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Ref No: P/29/20.234/06/196

Date: 29/11/2006

DIRECTION 1 (as amended)*

Greater Noida 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	3.0m
2	Institutional	3.0m
3	Recreational	3.0m
4	Commercial	3.0m
5	Residential	
	i) Plots individual	1.5m
	ii) Group Housing Flatted	3.0m

- a) 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
- b) In case of individual residential plots falling on 18.0m & 24.0m 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.
- c) Excess length of ramps may be taken within the plot. All the drains under the ramp shall be maintained clean

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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 drain.

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 meter can be solid/grill.	Minimum 1.8 meters Maximum 2.4 meters
2.	All other buildings except Industrial and Gas Godown	2.1 meter with lower solid portion of 1.0 meter and upper 1.1 meters of jali/grill.	2.1 meter 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 of solid portion and upper 0.9 m of barbed fencing	1.8-meter solid portion and upper 0.9 m of barbed fencing	Minimum 2.1 meter Maximum as approved by the Authority
5	SEZ (Only for Processing Area, Warehousing & Free trade Zone)	The processing area, Free Trade and Warehousing Zone shall be fully secured by boundary wall or wire mesh fencing having a height of at least two meters forty centimeters above plinth level with top sixty centimeters being barbed wire fencing with mild steel angle with specified entry and exit points.		

4. ROW

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

(i) shall not be fenced.

(ii) shall be accessible whenever required.

(iii) shall be maintained levelled/dressed with grassing.

5. Underground water extraction in the premises in areas where water supply is provided by the Authority, shall not be allowed except for construction purposes. In case of industrial buildings (except in case of small industrial plots where water supply is provided by the Authority) ,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 road 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 levelled 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.

9. The location, number and design of display boards shall be as directed and approved by the Authority from time to time.

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10. A maximum of three sign boards shall be installed in the city for each plot. The sign boards shall be permitted in accordance with the following table.

S.No	Land use	Plot size minimum
i	Industry	30 acres.
ii	Group Housing	20 acres
iii	Institutions	10 acres
iv	Higher secondary school	5 acres
	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
i) 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)
ii) Plots upto 0.5acres.	2 vehicular entry/exit.
iii) Plots from 0.5 to 15 acres.	3 vehicular entry/exit.
iv) Plots more than 15 acres	More than 3 vehicular entry/exit shall be allowed on case-to-case basis as considered fit and justified depending on nature of activity to be approved by CEO.

12. Every allottee 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.

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14. The height of any basement, including slab, shall be max. 1.2 meter above the top of drain level. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.

In case provisions on any aspect are made in the Greater Noida Industrial Development Area Regulations 2005 (as amended) and the directions also, the allottee will have to provide for requirements in both.



(Chief Executive Officer)

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3. Officer On Special Duty
4. All HOD's
5. All Senior Managers (Project)
- ✓ 6. Senior Manager (System) for getting website updated accordingly
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8. Senior Executive Planning/Architecture/System
9. Manager (Plng)
10. All D'man
11. Sr. D'man
12. Arch. Asst.
13. Notice Board C R Cell



(Chief Executive Officer)