



Uttar Pradesh Building Construction and Development Byelaws 2025

Byelaws for Urban Development Authorities

Rc = Current rate of land

Note: The current rate of land refers to the circle rate determined by the District Magistrate, where such rate is not available, the current residential rate determined by the Authority/Awas Vikas Parishad whichever is higher.

P = Factor Coefficient for various land use categories.

Factor coefficients as per land use shall be as follows: -

Sl.	Land Use Category	Factor Coefficient (P) Purchasable FAR	Factor Coefficient (P) Premium Purchasable FAR
1	Commercial	0.50	1.0
2	Mixed Use	0.45	0.9
3	Office Buildings / Institutional	0.45	0.9
4	Hotels	0.40	0.8
5	Residential (Plotted)	0.40	-
6	Residential (Group Housing)	0.40	0.8
7	Community Facilities and Infrastructure	0.20	0.4

Example:

In a group housing scheme of plot area of 2000 sq.m. in non-built-up area with approach road of width 30m. The calculation of fees for purchasable and premium purchasable FAR shall be as follows.

Group Housing	FAR		FP	Le	Rc	P	C
<i>Area: Non-built-up Plot Area: 2000 sqm, Road Width: 30m</i>	<i>Permissible</i>	<i>Availed</i>	<i>Add. FAR x Plot Area</i>	<i>FP ÷ Base FAR</i>	<i>Current Land Rate</i>	<i>Factor Coefficient t</i>	<i>Charge = Le x Rc x P</i>
Base FAR	2.5	2.5	-	-		-	-
Purchasable FAR	2.5	2.5	5000sqm	2000sqm	35000 Rs/sqm	0.40	Rs 2,80,00,000
Premium Purchasable FAR	3.75	3.0	6000sqm	2400sqm	35000 Rs/sqm	0.80	Rs 6,72,00,000
Total Charge							Rs 9,52,00,000

9.3 Additional FAR on Green Buildings

The Authority shall strive to promote green building concepts and shall provide following incentive in the form of additional FAR, free of cost, for green rated buildings.

- GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating – 3% additional FAR on availed FAR.
- GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating – 5% additional FAR on availed FAR.

- c) GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating – 7% additional FAR on availed FAR.

Note:

- I. Additional FAR mentioned above in point a), b) and c) shall be awarded after pre-certification from the empanelled agency. This incentive FAR on Green Buildings shall be over and above the MFAR.
- II. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per the circle rates for the additional FAR for the rating not achieved.
- III. The authority shall consider certification from any agency identified/ recognised by the State/ Central Government.

!