

प्राथमिकता

संख्या-5217 / 9-आ-3-2003-02 एलयूसी / 99

प्रेषक,

रामवृक्ष प्रसाद,
विशेष सचिव,
उत्तर प्रदेश शासन।

सेवा में,

उपाध्यक्ष,
मथुरा-वृन्दावन विकास प्राधिकरण,
मथुरा।

आवास एवं शहरी नियोजन अनुभाग-3 लखनऊ: दिनांक 27 नवम्बर,2003

विषय: वृन्दावन क्षेत्र के आश्रम एवं धार्मिक भू- उपयोग में वास्तुकला नियंत्रण के लिए अतिरिक्त भवन निर्माण उपविधि लागू करने के सम्बन्ध में।

महोदय,

उपर्युक्त विषय के संबंध में अपने पत्र संख्या- 1412/नियोजन/ म.वृ.वि.प्रा/ 2003-04, दिनांक 08 अगस्त,2003, पत्र संख्या-1633/ नियोजन / म.वृ.वि.प्रा/03-04,दिनांक 01 सितम्बर,2003 एवं पत्र संख्या-2097/ नियोजन / म.वृ.वि.प्रा./ 03-04, दिनांक 13 नवम्बर,2003 का कृपया सन्दर्भ ग्रहण करने का कष्ट करें।

2- इस सम्बन्ध में मुझे यह कहने का निदेश हुआ है कि वृन्दावन क्षेत्र के आश्रम मठ एवं धार्मिक भू-उपयोग के क्षेत्र में वास्तुकलात्मक नियंत्रण हेतु आप द्वारा प्रेषित अतिरिक्त भवन निर्माण उपविधि के प्रस्तर-36 के अन्तर्गत साइड सेटबैक के सम्बन्ध में शासन के आदेश संख्या 5217(1)/ 9 आ 3-2003 2 एल यू सी / 99 दिनांक 20.11.2003 द्वारा उपाध्यक्ष, मथुरा वृन्दावन विकास प्राधिकरण की उद्यक्षता में गठित समिति द्वारा परीक्षण कर निर्णय लिया जाएगा। अतिरिक्त भवन निर्माण उपविधि में उपर्युक्तानुसार प्राविधान करते हुए, वृन्दावन क्षेत्र हेतु प्रस्तुत की गयी अतिरिक्त भवन निर्माण उपविधि को एतद्द्वारा स्वीकृति प्रदान की जाती है। उक्त अनुमोदित अतिरिक्त भवन निर्माण उपविधि संलग्न कर अग्रेतर कार्यवाही करने हेतु प्रेषित की जा रही है।

संलग्नक: अनुमोदित अतिरिक्त भवन निर्माण उपविधि।

भवदीय

(रामवृक्ष प्रसाद द्व

विशेष सचिव।

ARCHITECTURAL CONTROL AND BUILDING BYELAWS

**VRINDAVAN CHATIKARA MARG, MATHURA MASTERPLAN,
MATHURA**

The Architectural control plan are being with reference and in contortion to the UP government Notice dated 1569/9—03-2000-02LUC799 Dated 22nd May 2000 Please refer above notice for Zoning regulation, Land use and Development controls

The Architectural control as proposed by us is

- a. Building level Architectural Controls These controls are to be enforced on individual and-owners.

However as suggested by INTACH and also discussed with Special Secretary, Department of Housing U.P., architectural characters are also enhanced by emphasizing on controls for Areas other than Plot boundaries such as Area left between Road and Plots, Road entrance etc.

Controls for such areas, further required can be divided into flowing categories

- b. Street level Architectural Controls
- c. Area Level Architectural Controls

Such areas are normally under control of government thought-----
-----for such areas to Government an approval and identification of concern government agencies is required for working our controls of such areas

Please refer following pages for Building Level Architectural Controls

Elevation (Refer Drawing Nos. 1,2,3&4)

1. The front elevation shall be preferably symmetrical with central entrance door
2. In extreme cases the entrance door can be placed on either side but the overall design shall not lose its symmetry
3. The design of central entrance opening can be made according to the choice of individual.
4. Vertical grids shall be followed in design features like brackets. Every element shall be in multiple of these vertical grids
5. Horizontal Lines to be maintained as per drawing specification.
6. Brackets as architectural elements are proposed at roof level. Design of brackets is left on architect's discretion.
7. Shikhar, Chhatris, Burj, can be added as architectural element on front façade for enhancing religious character of the building.
8. The temple shall have elements like shikhara, kalash and Chhatri to depict its original character

Window (Refer Drawing Nos. 1,2,3 & 4)

9. Windows size should be governed by multiple of the panicles (modules) of the parapet
10. The fenestration ratio shall not exceed 1:2
11. Window shall be vertical in scale.
12. No double height window in front façade are permitted
13. Window must be of same shape on one facade.

Railing/ Parapet (Refer Drawing Nos. 1,2,3 & 4)

14. The railings in parapet shall be rectangular in shape and shall act as basic unit for scaling Elevation (Module governing vertical elements of front facade)
15. Parapet shall be made preferably in stone. If stone is not used then brick can be used as an alternative material plastered and painted in prescribed color.
16. Iron railings are not permitted.

Porch (Refer Drawing Nos. 5)

17. Porch shall either protrude out of the front façade or recess back to maintain its identity.
18. Cantilever porch is not allowed to maintain architectural Style.
19. Front fascia shall extend till porch completing the facade.

Height of Structures(Refer Drawing Nos 1,2,3,,4,5 & 6)

20. Plinth height shall be kept fixed at _____mm from ground level
21. Individual heights of various floor can vary between 3-4 Mt But Total Height shall not exceed 7.5 Mt
22. Double heights are allowed but shall not effect the double storied character of the façade.
23. The height of every consecutive floor shall be restricted between 3m to 4m

Projections : (Refer Drawing Nos.6)

24. Double skin projection
25. Single skin projection
26. The maximum projection of the slab shall be restricted to 1.2m
27. Second floor projection
28. Chajjas as an element can be placed
 - a. At roof Level
 - b. At Lintel level

Boundary Wall (Refer Drawing Nos.6)

29. The construction of Brick boundary wall (Brick work) will be _____ Subject to the restriction mentioned in the subsequent clause i.e. clause _____
30. Brick work in boundary wall shall be maximum 1.2mt from road level with a condition that it shall not exceed plinth level of building by 300 mm. Rest height to be covered with iron railing only.

Material Specifications

31. Local Stone (Mathura stone, deeg, Agra or Dholpur stone) shall be used on front façade of the building

32. If Stone is not used then rough plaster surfaces or texture paint giving stone effect can be used on front façade. The color of the façade shall be of the family of red/brown.

33. Brick and Iron is also proposed as a material in boundary wall.

Set back (Refer Drawing Nos. 7)

34. Front Setback -9m , Front Part of 3Mt for green Belt

35. Rear Setback – 3m

36. Side setback will be decided ___the commence constituted vide G.O. No.-
5217(1) 9-_____

37. Front façade must be developed in whole plot In case of side setback at l
cast on room depth shall be provided in side set back