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Ankit Sharmanov Of Delhi: The latest amendments to the laws of the Ghaziabad Development Authority (GDA) are expected to benefit small builders present in the region. In accordance with the new laws, in addition to changes in the minimum size of the sites on which the developer can build apartments, and on the site of such buildings, the GDA has also introduced the concept of the purchased floor area ratio (FAR) for developers at economical rates near subway systems. Istiaq Ahmed, chief architect and urban planner at the GDA said the new amendments would not offer any significant benefits to large developers and for large housing group projects, but it would certainly benefit small developers in the region. This step will also help in the optimal use of existing land, he said. According to the latest amendments, the minimum size of the site for the construction of pile parking plus four floors has been increased from 120 sq m to 150 sq m. Gaurav Gupta, general secretary of industry body CREDAI Raj Nagar Extension, said the new changes now determine how many units are allowed to be built on a particular site, which brings much-needed clarity to construction over the sites. In addition, the purchase rate of FAR for commercial land use has been reduced from 0.80 to 0.50, and the use of office/institutional land has been reduced from 0.60 to 0.45. The FAR purchasing factor for mixed land use near metro rail systems has been reduced to 0.45. Amit Modi, Director, ABA Corp and Vice President of CREDAI Western UP said that the transition to the introduction of purchaseable FAR for developers at economical rates, which in other words means more economics for purchasing far purchases, will be very useful. In addition, the GDA has also taken some measures to improve the region's civilian infrastructure. To solve the problem of roadside parking in all buildings, which are developed on areas of 150 square meters and above, mandatory parking is established. Roads have been revised with roads, paths and cycle paths, which means that construction will henceforth include all three to be developed simultaneously. The Government of Uttar Pradesh has approved a proposal put forward by the Ghaziabad Development Authority (GDA) to amend the building's charters to allow the construction of an additional floor with construction, raising the floor limit to four. This is a landmark decision for the city in terms of urban planning, and can have a huge impact on the city in terms of infrastructure development and addressing increased housing needs. It is envisaged that an additional floor will be built under the new by-laws, a permit will be issued for the construction of a new 112 sq m. and higher, provided that the maximum number of individual units on the site is not in addition to addressing the housing problem, it will also be compatible with the city's environmental and civic requirements. Demand for housing in Ghaziabad has increased many times in recent years due to a shortage of available land, with the prices of available land spiralling for the accessibility of the common man. GDA plans a more vertical development in such a scenario. GDA plans to undertake a more vertical development in the city compared to horizontal development. This will allow you to build more units on the same piece of land. Although existing by-laws permit the registration of the site only on behalf of the first party, the new by-laws allow the registration of each dwelling on the site separately, which allows the CPC to receive huge revenues. The facility's 100% indoor area for basement parking Increase of residential units will mean that the number of cars used will also increase. Whereas in the past significant road space was usurped by roadside parking, the new by-laws will also effectively address this issue. Residential projects will facilitate the use of 100 per cent of the covered space for basement parking, in addition to pile floors. This is contrary to previous by-laws, which allowed only 25 per cent of the parking space covered. Under the new bylaws, the GDA will not grant a permit for a residential plan that does not provide 100 percent of the covered space for basement parking. Ghaziabad, despite the fact that it is located in the Central National Capital Region (NCCR), was not allowed to use the provisions of the NCR Regional Plan 2041, as the construction by-laws were similar to those in the rest of Uttar Pradesh. However, the new by-laws will allow Ghaziabad to be on a par with other CNCR regions, with the NKR Planning Council Act of 1985, redefining all other acts of urban development. The Ghaziabad Development Authority was asked to stop illegal construction and seal such structures after identification, an official said on Saturday, a day after two people died after part of a building under construction collapsed in Noida. According to sources in the Ghaziabad district administration in Uttar Pradesh, the letter was sent to kanchan Verma, Vice-Chairman of the GDA. District Magistrate Ajay Shankar Pandey told PTI that an additional district magistrate had also been instructed to identify the dilapidated buildings and that the families living in the houses should be moved to some other locations. Municipal Commissioner Dinesh Sharma was also tasked with identifying buildings under construction in the municipal area and taking strict measures against the builders. The letter was published the day after two workers were killed and five injured in the collapse of a building in Sector 11 of Noida in the nearby Gautam-Buddkh Nagar district. Teh Teh The building was arrested. The state government of Uttar Pradesh on Thursday rolled out a scheme that would allow residents and owners of commercial properties to withhold any additional construction to pay a certain fee, a process known as connection. The scheme allows several relaxations in relation to the building bye-laws. The scheme, if adopted by residents, would provide much-needed revenue for the Ghaziabad Development Authority ,GDA, which increased its costs during the pandemic. Officials expect this to be a major relief, even if they can get about ₹ 100 crore as part of a scheme against waiting ₹ 500 crore because of the connection. Officials at the Ghaziabad Development Authority (GDA) said they had a scheme - a self-assessment compounding scheme - 2020 - to be adopted by July 21, in accordance with government orders, and applications would be invited for six months until January 21, 2021. Applications will be disposed of by April 21, 2021. The last time the scheme was adopted was in 2002, when the authorities received about ₹15 kronor. We currently have ₹ 500 kronor in connection with the composition of the prosecution. Currently, for group housing (2,000 sq m and above) the construction of more than 10% of the authorized area ratio (FAR) is difficult. Now, it has been relaxed and doubled to 20% under the scheme, said Asheesh Shivpuri, chief architect of the power and urban planning. The failures - the minimum open space needed around the structure of the building to provide emergency services - have been mitigated too. For a built development equal to or less than 300 sq m area, side and rear failures are now 100% compounded from the existing 25% for the side and 50% for rear failure. For plots over 300 sq m, but less than 2000 sq m, the front failure was 10% composite, but under the scheme is now 25%. Similarly, the back failure was 50% complex, which is now 75%. The side decline remains unchanged at 25%, Shivpuri said. Officials said that under the new scheme, the rate of connection had also been reduced by almost half. For residential areas, the rate currently charged for compounding failures is 100% of the circular rate. Now it has been reduced to 50% for failures. For group housing the rate is still 100% of the round-robin rate, but they have been given additional discounts from the far point of view. For commercial plots, rates were 200% of the value of the land, and now it has been reduced to 100%. Similarly, for offices it was before 150%, and now reduced to 75% under the new scheme, he added. Connection rates for economically weak days and low-income groups were previously 50% and now amount to a decline of up to 37.5% under the new scheme, officials say. If, however, developers do not apply for and continue construction, Vice Vice the authority must form groups and initiate sealing, legal action and even demolition in accordance with the provisions of the UP 1973 Urban Planning and Development Act. The referral further states that after receiving an application under the scheme, any other additional structures, if not removed by the owner within a certain period of time, must be demolished by the authorities in accordance with the provisions of the law. The Ghaziabad Development Authority (GDA) council on Tuesday passed the 2016 amendments to the building laws. The new provisions will certify the by-laws of 2008 (as amended in 2011). However, the new sub-legislation will not undo some of the 2014 Ghaziabad sub-provinces that were aimed at benefiting small developers. The state government approved a set of legislation in June and asked all development authorities across the state to adopt them. Following this instruction, government officials have prepared a proposal for the adoption of legislation on the new building. The new amendment states that one residential complex will be allowed on 50 sq m, two units will be allowed on plots of more than 50 square meters and up to 150 sq m, and four units will be allowed on a plot of more than 150 sq m and up to 300 sq m. On an area of more than 300 sq m and up to 2000 sq m, under the laws provide one unit for every 100 sq m, subject to a maximum of 20 units. Earlier in September 2014, Ghaziabad's legislation gave permission for the construction of plots ranging from 112 sq m to less than 2,000 sq m, up to 15 m high along with a still floor. The changes allowed the construction of four floors, except for the pile floor. The 2014 sub-districts were made specific to some areas in several colonies, such as Rajendra Nagar, Indraprasta Scheme, Govindpuram, Swarn Jayanti Puram, Sad Shalimar and Indrapuram. After discussions with the Chief Secretary (housing) the sections related to the construction of the unit and the failure zone of 2014 podon will not be overridden under the days of 2016. There was a lot of confusion among small developers, and now this issue has been resolved, said Vijay Kumar Yadav, Vice Chairman, GDA. Developers have faced problems because only a small number of units were allowed to be built under the 2016 law. After various submissions, this issue has now been resolved. Otherwise, we had no choice but to move the court. Senior officials listened to our questions and allowed the spread of the 2014 sub-holders, said Rajiv Sharma, president of the Ghaziabad Builders Association. According to officials, both the 2016 and 2014 pods (in specific areas detailed earlier) will prevail as it has been cleared of public administration. In addition to changes in the area and units, the new legislation roads with roads, paths and bike paths. The new amendment also defined the specification for tracks, tracks, construction of which is already underway along 78 km in the city. In addition, the modified windings have introduced for developers the coefficient of purchasing space (FAR) at economical rates. Areas of mixed land use offered as part of transit-oriented developments near metro rail systems will have a purchase rate of 0.45, while hotels will have a ratio of 0.40. These two components were added for the first time. The purchase rate of THES for commercial land use has also been reduced from 0.80 to 0.50, and has also been reduced from 0.60 to 0.45 for office/institutional land use. A lower factor would mean more economics for purchasing FAR purchased. Such an agreement is in commercial construction, the official said. The new changes also proposed some environmentally friendly measures, including the construction of reservoirs in parks and open spaces in 10-acre or more mock-up projects. Previously it was only for projects of 20 acres or more, with additional conditions. The edges of the roads will have soil or paths. This will help to increase groundwater recharging. Previously, there was a provision for brick on the edge and stone pavement. Group residential buildings will have stilted parking. The previous maximum height limit of 2.1 meters for the pile floor was knocked down from the S.

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