit
26	Commercial	Cultural Centre	60%	1.20	7.50
28	Commercial	Rural Centre	30%	1.00	10.0
29	Commercial	Clinical Laboratory/Dispensary	60%	1.00	10.0
30	Commercial	Nursing Home	40%	1.20 (Other than NCR) 2.75 (NCR)	15.0
31	Commercial	Hospital	35%	1.50 (Upto 500 bed)	No Limit
35	Commercial	Petrol Pump	10% /20%	0.10 / 0.20	6.0
36	Commercial	Dharam Kanta	25%	0.25	7.50
42	Commercial	Cinema/Multiplex	30%	2.50	No Limit
43	Commercial	Wholesale Trade	25%	0.75	15.0
44	Commercial	Go down/ Warehousing/ Cold Storage/ Chilling Plant	60%	2.00	No Limit
45	Commercial	Transport Nagar	60%	2.00	No Limit
46	Commercial	Cargo/Booking Office	60%	1.20	7.50
71	Commercial	Motel/Hotel	30%	2.50	No Limit
73	Commercial	Multi Level/Public/Mechanical Parking	70%	3.00	No Limit
74	Commercial	Multiplex Cum Hotel	30%	2.50	No Limit

Setbacks for all Commercial Plots

S. No.	Plot Size (in square metre)	Front (in metre)	Rear (in metre)	Side (1) (in metre)	Side (2) (in metre)
1	Up to 150	3	1.5	0	0
2	Above 151 upto 300	3	3	0	0
3	Above 301 upto 500	4.5	3	3	0
4	Above 501 upto 2000	6	3	3	3
5	Above 2001 upto 6000	7.5	6	4.5	4.5
6	Above 6001 upto 12000	9	6	6	6
7	Above 12001 upto 20,000	12	7.5	7.5	7.5
8	Above 20,001 upto 40,000	15	9	9	9
9	Above 40,001	16	12	12	12