

मद संख्या (48/13) यमुना एक्सप्रेसवे प्राधिकरण क्षेत्र हेतु अर्बन डिजाईन डायरेक्शन तैयार करने के सम्बन्ध में।

उत्तर प्रदेश औद्योगिक विकास अधिनियम 1976 की धारा -8 के अन्तर्गत प्राधिकरण को यह अधिकार प्राप्त है कि नगर के सुनियोजित विकास हेतु architectural features भवनों के संरक्षण, ऊँचाई, रैम्प, आसपास के खुले क्षेत्र रखरखाव, जन निकास तथा कुछ निरस्तारण इत्यादित बिन्दुओं के सम्बन्ध में आवश्यक डायरेक्शन बनाकर लागू कर सके। इस सम्बन्ध में वर्तमान में प्रस्तावित योजनाओं के दृष्टिगत यमुना एक्सप्रेसवे प्राधिकरण क्षेत्र के विकास हेतु रैम्प, पिन्थ, बाउन्ड्रीवाल, आरओडब्लू, भवनों में प्रवेश/निकास इत्यादि के अर्बन डिजाईन डायरेक्शन तैयार किये गये हैं जो निम्नवत है-

Yamuna Expressway Industrial Development Authority in its endeavor to develop the city in a planned manner and to give the township an improved streetscape, a controlled urban form and a balanced look; has framed Urban Design guidelines regarding built form, landscaping and street furniture as mentioned in the following sections:

(A) GENERAL

1. Ramps

Provision of ramps on plots shall be as per table and provisions mentioned below.

S.no	Land use	Ramp length
1	Industrial	3.0 m
2	Institutional	3.0 m
3	Recreational	3.0 m
4	Commercial	3.0 m
5	Residential	
	1) Plots individual	1.5 m
	2) Group Housing Flatted	3.0 m

- Further in all cases of individual plots abutting drains the 1.5m length of ramp shall be counted from outer edge of drain towards road
- In case of individual residential plots falling on 18.0 m & 24.0 m wide road the ramp length shall be 2.5m and remaining portion will be concreted till the carriage way at road level for proper access.
- Excess length of ramps may be taken within the plot. All the drains under the ramp shall be maintained clean.

2. Plinth

S.no	Type of drains	Level of plinth of Boundary wall and gate from top of the drain (in meters)	
		Plots abutting road of 9.0 m /12.0 m ROW	Plots abutting roads of ROW above 12.0 m
1	Open drains/covered pipe drains	0.35	0.50
2	Covered drains other than pipe drains	Same level (flush with the top of the drains)	Same level flush with the top of the drains.

3. Boundary Wall

S.no	Type of buildings	Height of boundary wall measured from plinth of the boundary wall (in meters)		Height of the gate from plinth of the boundary wall
		Abutting road	All other sides	
1	Individual buildings on residential plots	1.8 meter with lower solid portion of 1.0 meter and upper 0.8 meters of jali/grill.	2.1 m can be solid/grill.	Minimum 1.8 meter maximum as maximum 2.4
2	All other buildings except institutional buildings, industrial, SEZ and Gas Godown	2.1 meter with lower solid portion of 1.0 meter and upper 1.1 meters of jali/grill.	2.1 m can be solid/grill.	Minimum 2.1 meter maximum as approved by the Authority.
3	Industrial	2.1 meter with lower solid portion of 1.0 meter and upper 1.1 meters of jali/grill. Additional 0.9 m of barbed fencing over grill.	2.1 meter can be solid/grill. Additional 0.9 m of barbed fencing over solid/grill	Minimum 2.1 meter maximum as approved by the Authority.
4	Gas Godown	1.8 meter solid portion and upper 0.9 meter of barbed fencing.	1.8 meter solid portion and upper 0.9 m of barbed fencing over solid/grill	Minimum 2.1 meter maximum as approved by the Authority.
5	SEZ	Boundary wall or wire mesh fencing of 2.4 meter with top 0.6 m being barbed fencing with mild steel angle.	Boundary wall or wire mesh fencing of 2.4 meter with top 0.6 m being barbed fencing with mild steel angle.	Minimum 2.1 meter maximum as approved by the Authority.
6	Institutional Building	2.1 meter with lower solid portion of 1.5 m and upper 0.6 meters of jali/grill.	2.1 meter can be solid/grill	Minimum 2.1 meter maximum as approved by the Authority.

4. Right of way of Road.

ROW of the road in front of the plot in between plot line and metalled portion-

- 1) Shall not be fenced.
 - 2) Shall be accessible whenever required.
 - 3) Shall be maintained leveled/dressed with grassing.
5. Underground water extraction in the premises in areas where water supply is provided by the Authority, shall not be allowed. In case of industrial buildings, quantity of water being extracted shall be checked and accordingly charges fixed by the Authority shall be payable by the allottee.
 6. Stacking of building material shall be done at a place specified by the Authority for the purpose and in a way so as not to obstruct any or storm water drain in any manner. After completion of the work, the allottee shall clear the space used for the purpose and keep the patri portion leveled and dressed.
 7. During the course of construction no tree/shrub on road shall be damaged and if so happens, the allottee shall be liable to pay the cost incurred by the Authority in replacing the same at the time of completion.
 8. The façade of the building facing the road shall be maintained in neat condition. White-washing /paint/any other external finish, if not of permanent nature, shall be done at such interval as directed by the Authority.

S.no	Land sue <i>use</i>	Minimum size of plot
1	Industrial	10 acres.
2	Group Housing	20 acres.
2	Institutional	25 acres.
3	Higher secondary school	5 acres
4	All essential services like petrol pump, hospitals, fire station, police post, except nursing home.	The no. of boards will be decided from time to time.

11. The vehicular entries shall be provided as follows:-

Plot size	No. of entries.
1) Individual Residential plots.	1) vehicular entry with wicket gate (incase of corner length wise plots & plots abutting green belt an additional wicket gate shall be permitted)
2) Plot other then individual Residential Plots.	
a) plot up to 1 acres.	a) 2 Vehicular Entry/Exit.
b) Above 1 acres to 5 acres.	b) 3 Vehicular Entry/Exit.
c) Above 5 acres to 25 acres.	c) 4 Vehicular Entry/Exit.
d) Above 25 acres to 100 acres.	d) 5 Vehicular Entry/Exit.
e) Above 100 acres to 200 acres.	e) 6 Vehicular Entry/Exit.
f) Above 200 acres.	f) 6 Entry/Exit & thereafter increase by 1 Entry/Exit for every 200 Acres.

Note: Entry/Exit shall be given from service road only. No entry shall be given from green belt without prior permission of CEO.

12. Every individual residential allotted shall be given garbage disposal bags by the Authority at a nominal cost and the biodegradable and non-biodegradable waste shall be separated at the household/industry/institution/commercial level itself. The detailed direction in this regard shall be followed. The space for collection of garbage, in plots other than residential plots, shall be indicated in the plan submitted for approval.
13. if any of the above clauses are not followed by the allottees the work will be got done by the Authority and the expenditure incurred in doing so shall be recovered from the violator.

In case provisions on any aspect are made in the Yamuna Expressway Industrial Development Authority Area Regulations and the direction also, the allottee will have provide for requirements in both.

तदनुसार प्रस्ताव प्राधिकरण बोर्ड के अवलोकनार्थ एवं अनुमोदनार्थ प्रस्तुत है।

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