



विषय क्रमांक 4:- उत्तराखण्ड शासन आवास अनुभाग-2 संख्या- 1422/V-2-2019-03(आ0)/2019 देहरादून: दिनांक 11/11/2019 के माध्यम से जारी भवनों के वाह्य आवरण (फसाड) नियंत्रण नीति, 2019 के संबंध में।

उपरोक्त के संबंध में संज्ञान में लाया जाना है कि प्राधिकरण कार्यालय में फसाड से संबंधित मानचित्र जमा किये जा रहे हैं, क्योंकि उपरोक्त शासनादेश के क्रम में फसाड पर नीतिगत निर्णय न होने के कारण फसाड से संबंधित मानचित्रों का निस्तारण नहीं हो पा रहा है। इस संबंध में संबंधित वास्तुविदों व आवेदकों द्वारा भी निरन्तर उच्चाधिकारियों से संपर्क किया जा रहा है एवं उनके द्वारा दिनांक 05/08/2023 को प्राधिकरण सभागार में उच्चाधिकारियों के समक्ष फसाड से संबंधित एक प्रस्तुतीकरण भी दिया गया। जिसके क्रम में प्राधिकरण कार्यालय में पुनः दिनांक 14.08.2023 को द इंडियन इन्स्टीट्यूट ऑफ आर्किटेक्ट (उत्तराखण्ड चैप्टर) द्वारा फसाड सम्बन्धी प्रस्तुतीकरण दिया जायेगा।

अतः उपरोक्त में विचार-विमर्श के उपरांत फसाड से संबंधित मानचित्रों में प्राधिकरण द्वारा विभिन्न मुख्य मार्गों पर फसाड डिजाईन के अनुरूप एलीमेंट्स, कलाकृति, वास्तुकला, शिल्प, आदि का समावेश होने पर ही प्राधिकरण द्वारा निम्नानुसार फसाड से संबंधित प्रकरणों पर स्वीकृति प्रदान की जायेगी। अतः उपरोक्त शासनादेश के क्रम में गुण-दोष के आधार पर प्राधिकरण बोर्ड के समक्ष निम्न प्रस्ताव विचारार्थ प्रस्तुत:-

1. शासनादेशानुसार केवल मुख्य मार्गों/महायोजना मार्गों पर ही जिसकी न्यूनतम मार्ग की विद्यमान चौड़ाई 12.00मी0 होने पर ही नियमानुसार फसाड अनुमत्य होगा।
2. फसाड सभी तलों पर प्रस्तावित किया जाना अनिवार्य होगा (पूर्व निर्मित भवनों में यदि किसी एक तल पर फसाड प्रस्तावित है, तो आवेदक को संपूर्ण भवन में फसाड का प्रावधान करना होगा)।
3. फसाड फ्लोर में मात्र भवन की ऊँचाई/F.A.R. में ही उपरोक्तानुसार छूट अनुमत्य होगी, अन्य प्रावधान यथावत लागू होंगे।

पूर्व स्वीकृत योजनाओं में RWA की अनापत्ति उपरांत व अन्य मानक पूर्ण होने पर ही फसाड अनुमत्य होगा।



विषय क्रमांक 4:-

उत्तराखण्ड शासन आवास अनुभाग-2 संख्या- 1422/V-2-2019-03(आ0)/2019
देहरादून: दिनांक 11/11/2019 के माध्यम से जारी भवनों के वाह्य आवरण (फसाड)
नियंत्रण नीति, 2019 के संबंध में।

उत्तराखण्ड शासन आवास अनुभाग-2 संख्या- 1422/V-2-2019-03(आ0)/2019
देहरादून: दिनांक 11/11/2019 के माध्यम से जारी भवनों के वाह्य आवरण (फसाड) नियंत्रण नीति, 2019
के सम्बन्ध में प्राधिकरण बोर्ड के समक्ष प्रस्ताव प्रस्तुत किया गया, जिस पर विचार-विमर्श उपरांत सर्व
सम्मति से अनुमोदन प्रदान किया गया। विचार-विमर्श के दौरान दि इंडियन इन्स्टीट्यूट ऑफ
आर्किटेक्ट (उत्तराखण्ड चैप्टर) द्वारा बोर्ड के समक्ष फसाड सम्बन्धी प्रस्तुतीकरण भी दिया गया।

उपरोक्त क्रम में बोर्ड द्वारा दिये गये प्रस्तुतिकरण के आधार पर निर्देश दिये गये
कि उपरोक्तानुसार न्यूनतम 40 से 50 प्रतिशत तक Elements का निर्माणकर्ता द्वारा फसाड डिजाइन
में समावेश करने पर ही गुण दोष के आधार पर फसाड नीति के अनुसार प्रस्तावित निर्माणों में फसाड
अनुमन्य किया जायेगा।

विषय क्रमांक 5

आवासीय भू-उपयोग में जोनिंग रेगुलेशन के अनुसार न्यूनतम 18.00 मी० चौड़े
मार्ग पर व्यवसायिक निर्माण अनुमन्यता के संबंध में।

बोर्ड के समक्ष प्रस्ताव प्रस्तुत किया गया कि पूर्व में भवन उपविधि एवं उपरोक्त
जोनिंग के अनुसार 18.00मी० या अधिक चौड़े महायोजना मार्ग पर आवासीय भू-उपयोग में व्यवसायिक
मानचित्र स्वीकृत किये जा रहे थे। वर्तमान में दिनांक 07/01/2022 को शासनादेश के अनुसार चूँकि
विद्यमान मार्ग के अनुसार ही कतिपय निर्माणों की स्वीकृति अनुमन्य की गयी है। क्योंकि महायोजना
मार्गों की विद्यमान चौड़ाई प्रस्तावित महायोजना के अनुसार नहीं होने के कारण व्यवसायिक मानचित्र
स्वीकृत नहीं हो पा रहे हैं, जिस कारण जनसामान्य द्वारा प्राधिकरण में संपर्क किया जा रहा है, जबकि
आवेदकों द्वारा प्रस्तावित मानचित्रों में महायोजना के अनुरूप ही सड़क विस्तार, स्वयं की भूमि से छोड़ा
जा रहा है। मुख्य महायोजना मार्गों पर पूर्व की भाँति ही न्यूनतम 18.00मी० चौड़े मार्गों पर आवासीय
भू-उपयोग में न्यूनतम 12 मी० चौड़ा विद्यमान मार्ग होने पर ही व्यवसायिक निर्माण अनुमन्य किया जाये
तथा भवन की ऊँचाई शासनादेश दिनांक 07/01/2022 में उल्लेखित उपरोक्त विद्यमान मार्ग के
अनुसार होगी।

उपरोक्त क्रम में अध्यक्ष महोदय द्वारा मुख्य नगर एवं ग्राम नियोजक से पृच्छा की
गयी, उनके द्वारा अवगत कराया गया कि प्रकरण विनियमों में संशोधन किये जाने विषयक है। अतः
सर्व सम्मति से निर्णय लिया गया कि इस विषय पर दिशा-निर्देश प्राप्त किये जाने हेतु प्रकरण शासन
को सन्दर्भित किया जाये।

मसूरी देहरादून विकास प्राधिकरण, देहरादून

प्राधिकरण की 107वीं बोर्ड बैठक दिनांक 25-08-2023 का कार्यवृत्त

6



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उपाध्यक्ष
मसूरी देहरादून विकास प्राधिकरण
देहरादून

Friday, 25 August 2023
Ver- 3.0

BUILDING FACADE INTERVENTIONS

UTTARAKHAND FACADE REGULATION POLICY, 2019

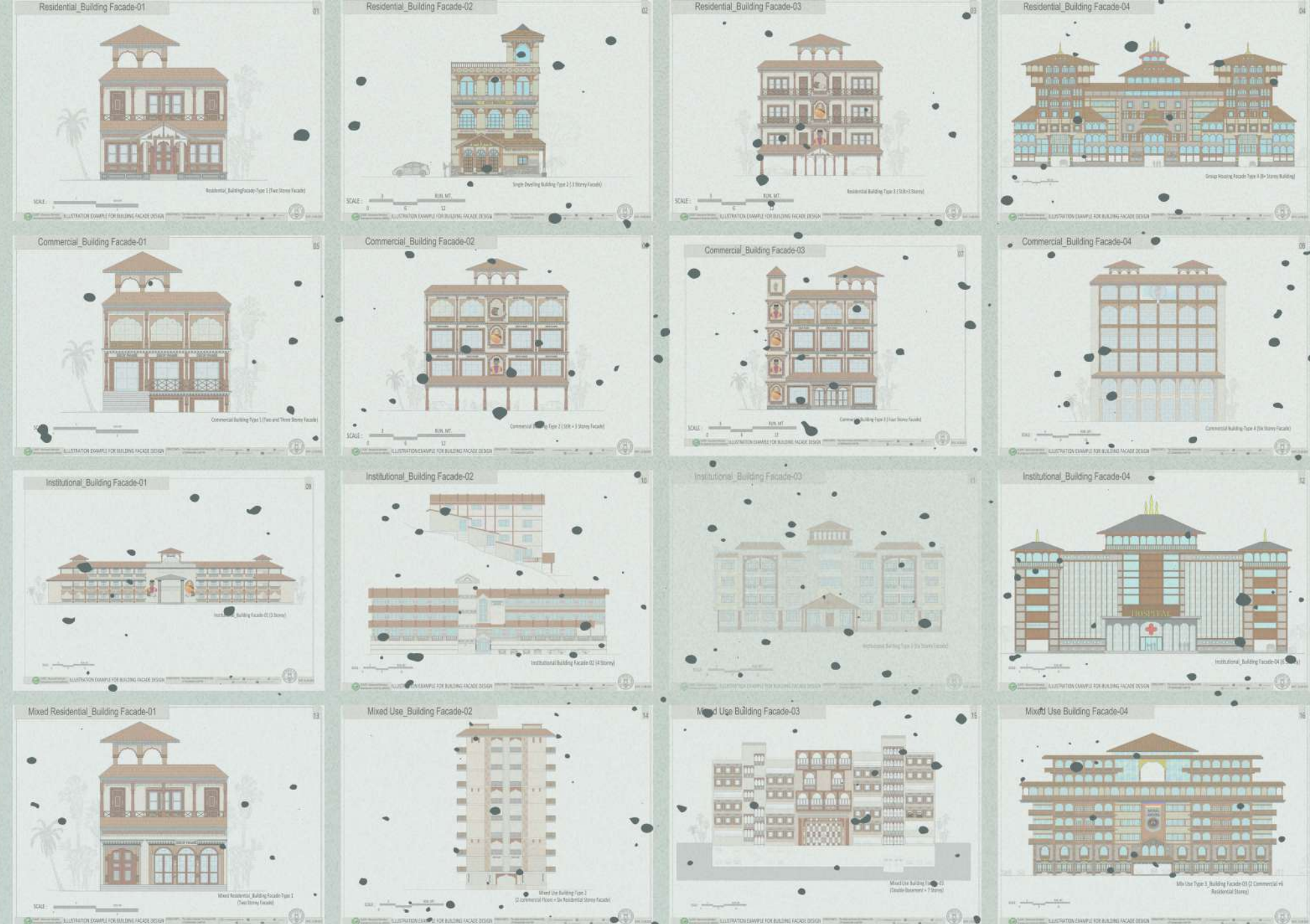
*INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN
ORIGINALLY PRESCRIBED FAR*



Client:—
Mussoorie Dehradun Development Authority



Consultant:—
The Indian Institute of Architects—
(Uttarakhand Chapter)



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FINALISED BUILDING TYPOLOGIES

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06

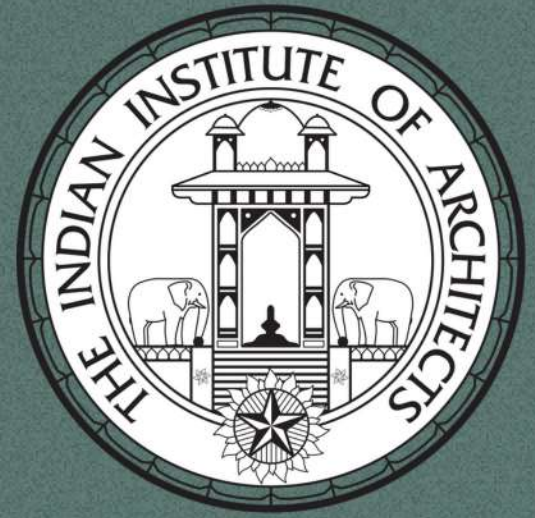
PROTOTYPE BUILDING ELEVATIONS

07

THE WAY FORWARD

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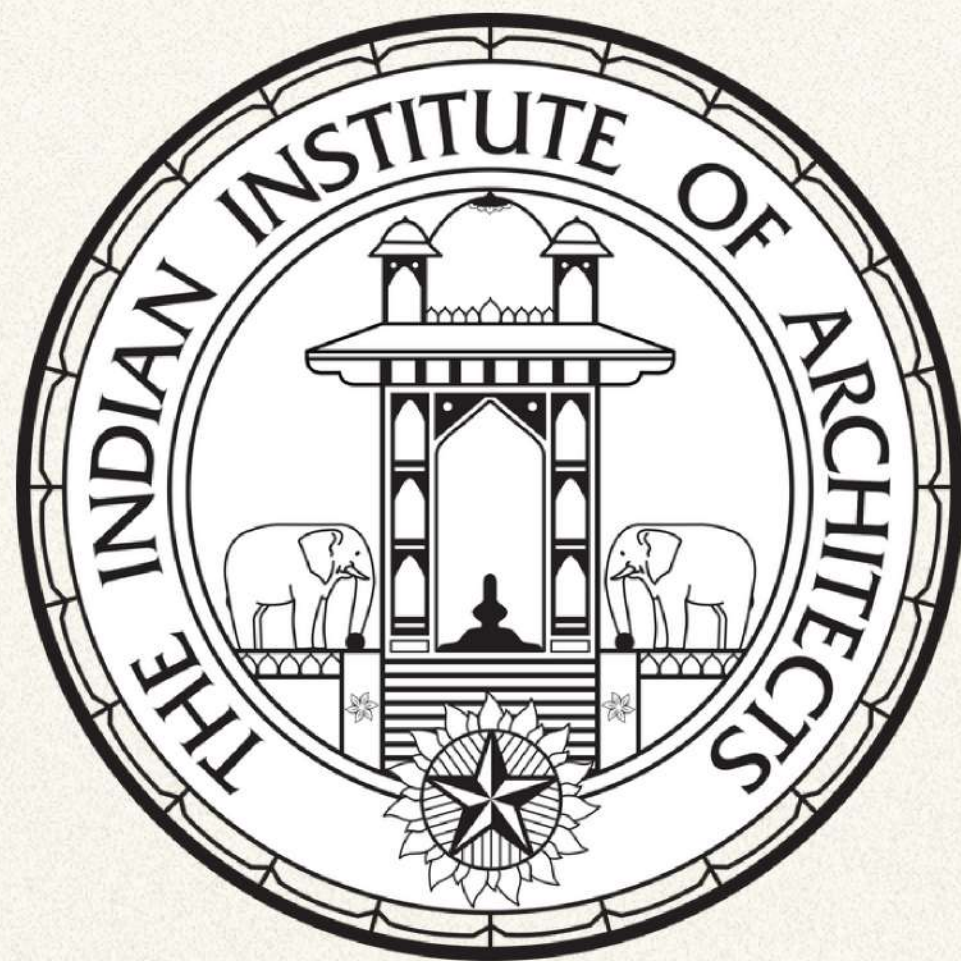
THE PROJECT TEAM



UTTARAKHAND
CHAPTER

UTTARAKHAND FACADE REGULATION POLICY, 2019

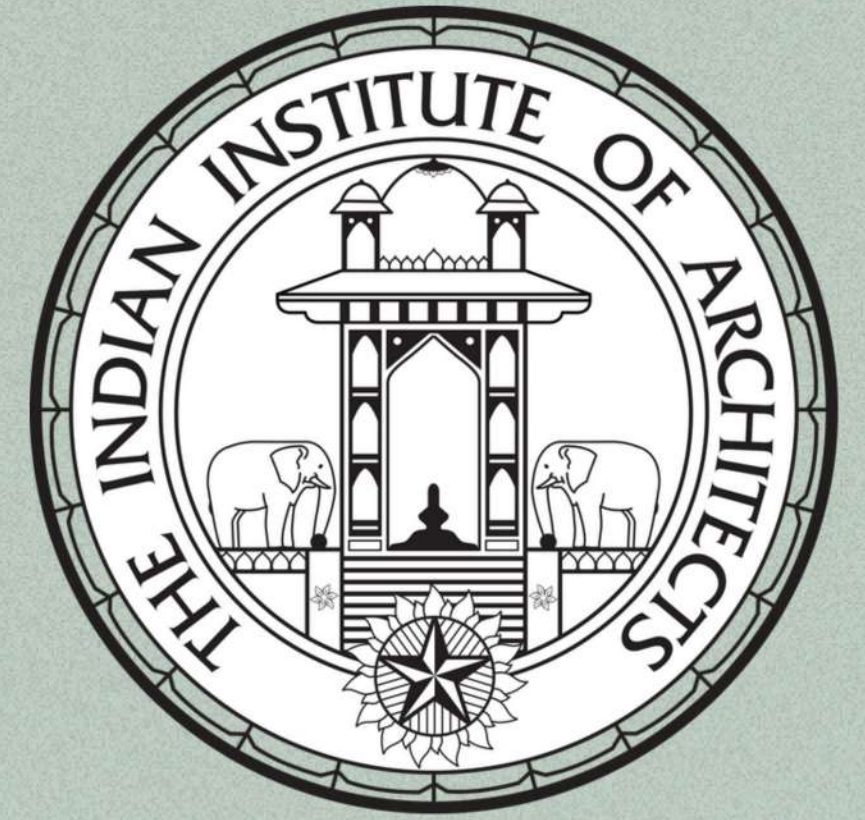
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



INTRODUCTION

WHO WE ARE & WHAT WE DO

INTRODUCTION



The Indian Institute of Architects (IIA)

Established- 12 May 1917; 106 Year old

Professional Representative Body of Indian Architects on National and International Platform(s) like UIA, ARCASIA, SAARCH, CAA etc. **27000+ Members** amongst **24 Chapters** | **62 Centres** | **22 Sub Centres**

IIA Uttarakhand Chapter

Installed- 21 April 2019; 4 Year old

Professional Representative Body of Uttarakhand Architects on the State & National Platform

210+ Members from all 13 Districts of the State comprising

*Architects, a few of whom also specialize as Consultants in a rich variety of **more than 20 specific domains** like Asset Valuation, Building Information Modelling, Building Design, Building Engineering, Building Services, Building Surveying, Built Heritage Conservation, Disaster Management, Financial Management, GIS Mapping, Interior Design, Landscape Architecture, Public Procurement, Project Management, Real Estate Advisory, Site Master Planning, Transport Economics, Town Planning, Urban Design, Urban Planning, Urban Transport, etc..*

BACKGROUND

TO THE CONSULTANCY ASSIGNMENT



THE INDIAN INSTITUTE OF ARCHITECTS

UTTARAKHAND CHAPTER

Registered Office- Plot No 39, Eco Town Phase 1, Near Dhan Mill (Rampur Road), Haldwani, 263 139
Phone- 9454 011 356 | 9456 408 431 | 9837 019 236
Email- ia.uttarakhandchapter@gmail.com

(Via Electronic Dispatch)

Ref no- IIA-UKC/ JHS / 2023/138

Dated-Wednesday, August 9, 2023

To,
The Vice Chairman (VC)
Mussoorie Dehradun Development Authority (MDDA)
Near Transport Nagar, Saharanpur Road, Dehradun

Through- Superintendent Engineer (Development, Maps & Projects), MDDA

Reg.- **Consultancy Services pertaining to Uttarakhand Facade Policy- 2019**

Sir,

Greetings on beha

This memorandum
subsequent meetin
on Saturday, 05 A

IIA-UKC delegatio
Architectural Cor
thereafter during
illustration(s) of I
typologies commo
and Sanction of I
Meeting of MDDA

After subsequent
fee of **INR 2,50,**
(Applicable GST)
to be availed by M

Scope of Work- *L*
not prescribed for
Building Typologie
Drawings will be s

If the proposal is
to *The Indian Ins*
Associated Costs c

Digital correspond

Regards

Saurabh Sur

- Saurabh Sumar
Joint Hon. Secreta

¹ *The Indian Institut*
members, from all corr
on national as well as
its 23rd Chapter, install
spread across the 13 a

Tel.: +91 22 2204 6972

कार्यालय मसूरी देहरादून विकास प्राधिकरण,
ट्रान्सपोर्ट नगर, सहारनपुर रोड, देहरादून

पत्रांक 1002 / नि0अनु0/फसाड पत्रा0 कोटे0/2023 दिनांक 11/08/23

सेवा में,

संयुक्त सचिव,
दि इंडियन इन्स्टीट्यूट ऑफ आर्किटेक्ट
पंजी0 कार्यालय प्लॉट नं0-39 ईको टाउन फेज-1
नीयर धान मिल, रामपुर रोड हल्द्वानी-263239

विषय:- फसाड पोलिसी के अनुसार विभिन्न मुख्य मार्गों पर आवासीय,
व्यवसायिक एवं अन्य मिश्रित योजनाओं के भवनों पर फसाड
सम्बन्धी डिजाइन उपलब्ध कराने के सम्बन्ध में।

महोदय,

आपके संस्था द्वारा प्रस्तुत फसाड सम्बन्धी प्रस्तुतीकरण व
उपरोक्त में विचार विमर्श के उपरान्त आप द्वारा दी गयी कोटेशन प्राधिकरण
द्वारा स्वीकार कर ली गयी है जिसकी अनुमानित लागत रू0 2,50,000/-
+ 18 प्रतिशत जी0एस0टी सहित है।

अतः उपरोक्त के कम में आप अपने प्रस्ताव तीन दिन के
अन्दर प्राधिकरण कार्यालय में उपलब्ध कराना सुनिश्चित करें।

भवदीय,

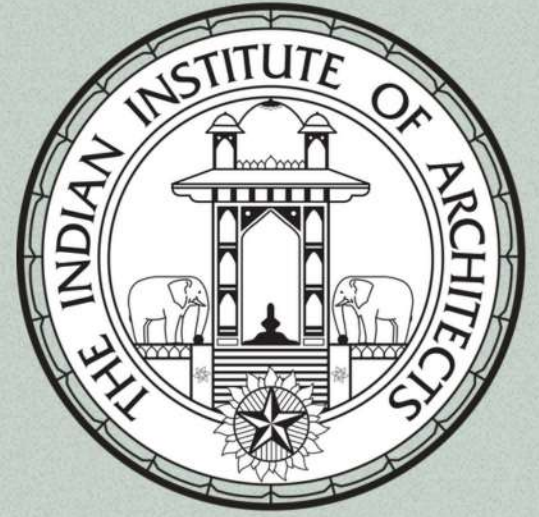
अधीक्षक अभियन्ता
मसूरी देहरादून विकास प्राधिकरण
देहरादून

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UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

BACKGROUND TO THE ASSIGNMENT



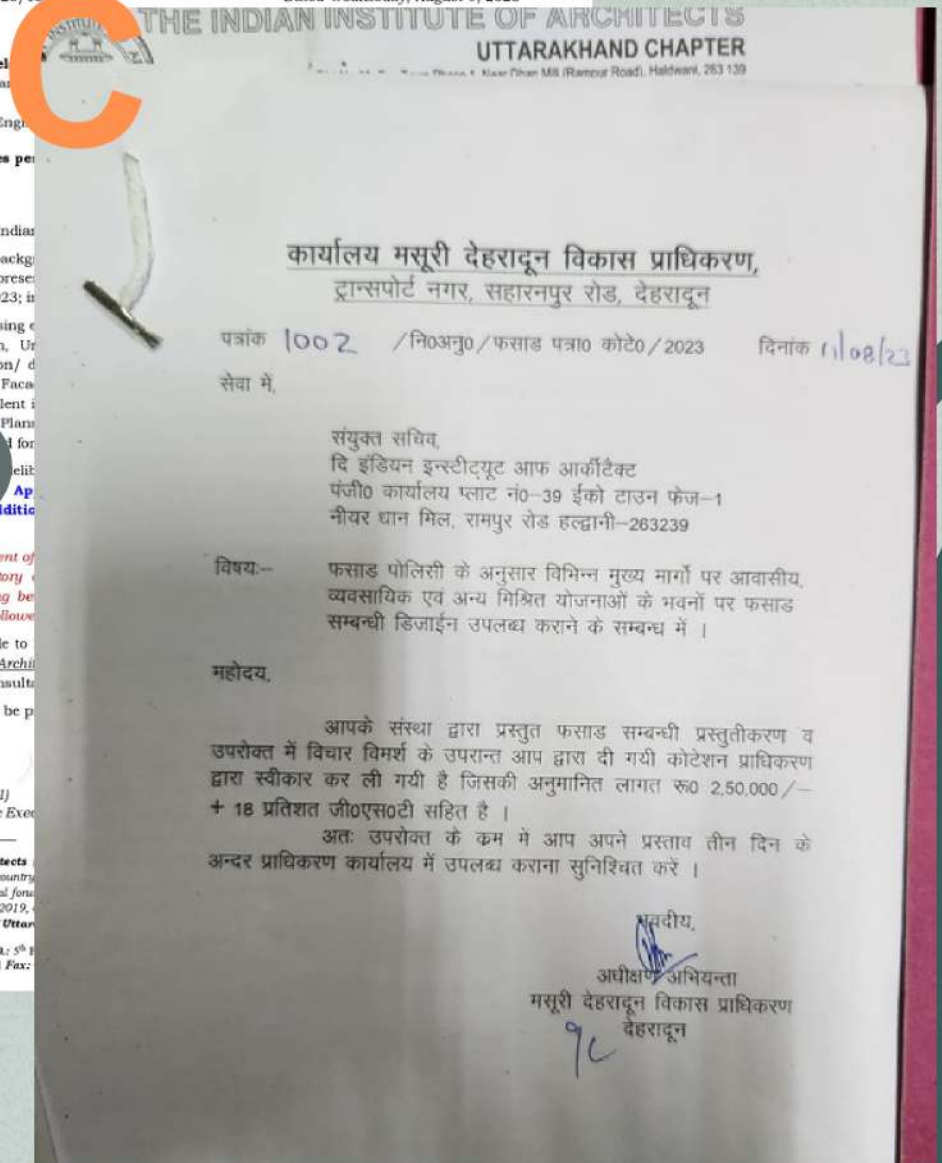
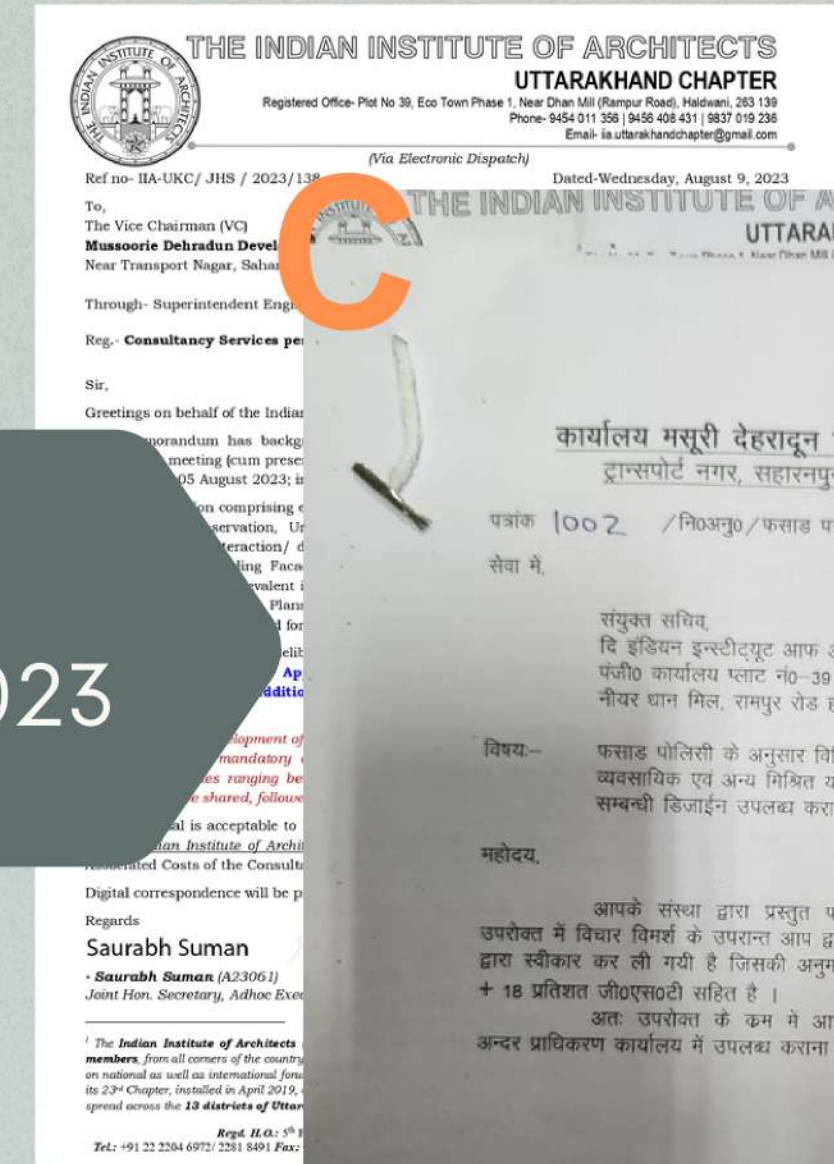
UTTARAKHAND
CHAPTER



Tuesday
25 July 2023

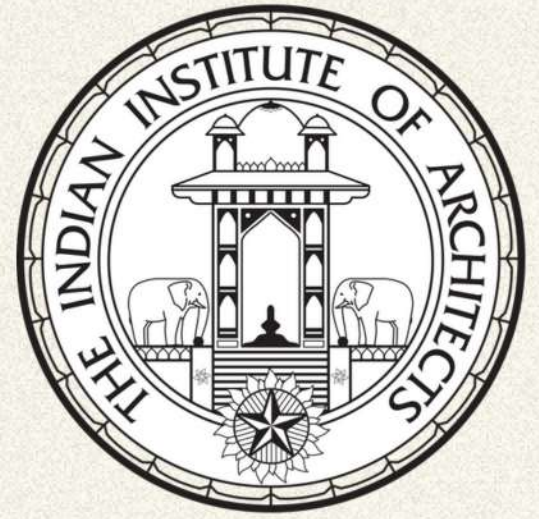
Saturday
05 August 2023

Friday,
11 August 2023



IDENTIFIED ARCHITECTURAL ELEMENTS

WHAT TO USE



UTTARAKHAND
CHAPTER

UTTARAKHAND FACADE REGULATION POLICY, 2019
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

EXPECTED OUTCOMES



UTTARAKHAND
CHAPTER

VISUAL SIGHT Pleasing Aesthetics Day Light entry into indoor(s) Pleasing view of the Outside	NOISE REDUCTION Special Buildings like Hospitals Schools, Recording Studios located in high traffic areas	AESTHETICS Right choice of Colour, Design Elements, Facade Lighting Techniques etc.
USE OF ECO-FRIENDLY MATERIALS Local Sourcing Less Carbon Emission Low Cost & Affordable	VENTILATED FACADES Energy efficient Minimized Heating & Cooling Thermal insulation, Moisture management, & Thermal mass optimization	ENERGY UTILIZATION Shading of facade via Solar Panel, Glazing Placement, Window to Wall ratio, Building Massing & Orientation

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

SCALE OF INTERVENTION



UTTARAKHAND
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MICRO LEVEL

Independent Building(s)
classified upon–

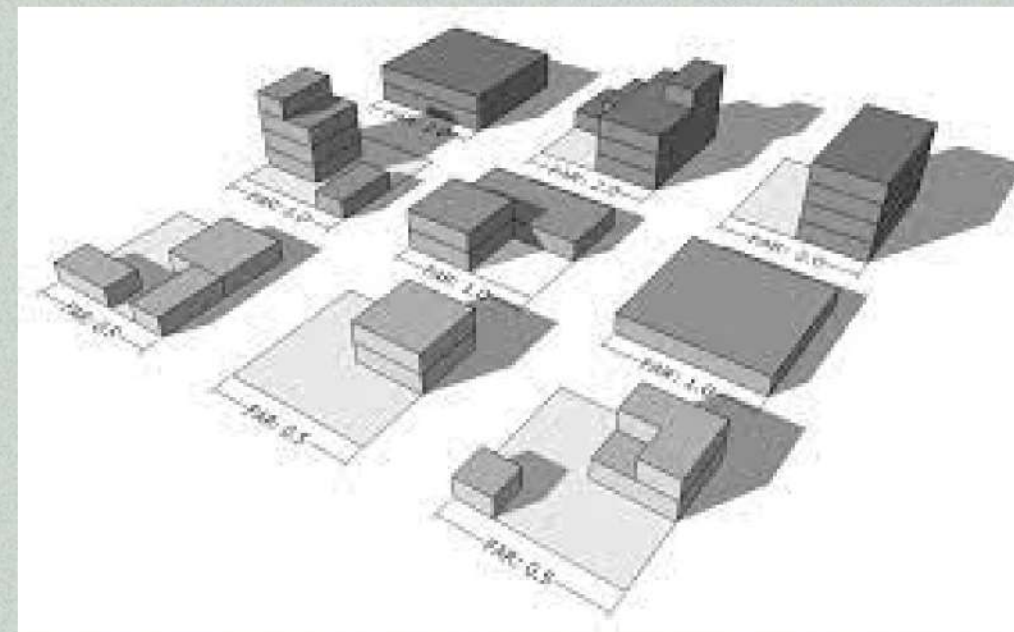
- Usage type
- Building Height
- Plot Frontage



MEDIUM LEVEL

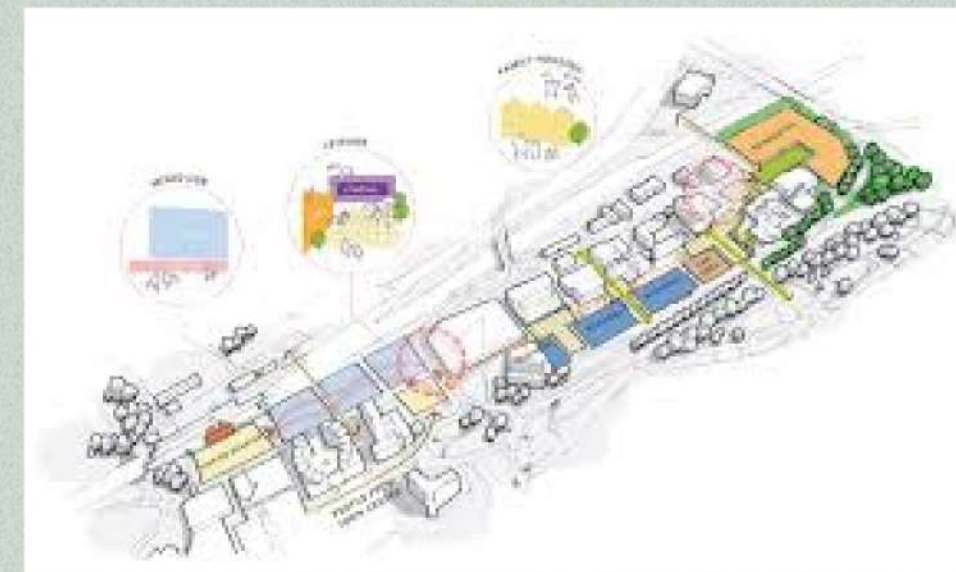
Road Segments/ Junctions/
Crossroads classified upon

- Available Right of Way
- Footfall & Vehicular Traffic
- Predominant User Activity



MACRO LEVEL

Sub Zone/ Zonal Area of a
Town/ City classified upon
Theme based Development
like Administrative City, Film-
City, Medi-City, Edu-city,
Aero-City, etc.



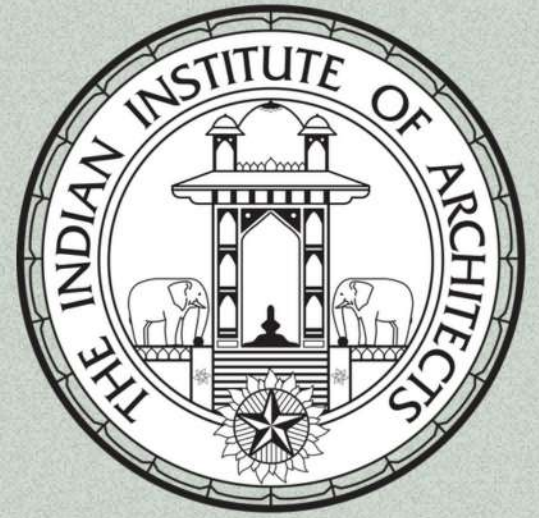
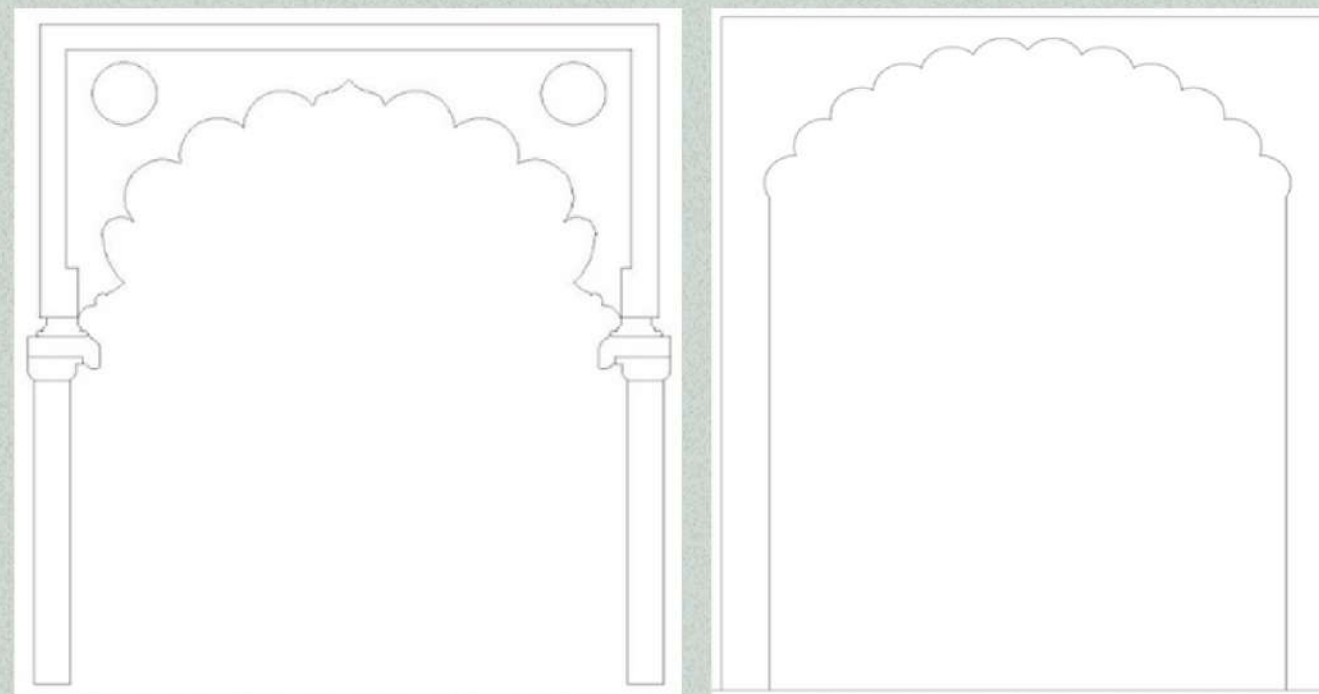
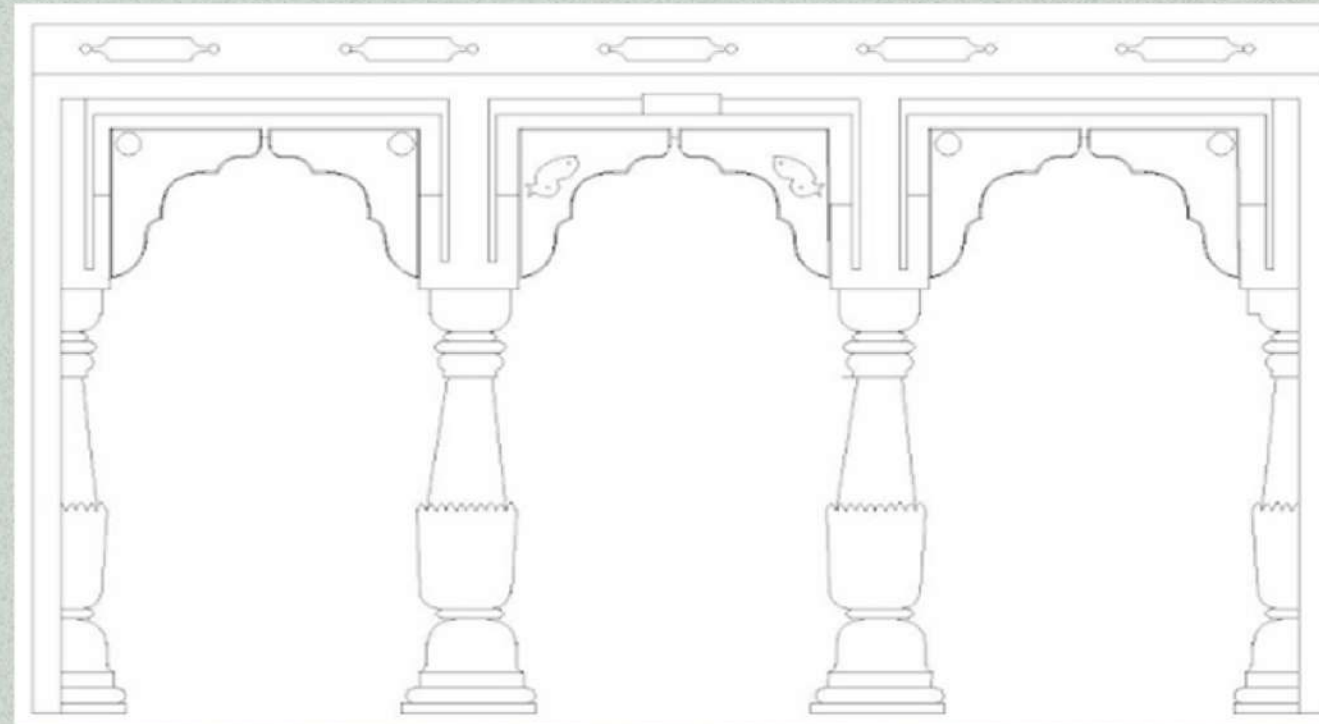
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES



UTTARAKHAND
CHAPTER



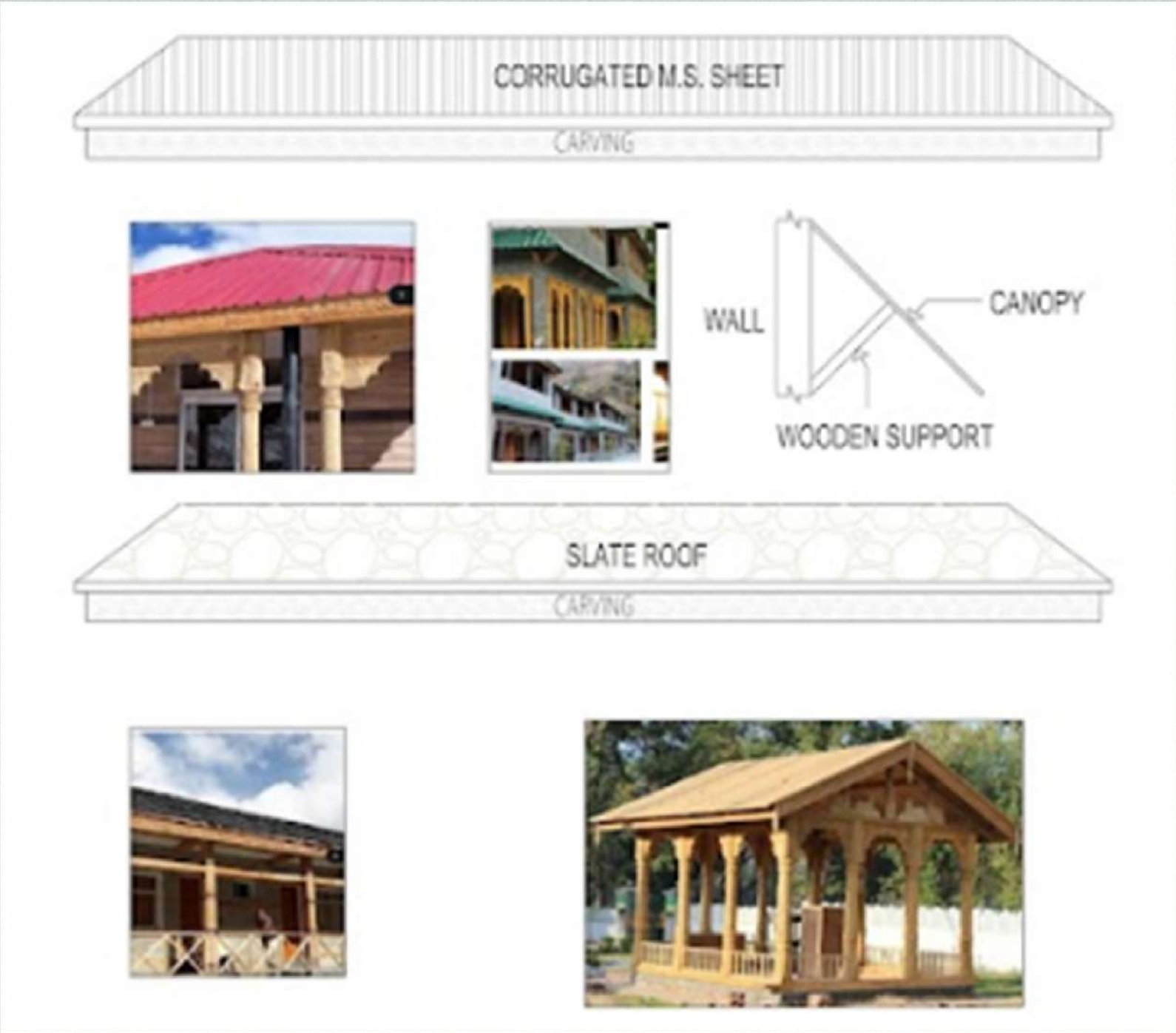
FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES
CANOPIES



UTTARAKHAND
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UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

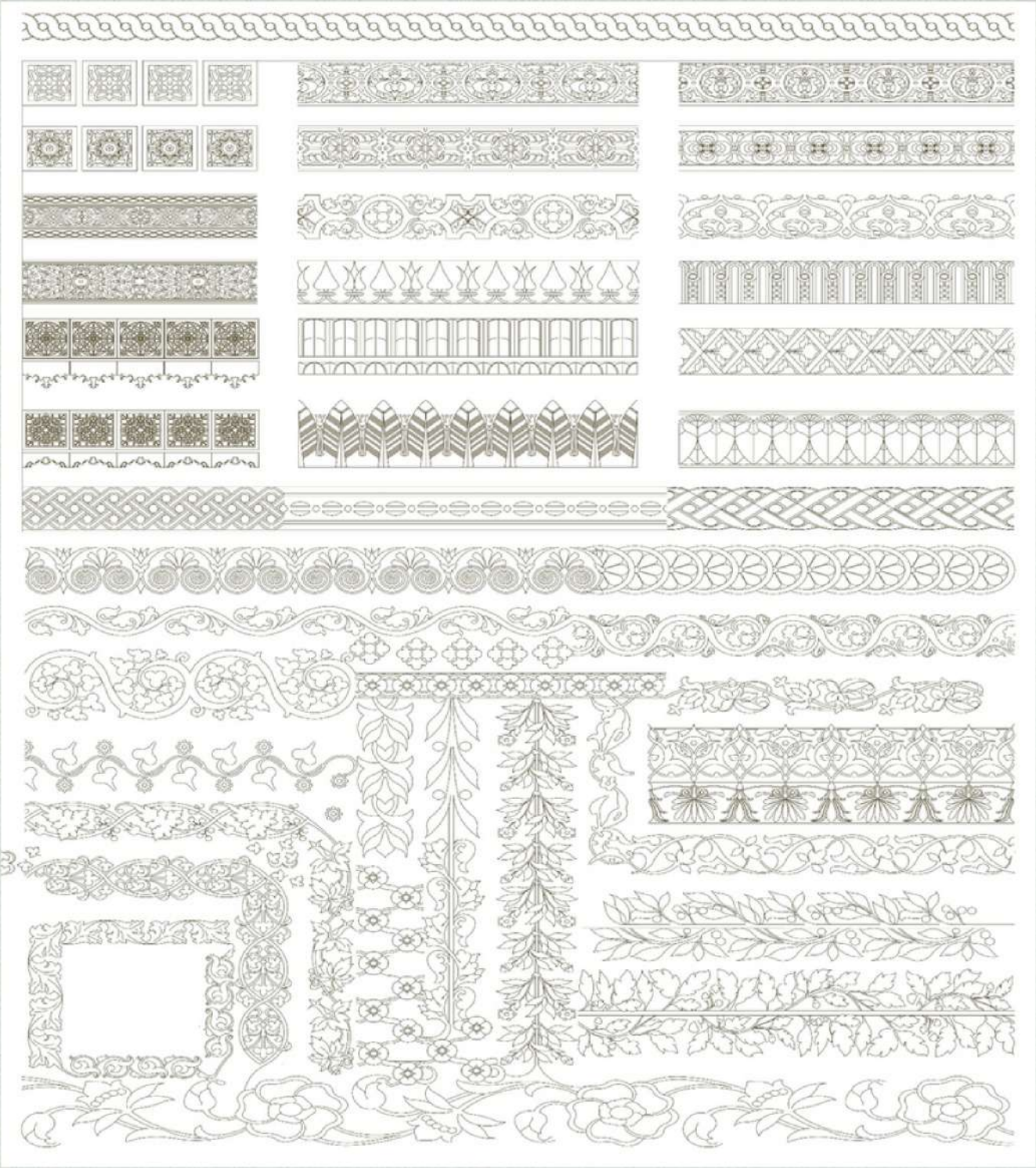
FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS



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UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

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CANOPIES

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UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

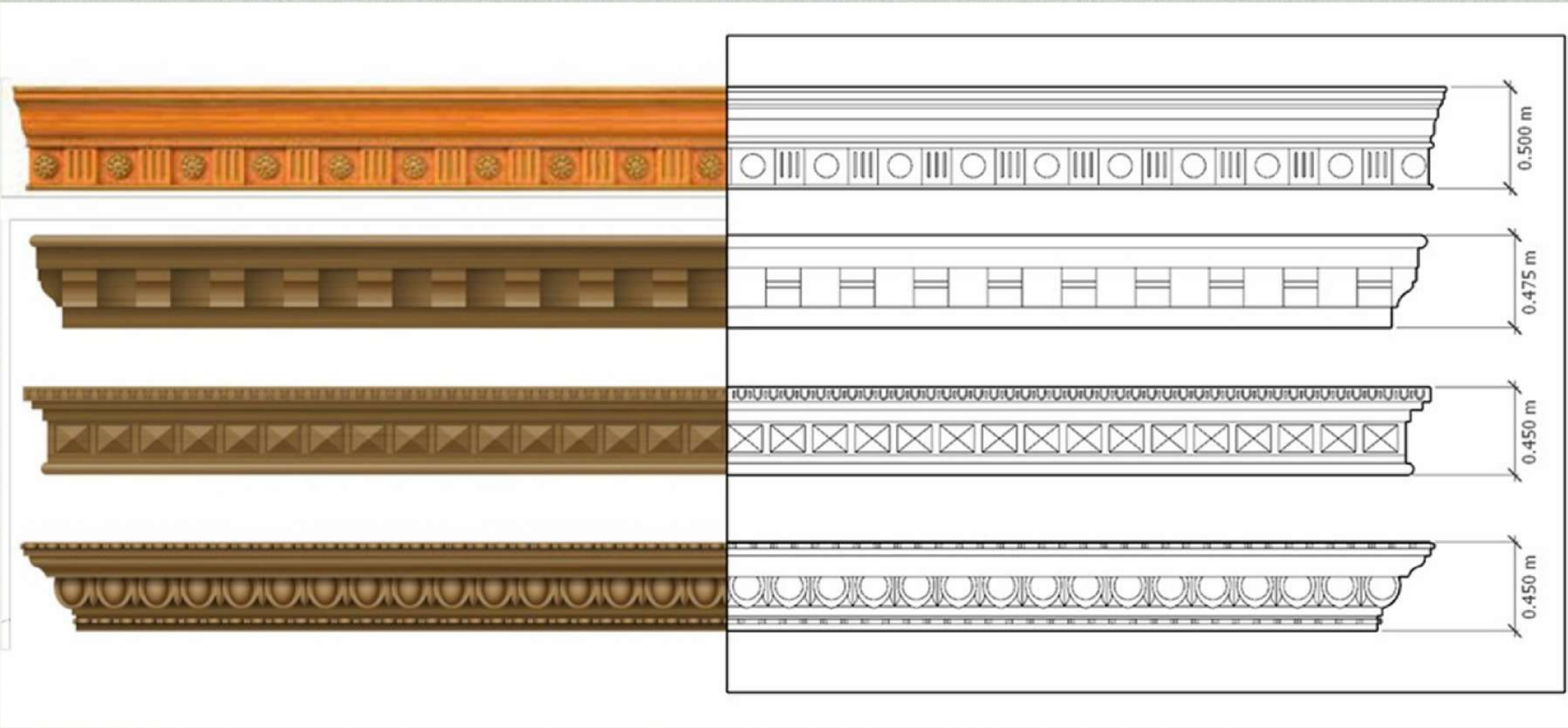
CARVINGS

COLOUR PALLETE

CORNICES



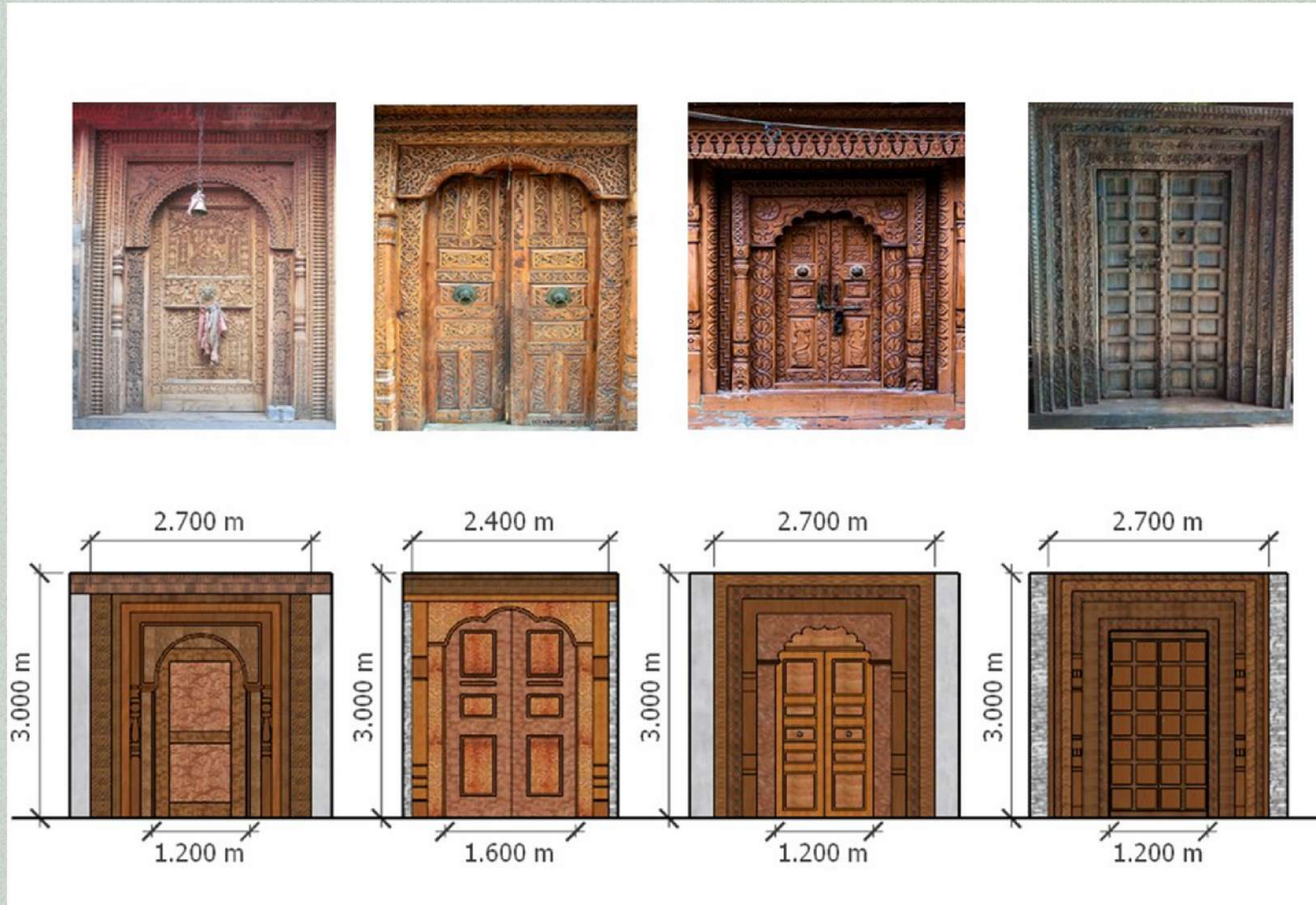
UTTARAKHAND
CHAPTER



FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

- ARCH AND ARCADES
- CANOPIES
- CARVINGS
- COLOUR PALLETE
- CORNICES
- ENTRANCE DOORS



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

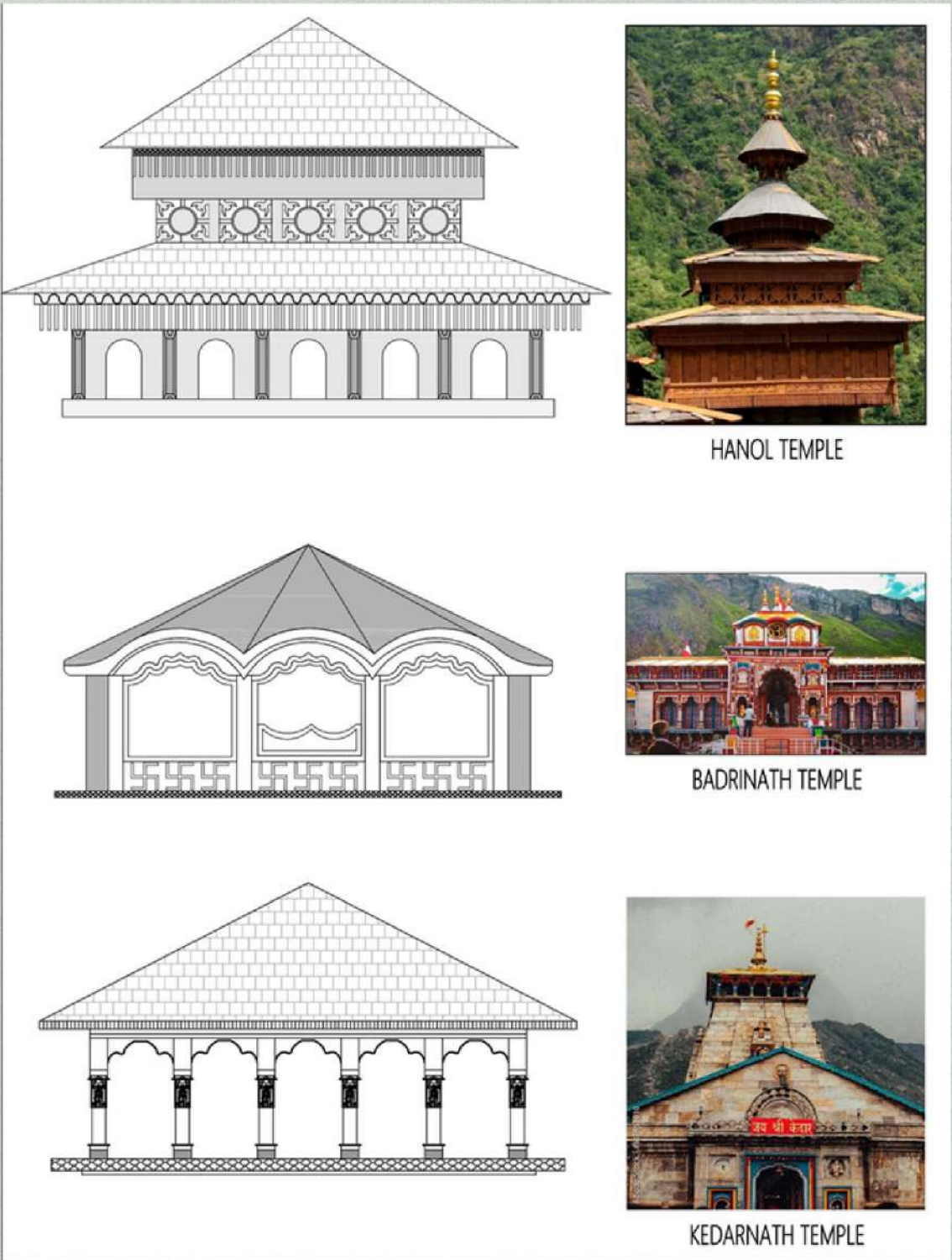
CARVINGS

COLOUR PALLETE

CORNICES

ENTRANCE DOORS

MUMTY SHIKHARAS



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

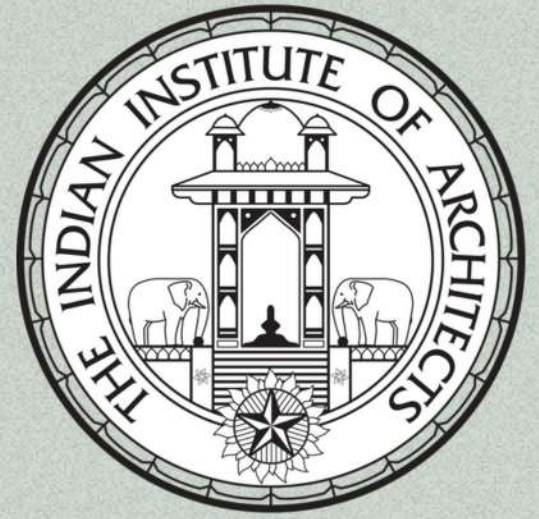
COLOUR PALLETE

CORNICES

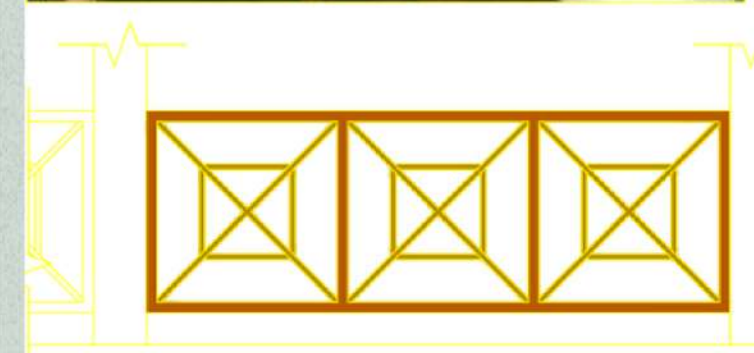
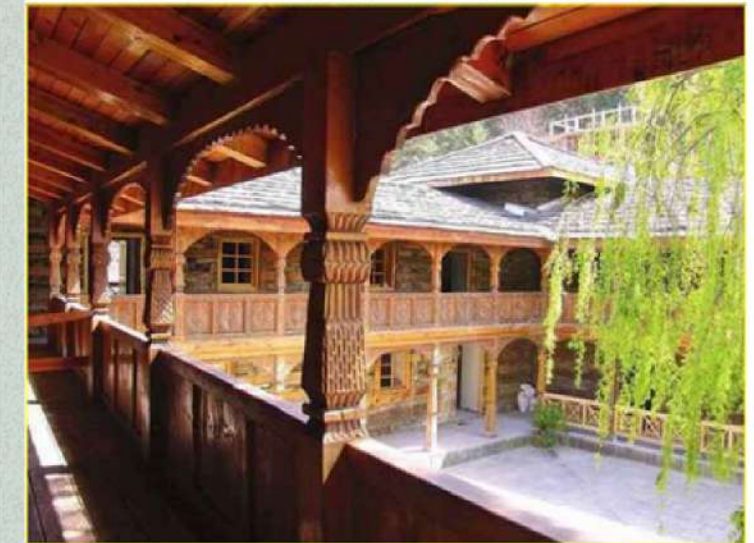
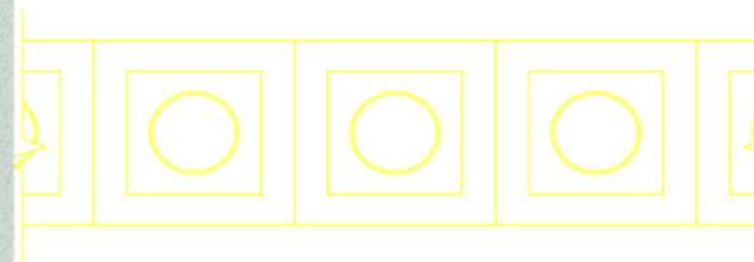
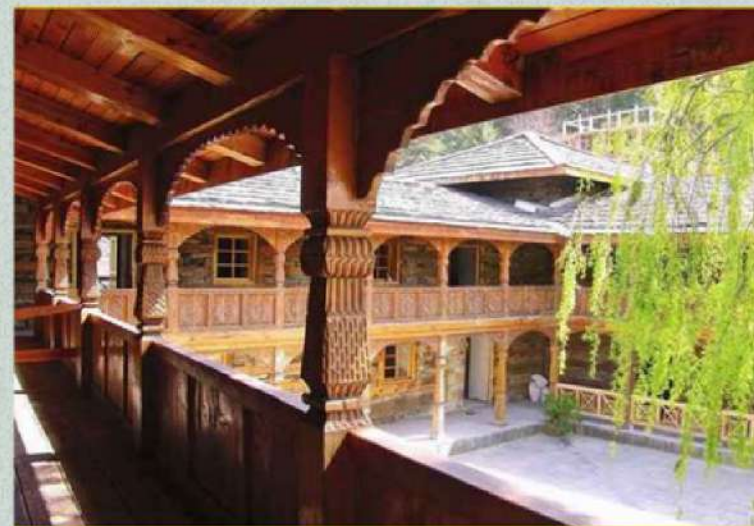
ENTRANCE DOORS

MUMTY SHIKHARAS

PARAPET



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE

CORNICES

ENTRANCE DOORS

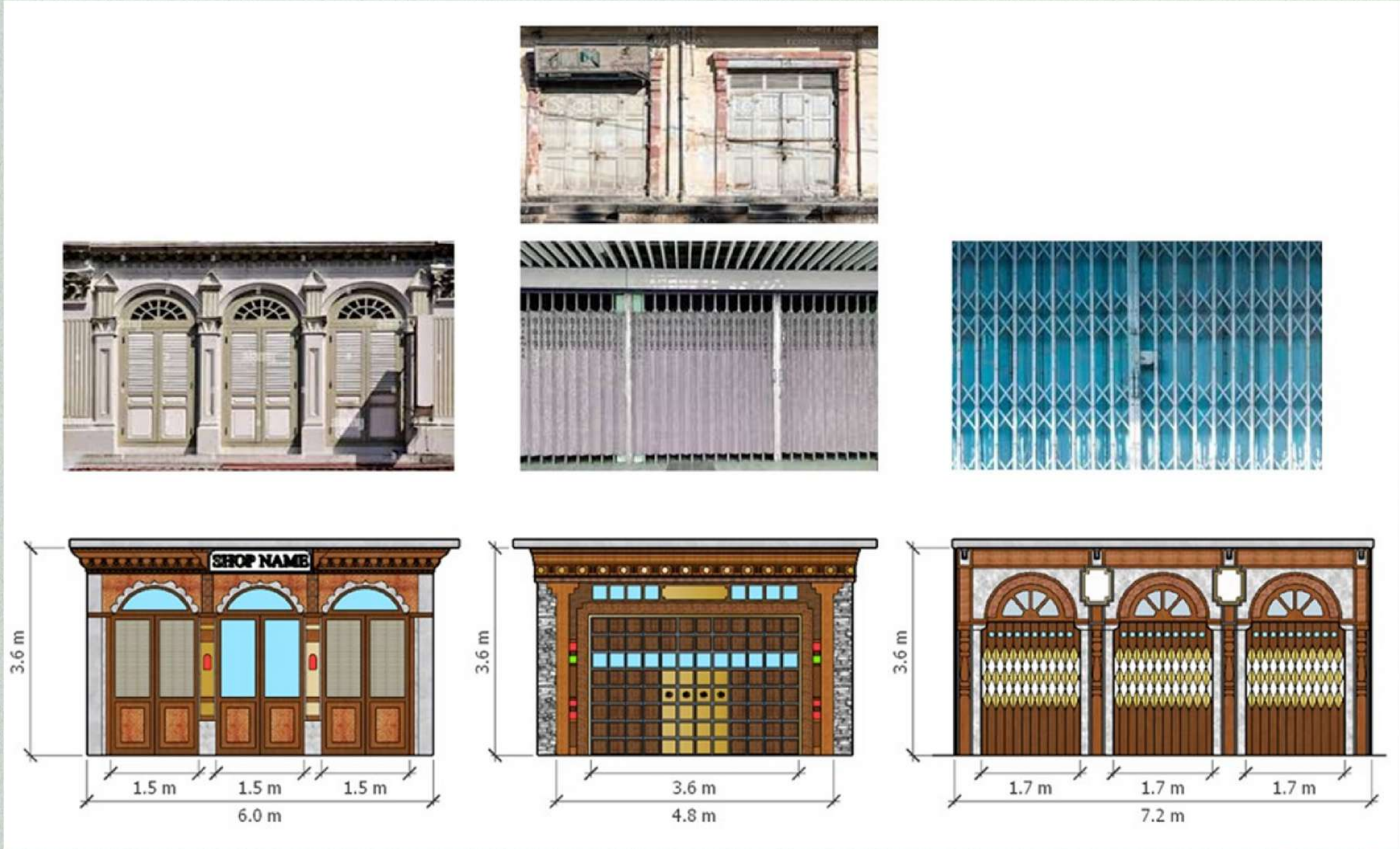
MUMTY SHIKHARAS

PARAPET

SHOP SHUTTERS



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE

CORNICES

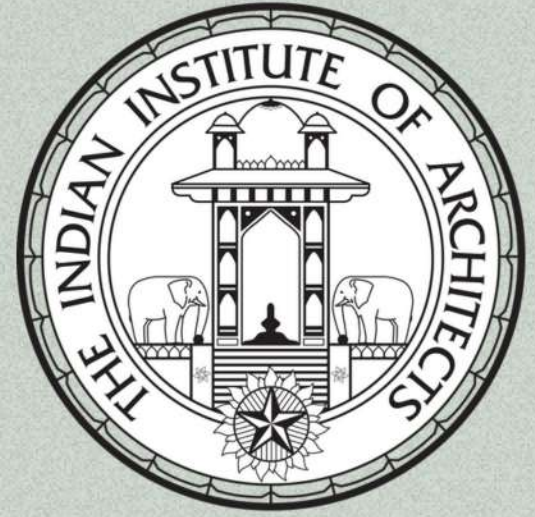
ENTRANCE DOORS

MUMTY SHIKHARAS

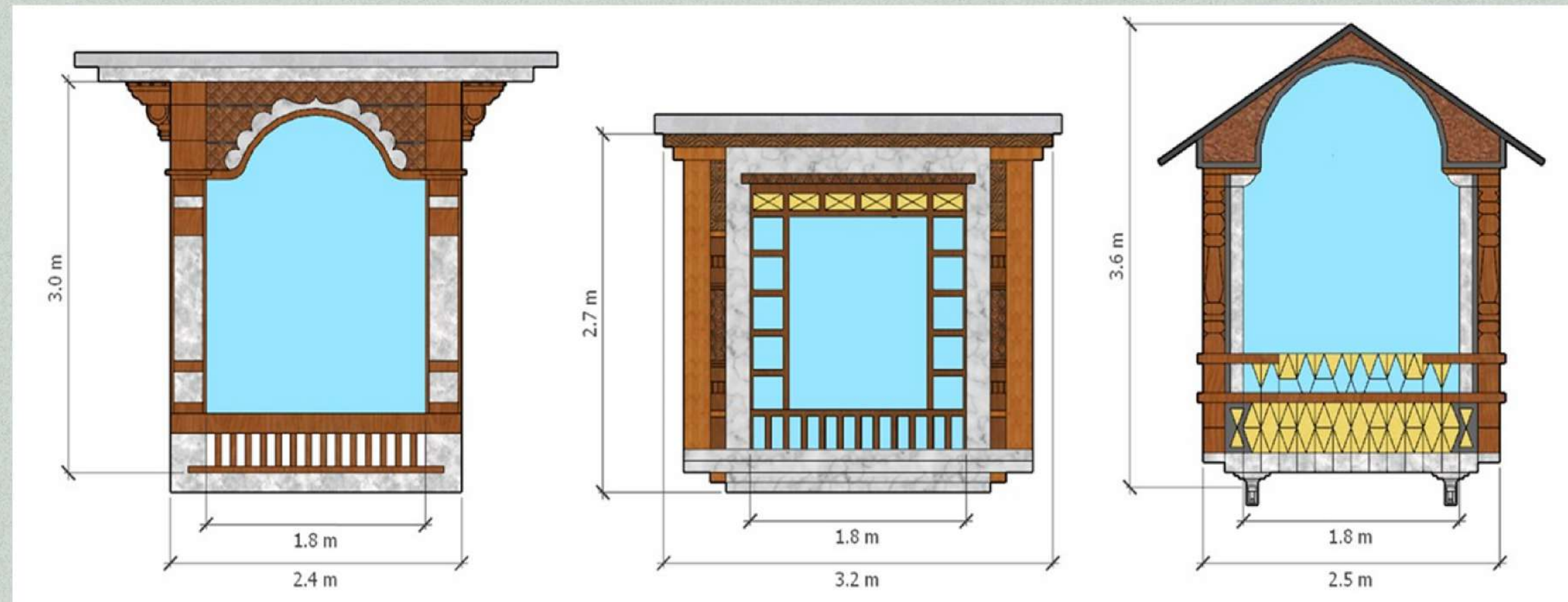
PARAPET

SHOP SHUTTERS

SHOW WINDOW



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

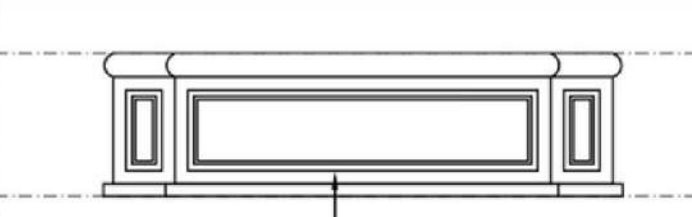
FACADE REGULATION

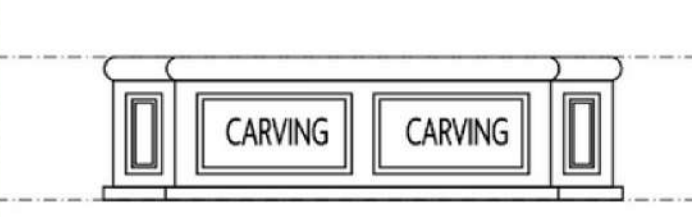
ELEMENTS OF ARCHITECTURAL CONTROL

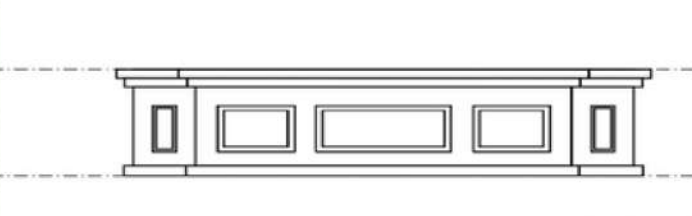
- ARCH AND ARCADES
- CANOPIES
- CARVINGS
- COLOUR PALLETE
- CORNICES
- ENTRANCE DOORS
- MUMTY SHIKHARAS
- PARAPET
- SHOP SHUTTERS
- SHOW WINDOW
- STALL RISER

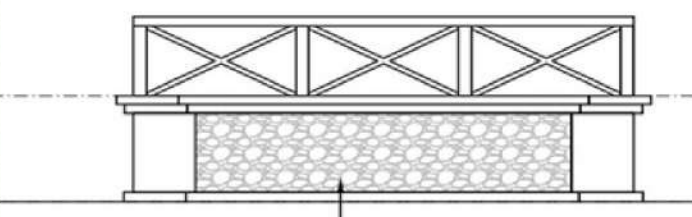


UTTARAKHAND
CHAPTER











UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

FACADE REGULATION

ELEMENTS OF ARCHITECTURAL CONTROL

ARCH AND ARCADES

CANOPIES

CARVINGS

COLOUR PALLETE

CORNICES

ENTRANCE DOORS

MUMTY SHIKHARAS

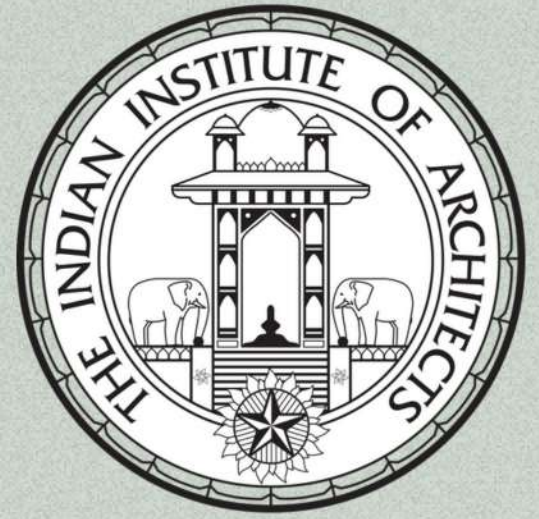
PARAPET

SHOP SHUTTERS

SHOW WINDOW

STALL RISER

WINDOWS



UTTARAKHAND
CHAPTER



ARCHITECTURAL ELEMENTS



UTTARAKHAND
CHAPTER

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING
MATERIAL(S)

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL
(MUSK DEER)

STATE BIRD
(MONAL)

STATE FLOWER
(BRAHMA KAMAL)

STATE INSTRUMENT
(DHOL)

STATE TRADITION(S)
GARHWALI | KUMAUNI

STATE TREE
(BURANSH)

TERRACE MUMTY

WINDOW(S)

UTTARAKHAND FACADE REGULATION POLICY, 2019

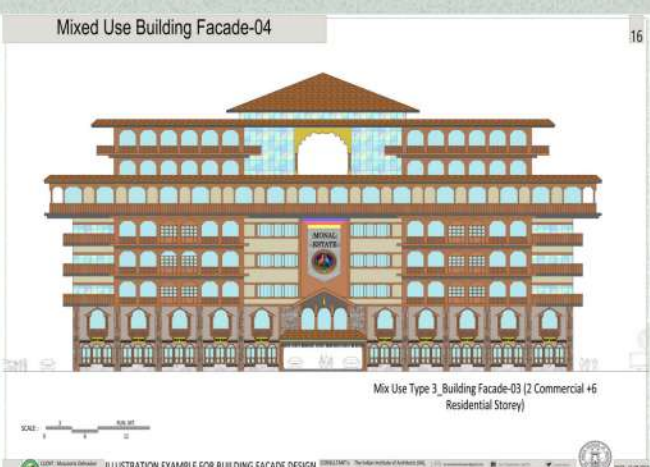
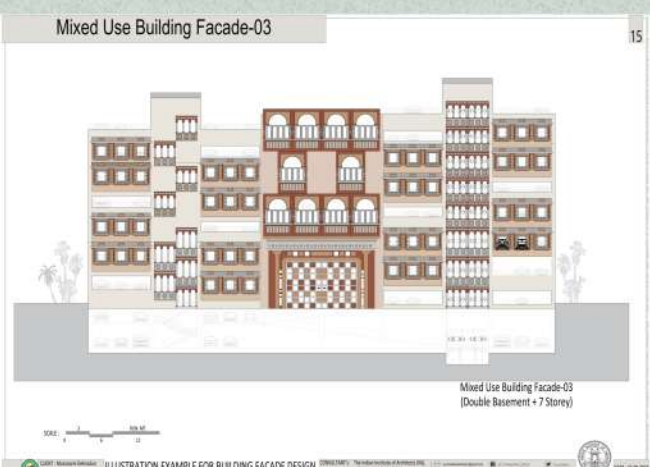
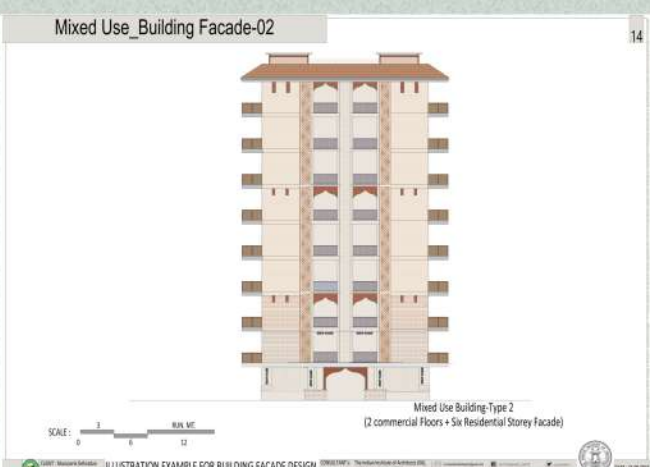
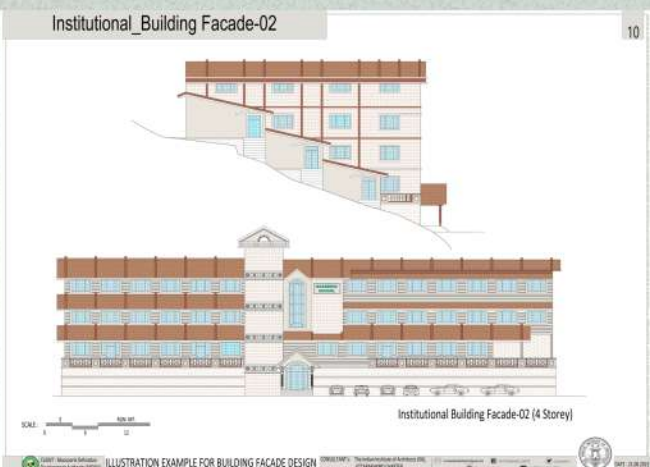
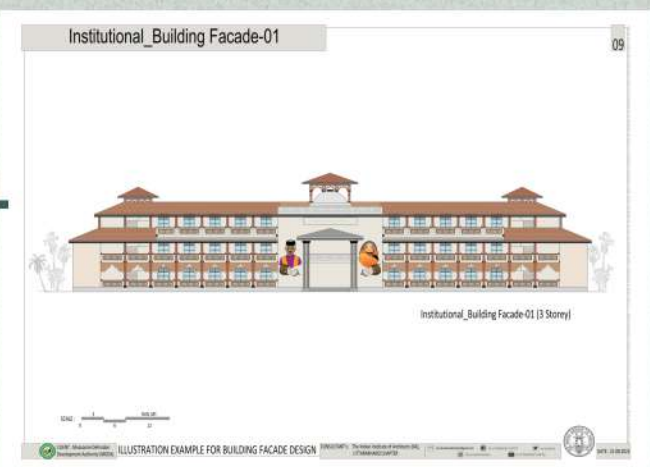
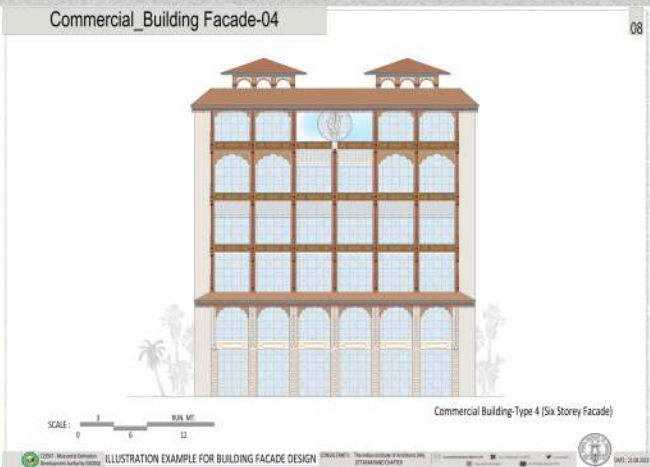
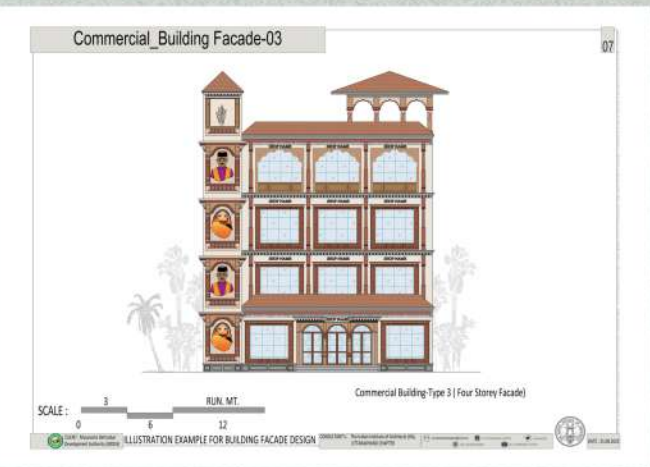
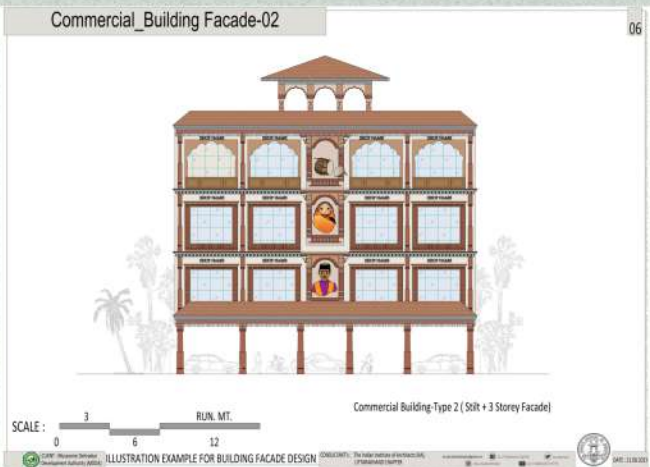
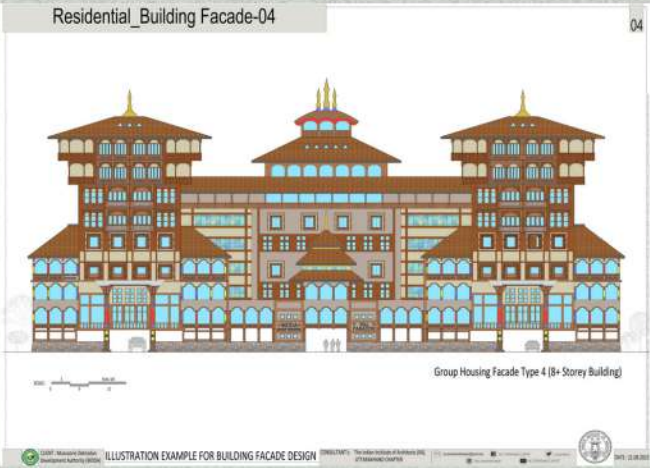
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

RESIDENTIAL
END USE
BUILDINGS

COMMERCIAL
END USE
BUILDINGS

INSTITUTIONAL
END USE
BUILDINGS

MIXED USE
BUILDINGS



UTTARAKHAND
CHAPTER



UTTARAKHAND
CHAPTER

FINALISED BUILDING TYPOLOGIES

FOR PREPARATION OF ILLUSTRATION EXAMPLES

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

PARAMETERS TO FINALISE BUILDING TYPOLOGIES



UTTARAKHAND
CHAPTER

END USE
TYPOLOGY | CONFIGURATION

BUILDING SPECS
FRONTAGE | NO. OF STOREY

ARCH. ELEMENTS
REFER 25 IDENTIFIED ELEMENTS

DESIGN
ADAPTATION | COMPOSITION

RESIDENTIAL BUILDING

COMMERCIAL BUILDING

INSTITUTIONAL BUILDING

MIXED USE BUILDING

FINALISED BUILDING TYPOLOGIES

WORK QUANTUM AS PER SCOPE OF WORK DATED 11 AUGUST 2023



UTTARAKHAND
CHAPTER

DETERMINANT PARAMETER (BELOW)	RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	MIXED USE
END USE TYPOLOGY & CONFIGURATION	• SINGLE DWELLING UNIT • MULTI STOREY GROUP HOUSING	• SINGLE RETAIL OUTLET • MULTIPLE RETAIL OUTLET	• OFFICE BUILDING • HOSPITAL BUILDING	• SINGLE RETAIL CUM SINGLE DWELLING UNIT • MULTI LEVEL CAR PARKING (MLCP)
BUILDING SPECS FRONTAGE & NO. OF STOREY	• 7.5 MT 2 STOREY • 90 MT 8 STOREY	• 9 MT 2.5 STOREY • 15 MT 4 STOREY	• 30 MT 3 STOREY • 60 MT 6 STOREY	• 9 MT 2 STOREY • 60 MT 6 STOREY
ARCH. ELEMENTS REFER 25 NOS. OF IDENTIFIED ELEMENTS	DISCUSSED UPON SLIDES CONTAINING ILLUSTRATION			
DESIGN ADAPTATION & COMPOSITION	EXAMPLES OF BUILDING ELEVATIONS TOTAL OF 08 BUILDING ELEVATIONS			

FINALISED BUILDING TYPOLOGIES

WORK QUANTUM AS PER **REVISED** SCOPE OF WORK

VIDE VERBAL INSTRUCTIONS DURING PRESENTATION DATED 16 AUGUST 2023



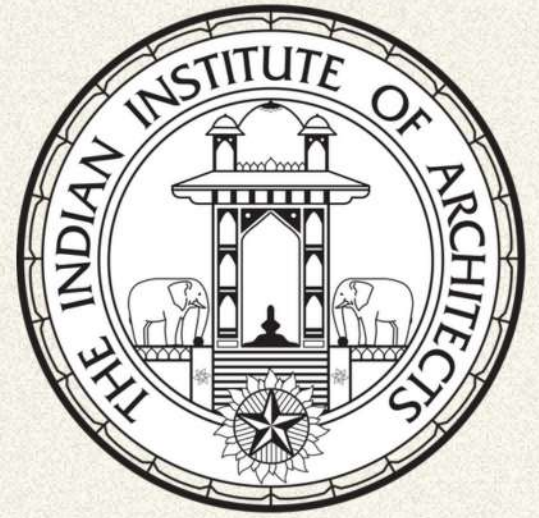
UTTARAKHAND
CHAPTER

DETERMINANT PARAMETER (BELOW)	RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	MIXED USE
END USE TYPOLOGY & CONFIGURATION	- SINGLE DWELLING UNIT SINGLE DWELLING UNIT MUTIPLE DU - MS GROUP HOUSING	- SINGLE RETAIL OUTLET MULTIPLE RETAIL OUTLET - MULTIPLE RETAIL OUTLET MULTIPLE RETAIL OUTLET	- OFFICE BUILDING BOARDING SCHOOL COMMUNITY CENTRE - HOSPITAL BUILDING	- SINGLE MU MULTI STOREY MU - MLCP DISTRICT CENTRE
BUILDING SPECS FRONTAGE & NO. OF STOREY	7.5 MT 2 STOREY 9 MT 3 STOREY 15 MT 3 STOREY 90 MT 8 STOREY	9 MT 2 STOREY 15 MT 3 STOREY 15 MT 4 STOREY 25 MT 7 STOREY	70 MT 3 STOREY 60 MT 3 STOREY 45 MT 4 STOREY 60 MT 7 STOREY	9 MT 2 STOREY 15 MT 10 STOREY 90 MT 6 STOREY 60 MT 9 STOREY
ARCH. ELEMENTS REFER 25 NOS. OF IDENTIFIED ELEMENTS	DISCUSSED UPON SLIDES CONTAINING ILLUSTRATION			
DESIGN ADAPTATION & COMPOSITION	EXAMPLES OF BUILDING ELEVATIONS TOTAL OF 16 BUILDING ELEVATIONS			

TRANSITION FROM

REGULAR FACADE TO (BUILT) HERITAGE FACADE

QUALITY & PROFESSIONALISM OF HIRED ARCHITECT SERVICES



UTTARAKHAND
CHAPTER

UTTARAKHAND FACADE REGULATION POLICY, 2019

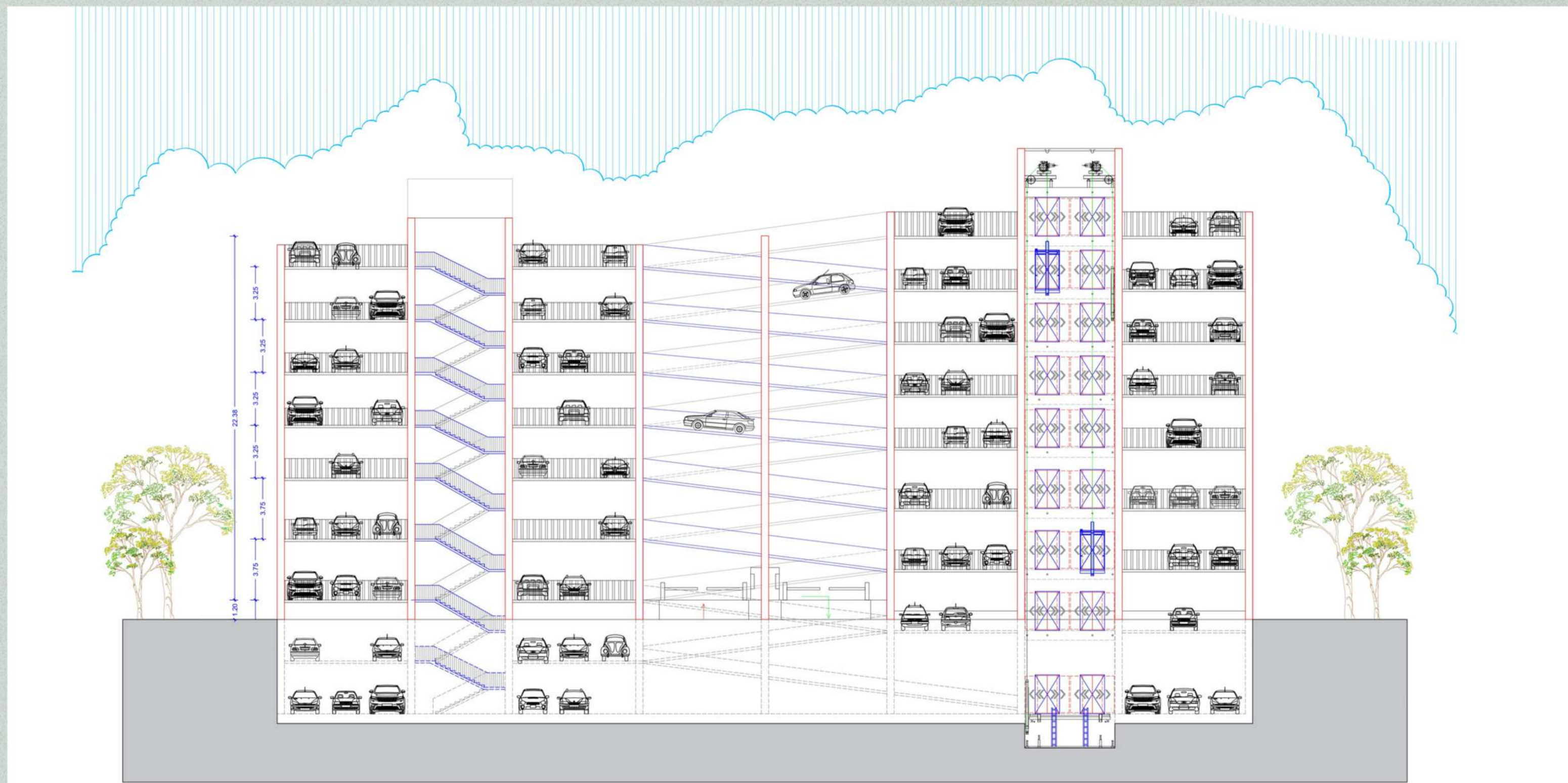
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND
CHAPTER

BUILDING
FACADE #1

Line Elevation



MULTI LEVEL CAR PARKING

UTTARAKHAND FACADE REGULATION POLICY, 2019

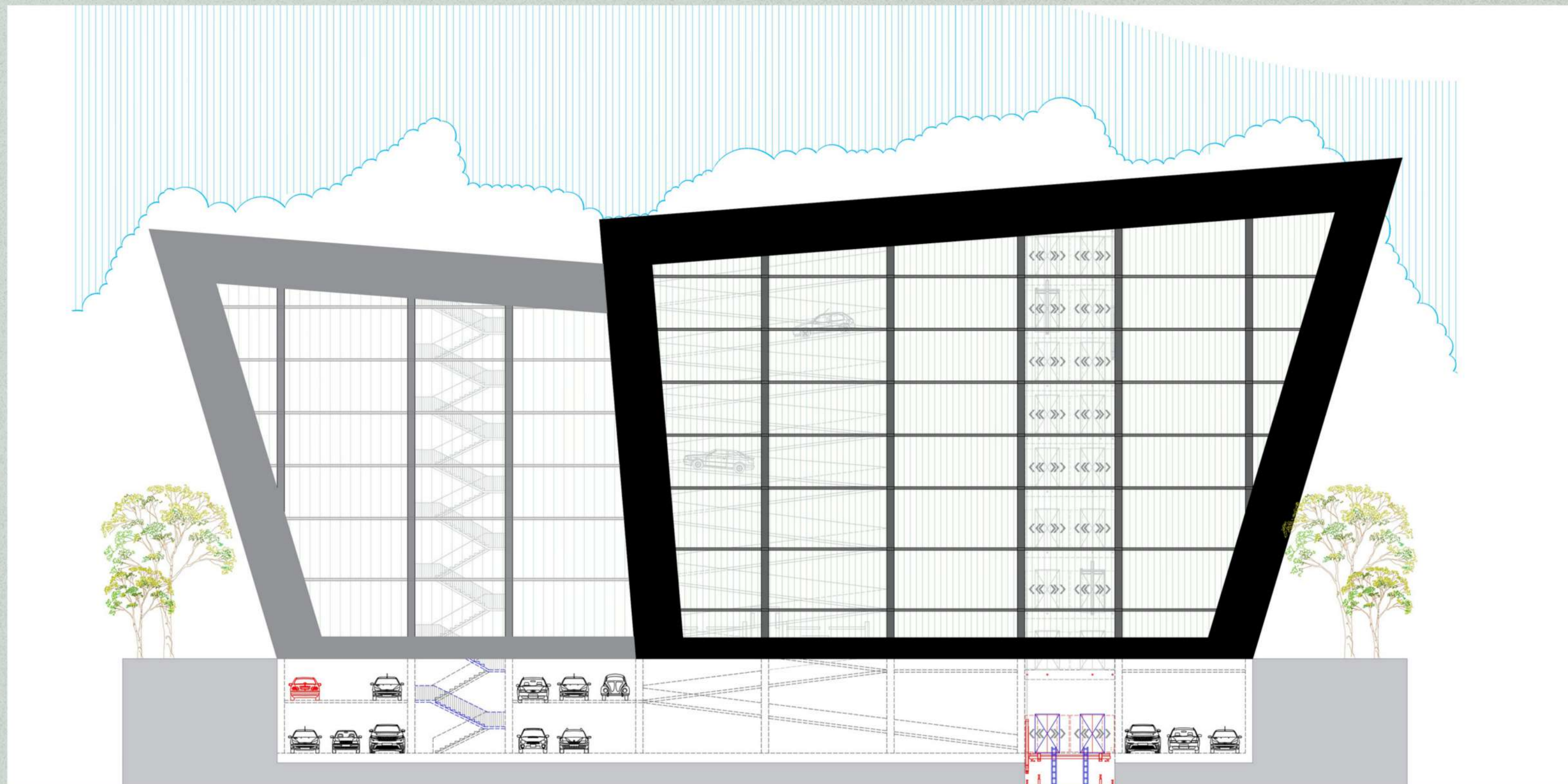
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND
CHAPTER

BUILDING
FACADE #2

Glass Cladding
Elevation (regular)



MULTI LEVEL CAR PARKING

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND
CHAPTER

BUILDING
FACADE #3
Glass Cladding
Elevation
(contemporary)



MULTI LEVEL CAR PARKING

UTTARAKHAND FACADE REGULATION POLICY, 2019

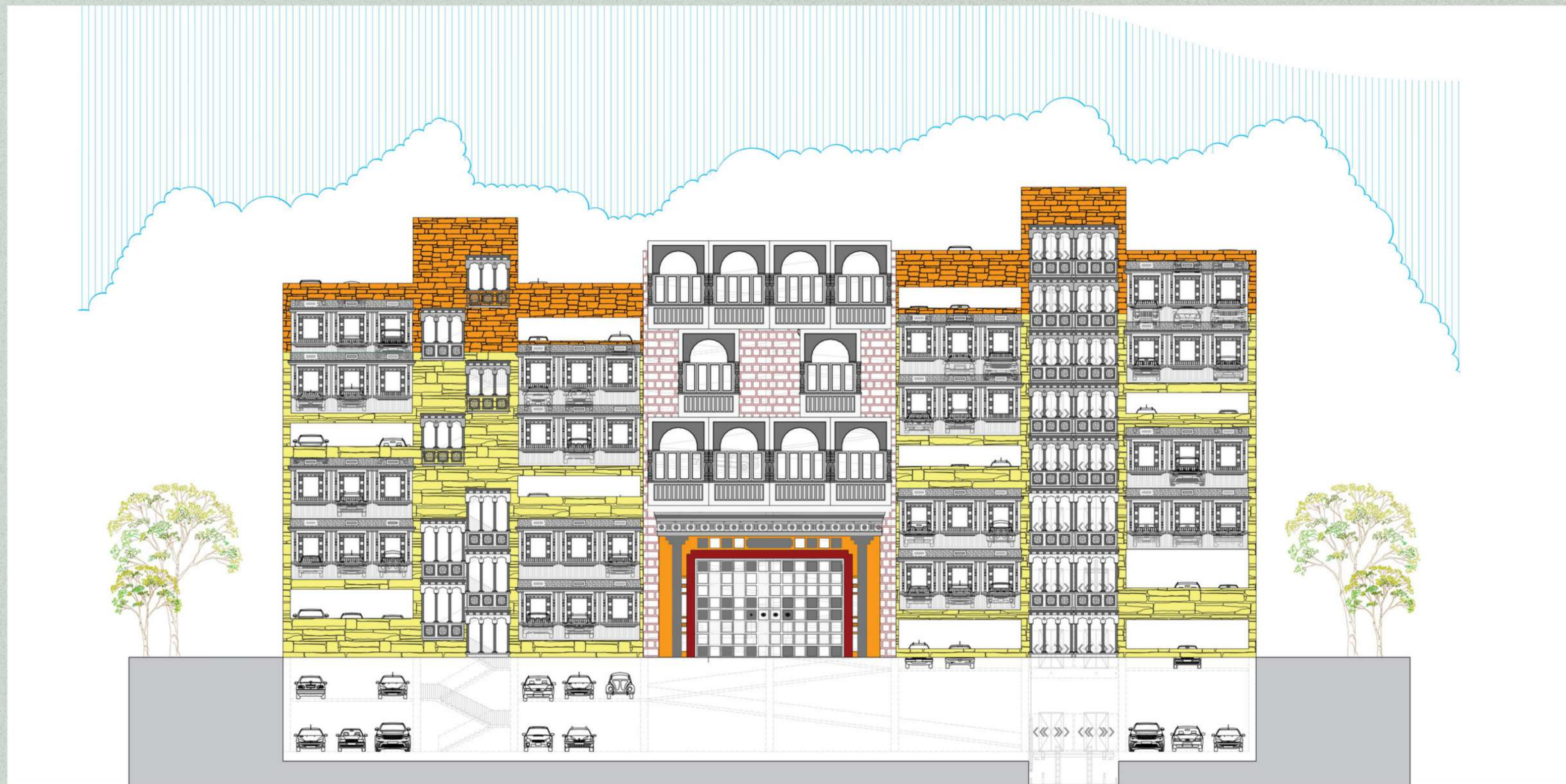
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND
CHAPTER

BUILDING
FACADE #4

Traditional Style
Elevation



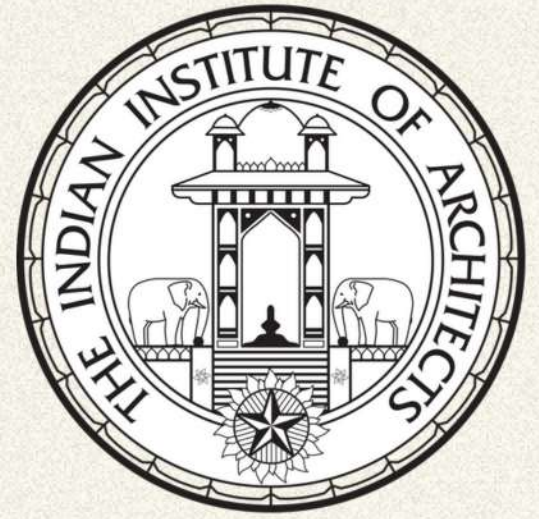
MULTI LEVEL CAR PARKING

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

ILLUSTRATION EXAMPLE(S) OF PROTOTYPE BUILDING ELEVATIONS

ADVISORY OPINION, **NOT A PRESCRIPTION GUIDELINE**



UTTARAKHAND
CHAPTER

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

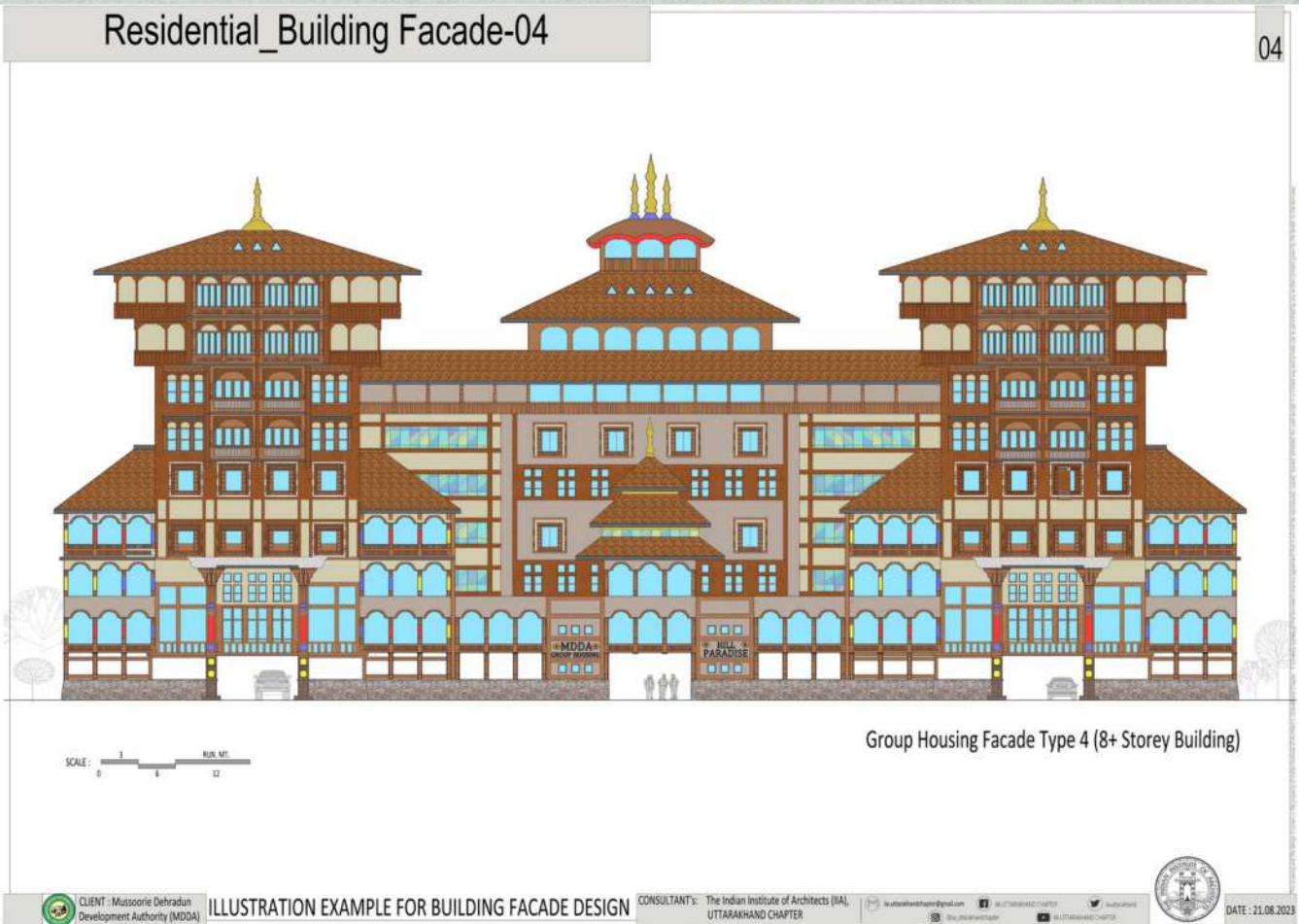
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

RESIDENTIAL
END USE
BUILDINGS



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Residential_Building Facade-01

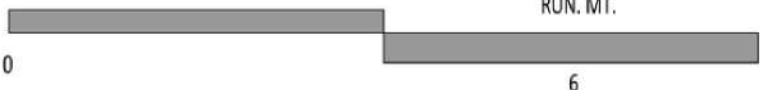
BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (**SINGLE DWELLING UNIT**)
- FACADE WIDTH- **7.5 MT**
- CONFIGURATION- **2 STOREY**
- HEIGHT- **7.0 MT**

01



Residential_Building Facade-Type 1 (Two Storey Facade)

SCALE :  0 3 6 RUN. MT.



CLIENT : Mussoorie Dehradun Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

lia.uttarakhandchapter@gmail.com

IIA UTTARAKHAND CHAPTER

lia.uttarakhand



DATE : 21.08.2023



UTTARAKHAND CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Residential_Building Facade-02

BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (**SINGLE DWELLING UNIT**)
- FACADE WIDTH- **9 MT**
- CONFIGURATION- **3 STOREY**
- HEIGHT- **10.5 MT**

02



Single Dwelling Building-Type 2 (3 Storey Facade)



- 

UTTARAKHAND
CHAPTER
- ARCHITECTURAL
ELEMENTS
INCORPORATED

ARCH(S) & ARCADE

AWNING(S)
BRAND SIGN(S)
BUILDING CLADDING MATERIAL
CANOPY(S)
CARVING(S)
COLUMN(S)
CORNICE(S)
ENTRANCE DOORS
NIGHT LIGHTING
PARAPET
PILASTER(S)
ROOF SHIKHARA(S)
SHOP SHUTTER(S)
SHOW WINDOW(S)
SIGN BOARD(S)
STALL RISER(S)
STATE ANIMAL (MUSK DEER)
STATE BIRD (MONAL)
STATE FLOWER (BRAHMA KAMAL)
STATE INSTRUMENT (DHOL)
STATE TRADITION(S)- GARHWALI | KUMAUNI
STATE TREE (BURANSH)
TERRACE MUMTY
WINDOW(S)

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Residential_Building Facade-03

BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (**MUTIPLE DWELLING UNITS**)
- FACADE WIDTH- **15 MT**
- CONFIGURATION- **STILT + 3 STOREY**
- HEIGHT- **12 MT**

03



Residential Building-Type 3 (Stilt+3 Storey)



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
UTTARAKHAND CHAPTER

lia.uttarakhandchapter@gmail.com

IA UTTARAKHAND CHAPTER

@lia_uttarakhandchapter

lia.uttarakhand

IA UTTARAKHAND CHAPTER



DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

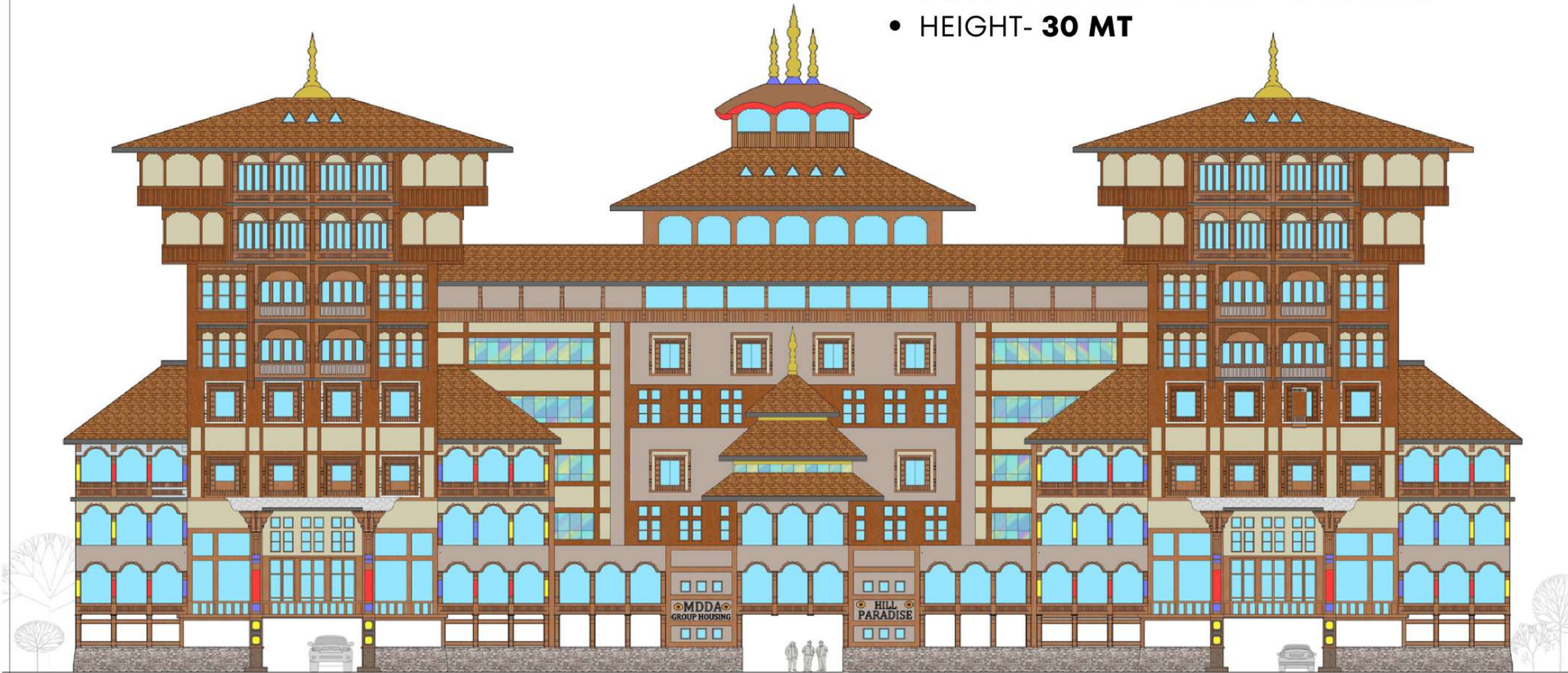
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Residential_Building Facade-04

BUILDING SPECIFICATIONS

- TYPE- RESIDENTIAL (**MULTI STOREY GROUP HOUSING**)
- FACADE WIDTH- **90 MT**
- CONFIGURATION- **STILT + 8 STOREY**
- HEIGHT- **30 MT**

04



Group Housing Facade Type 4 (8+ Storey Building)



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
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IAA UTTARAKHAND CHAPTER



DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

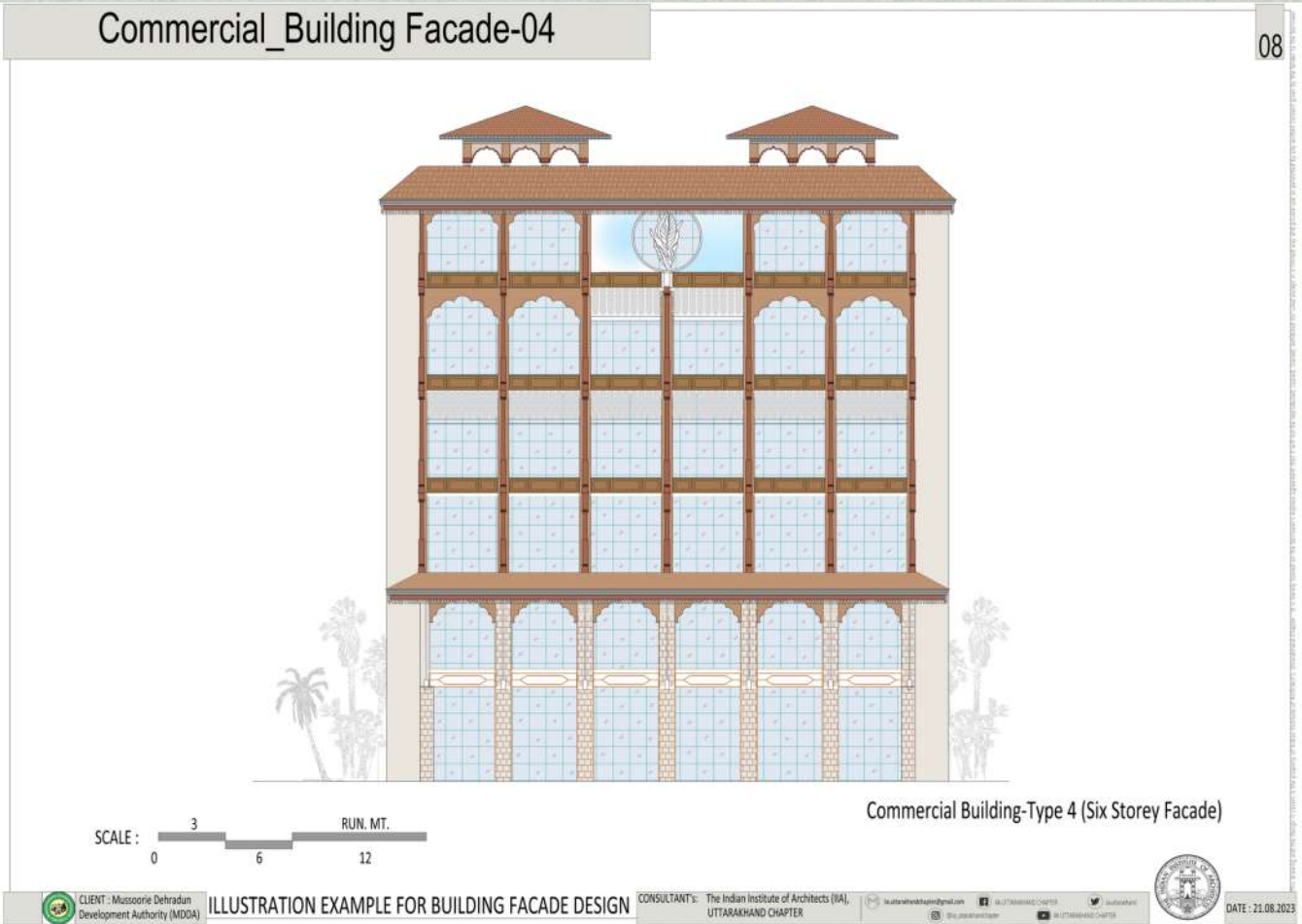
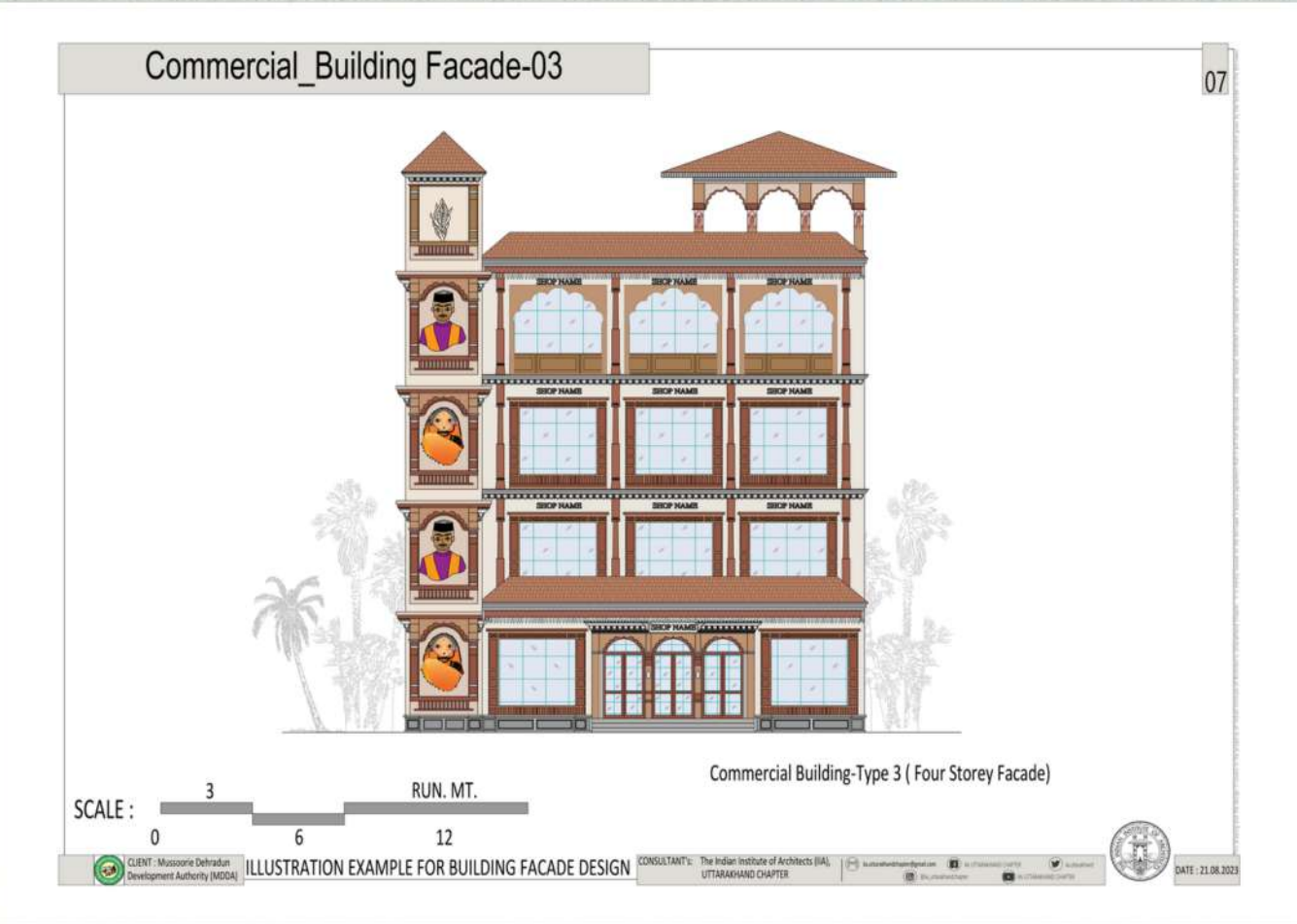
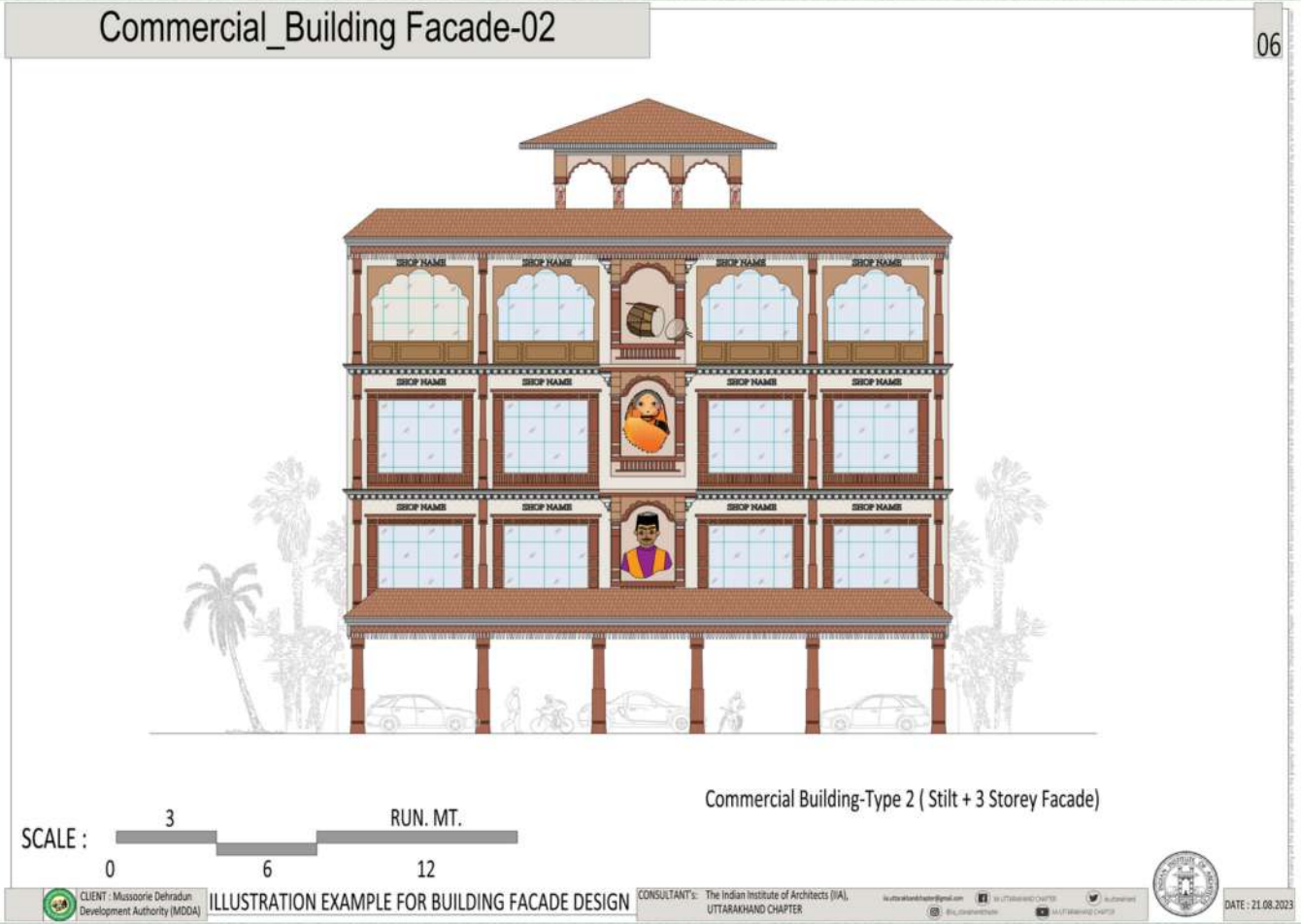
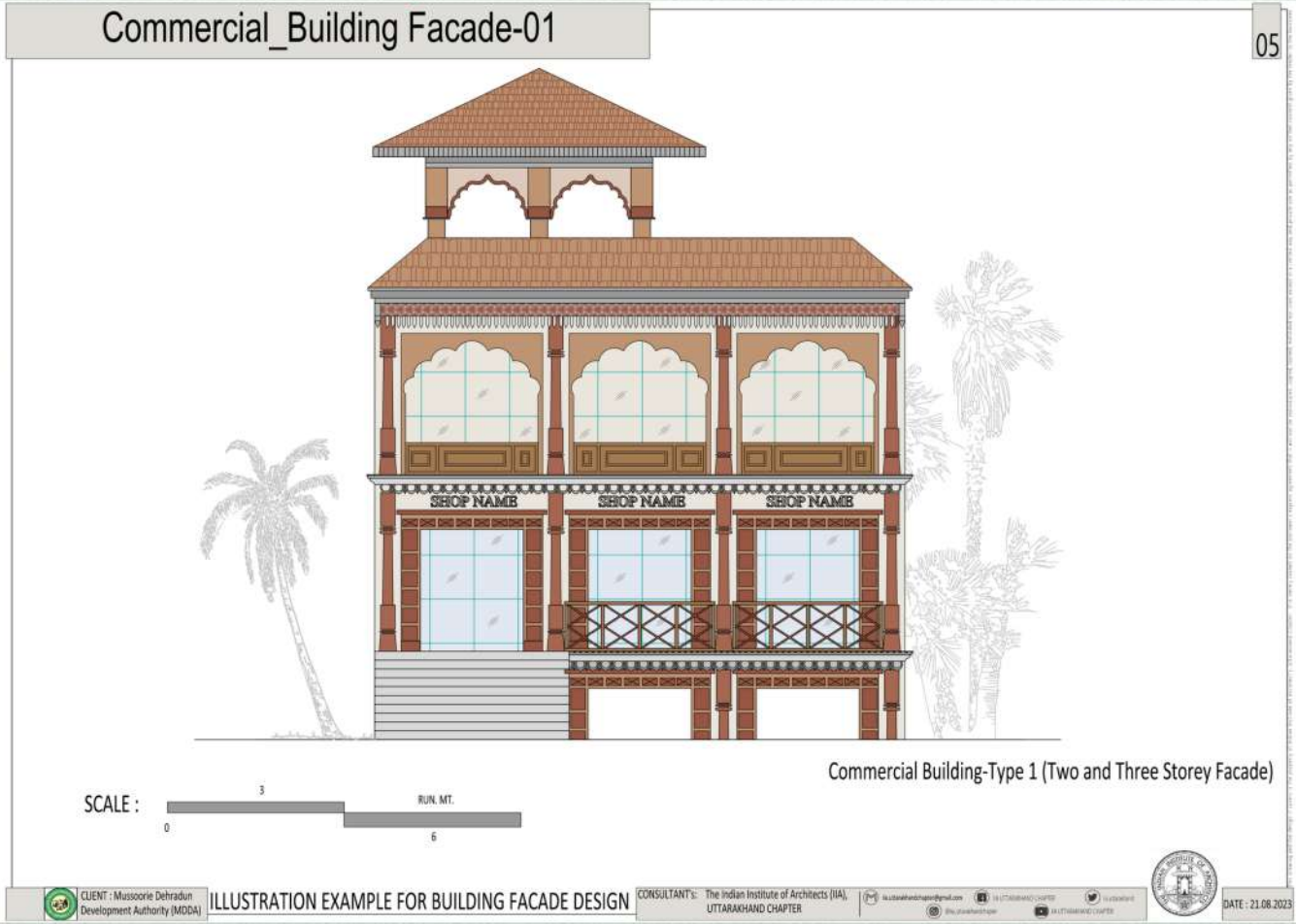
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

RESIDENTIAL
END USE
BUILDINGS

COMMERCIAL
END USE
BUILDINGS



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Commercial_Building Facade-01

BUILDING SPECIFICATIONS

- TYPE- COMMERCIAL (**SINGLE RETAIL UNIT**)
- FACADE WIDTH- **9 MT**
- CONFIGURATION- **BASEMENT + 2 STOREY**
- HEIGHT- **7.5 MT**

05



Commercial Building-Type 1 (Two and Three Storey Facade)



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
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UTTARAKHAND FACADE REGULATION POLICY, 2019

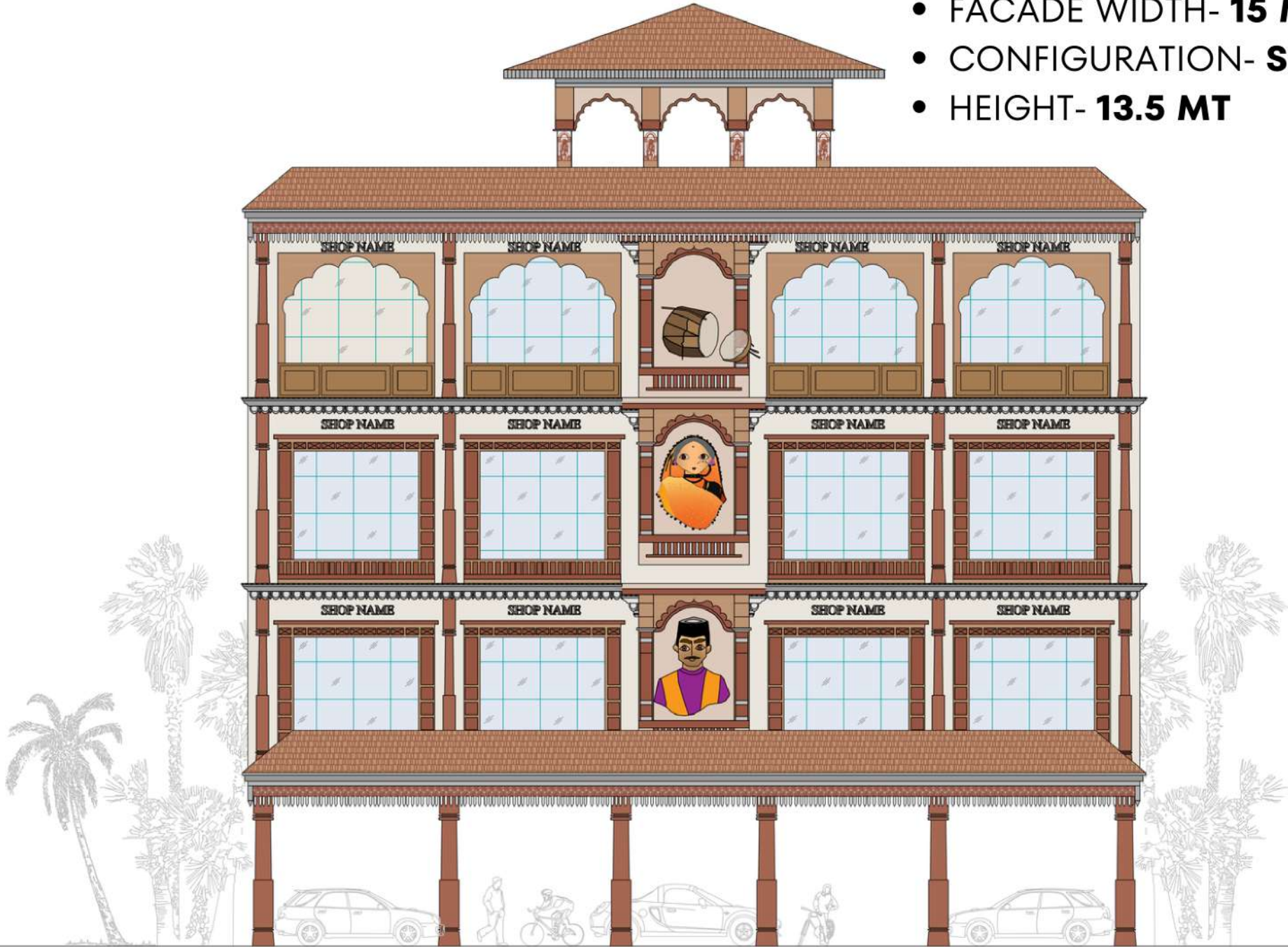
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Commercial_Building Facade-02

BUILDING SPECIFICATIONS

- TYPE- COMMERCIAL (MULTIPLE RETAIL UNITS)
- FACADE WIDTH- **15 MT**
- CONFIGURATION- **STILT + 3 STOREY**
- HEIGHT- **13.5 MT**

06



Commercial Building-Type 2 (Stilt + 3 Storey Facade)



UTTARAKHAND
CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
 - AWNING(S)**
 - BRAND SIGN(S)**
 - BUILDING CLADDING MATERIAL**
 - CANOPY(S)**
 - CARVING(S)**
 - COLUMN(S)**
 - CORNICE(S)**
 - ENTRANCE DOORS**
 - NIGHT LIGHTING**
 - PARAPET**
 - PILASTER(S)**
 - ROOF SHIKHARA(S)**
 - SHOP SHUTTER(S)**
 - SHOW WINDOW(S)**
 - SIGN BOARD(S)**
 - STALL RISER(S)**
 - STATE ANIMAL (MUSK DEER)**
 - STATE BIRD (MONAL)**
 - STATE FLOWER (BRAHMA KAMAL)**
 - STATE INSTRUMENT (DHOL)**
 - STATE TRADITION(S)- GARHWALI | KUMAUNI**
 - STATE TREE (BURANSH)**
 - TERRACE MUMTY**
 - WINDOW(S)**



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
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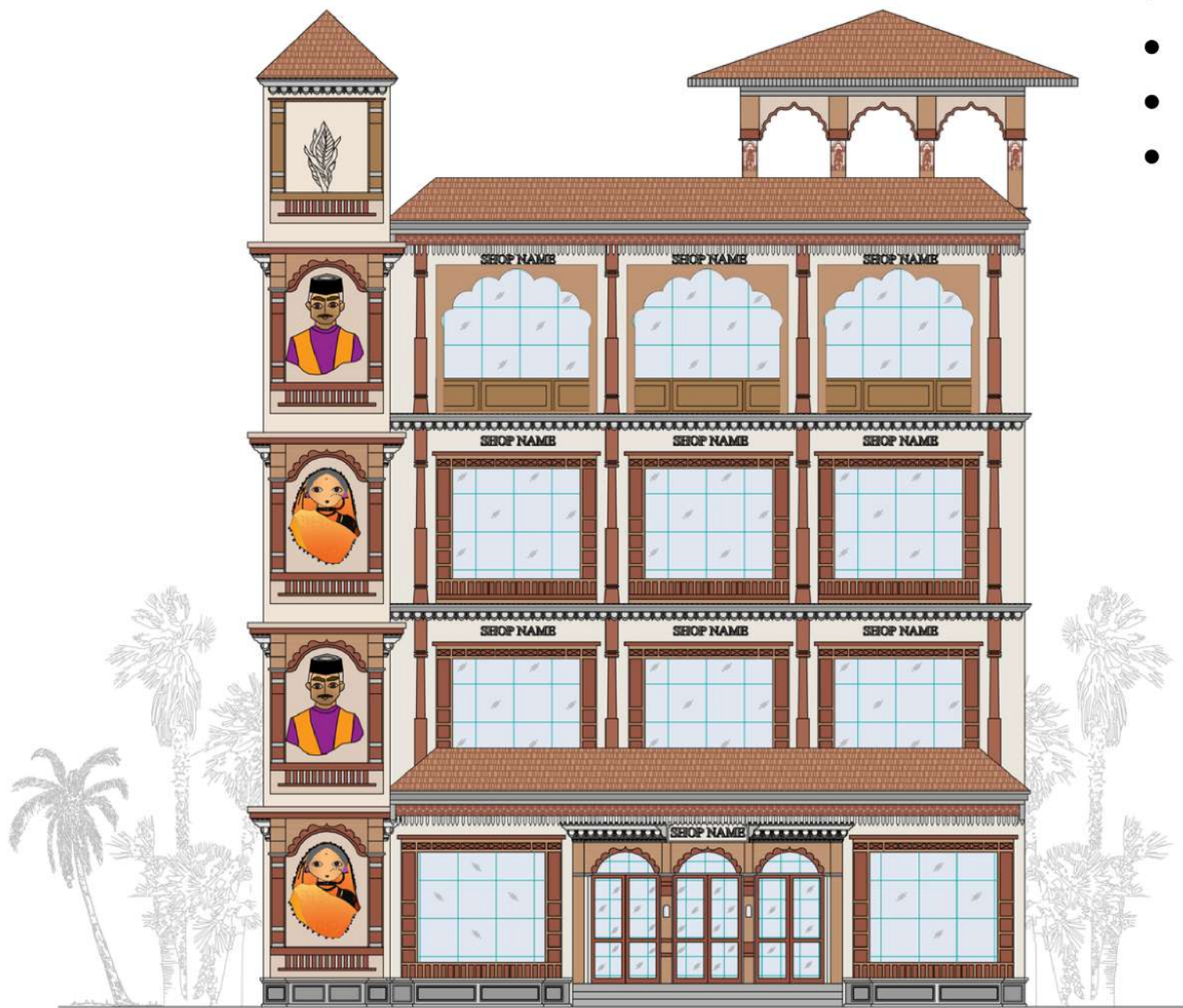


DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Commercial_Building Facade-03



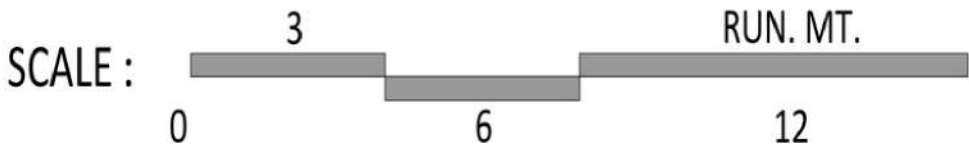
BUILDING SPECIFICATIONS

- TYPE- COMMERCIAL (**MULTIPLE RETAIL UNITS**)
- FACADE WIDTH- **15 MT**
- CONFIGURATION- **4 STOREY**
- HEIGHT- **15 MT**

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE
 - AWNING(S)**
 - BRAND SIGN(S)**
 - BUILDING CLADDING MATERIAL**
 - CANOPY(S)**
 - CARVING(S)**
 - COLUMN(S)**
 - CORNICE(S)**
 - ENTRANCE DOORS**
 - NIGHT LIGHTING**
 - PARAPET
 - PILASTER(S)**
 - ROOF SHIKHARA(S)**
 - SHOP SHUTTER(S)**
 - SHOW WINDOW(S)**
 - SIGN BOARD(S)
 - STALL RISER(S)**
 - STATE ANIMAL (MUSK DEER)
 - STATE BIRD (MONAL)
 - STATE FLOWER (BRAHMA KAMAL)**
 - STATE INSTRUMENT (DHOL)
 - STATE TRADITION(S)- GARHWALI | KUMAUNI**
 - STATE TREE (BURANSH)
 - TERRACE MUMTY
 - WINDOW(S)**



UTTARAKHAND
CHAPTER



Commercial Building-Type 3 (Four Storey Facade)

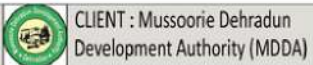


ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

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DATE : 21.08.2023

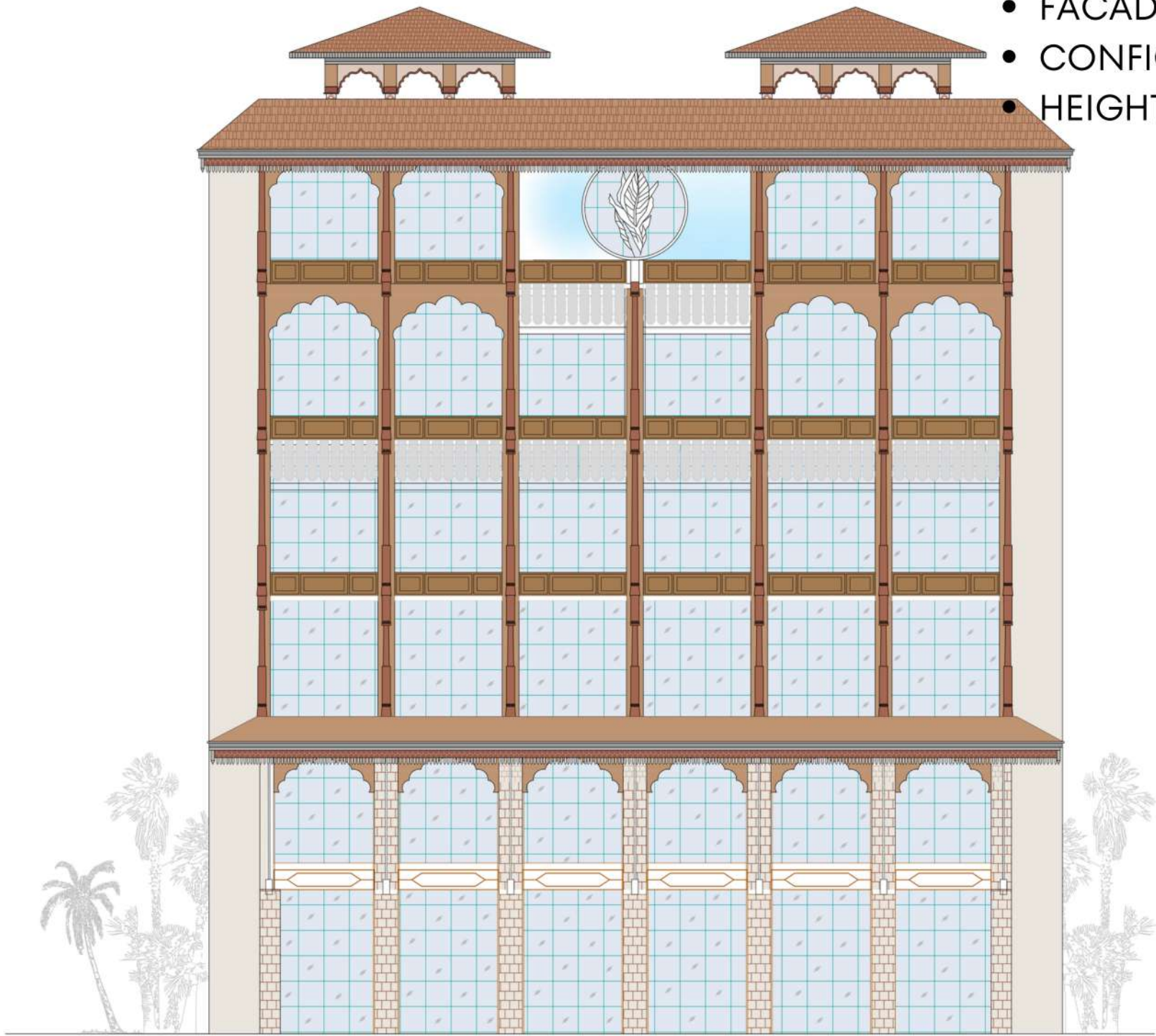
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Commercial_Building Facade-04

BUILDING SPECIFICATIONS 08

- TYPE- COMMERCIAL (**MULTIPLE RETAIL UNITS**)
- FACADE WIDTH- **25 MT**
- CONFIGURATION- **7 STOREY**
- HEIGHT- **24 MT**



Commercial Building-Type 4 (Six Storey Facade)



UTTARAKHAND
CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
 - AWNING(S)
 - BRAND SIGN(S)
 - BUILDING CLADDING MATERIAL
 - CANOPY(S)
 - CARVING(S)**
 - COLUMN(S)**
 - CORNICE(S)**
 - ENTRANCE DOORS**
 - NIGHT LIGHTING
 - PARAPET
 - PILASTER(S)
 - ROOF SHIKHARA(S)**
 - SHOP SHUTTER(S)
 - SHOW WINDOW(S)**
 - SIGN BOARD(S)
 - STALL RISER(S)
 - STATE ANIMAL (MUSK DEER)
 - STATE BIRD (MONAL)
 - STATE FLOWER (BRAHMA KAMAL)**
 - STATE INSTRUMENT (DHOL)
 - STATE TRADITION(S)- GARHWALI | KUMAUNI
 - STATE TREE (BURANSH)
 - TERRACE MUMTY WINDOW(S)**



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

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UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

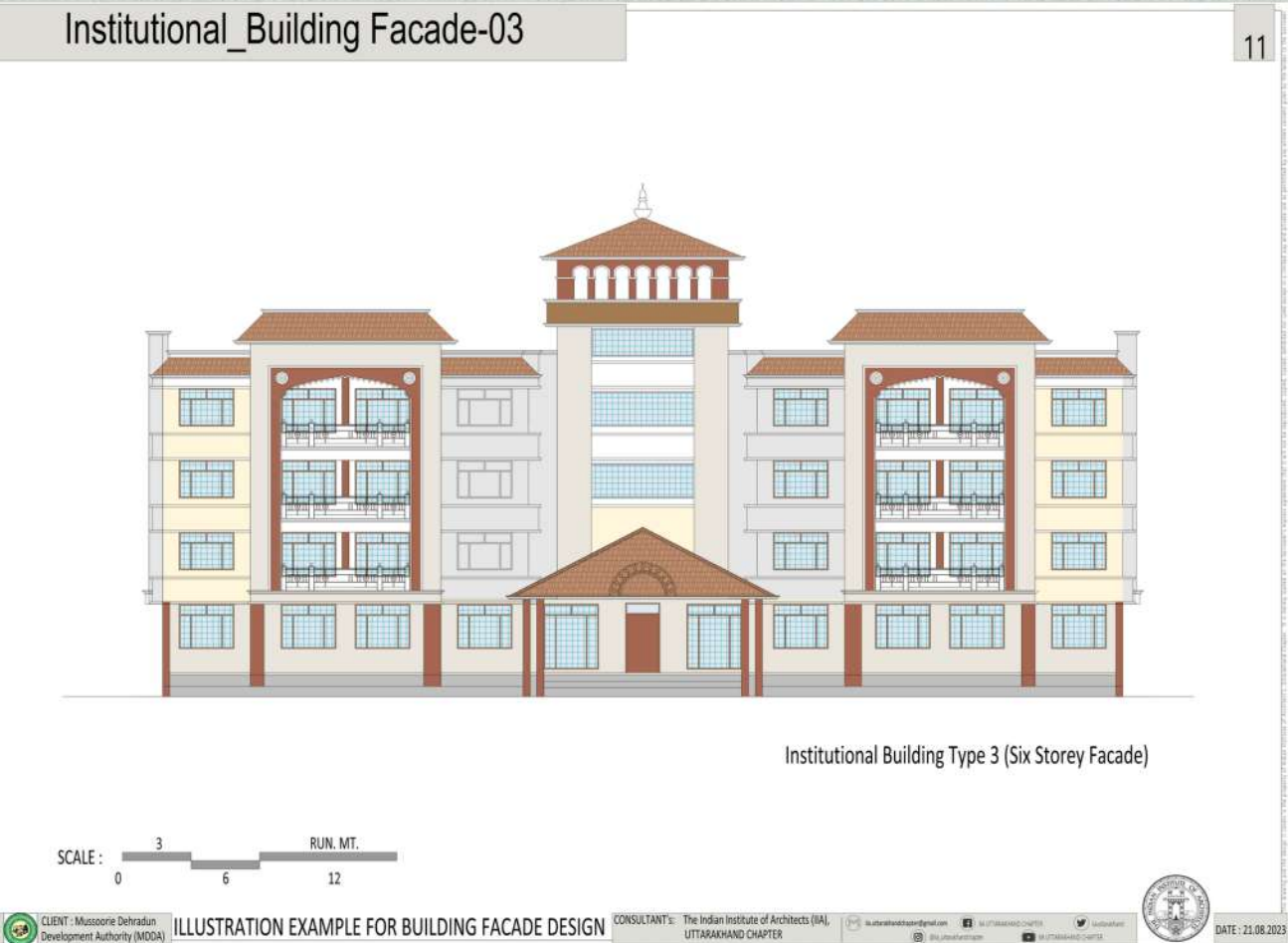
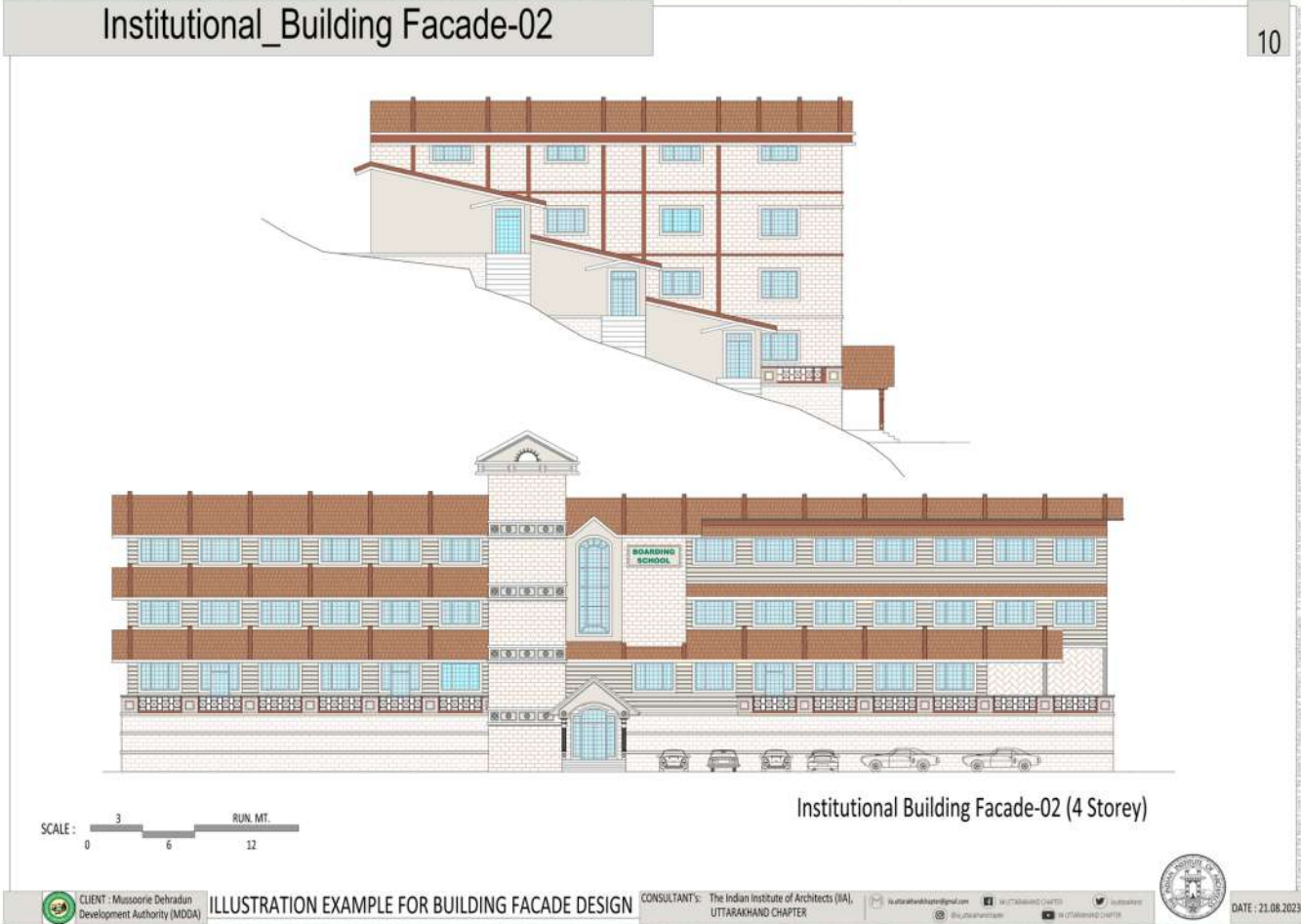
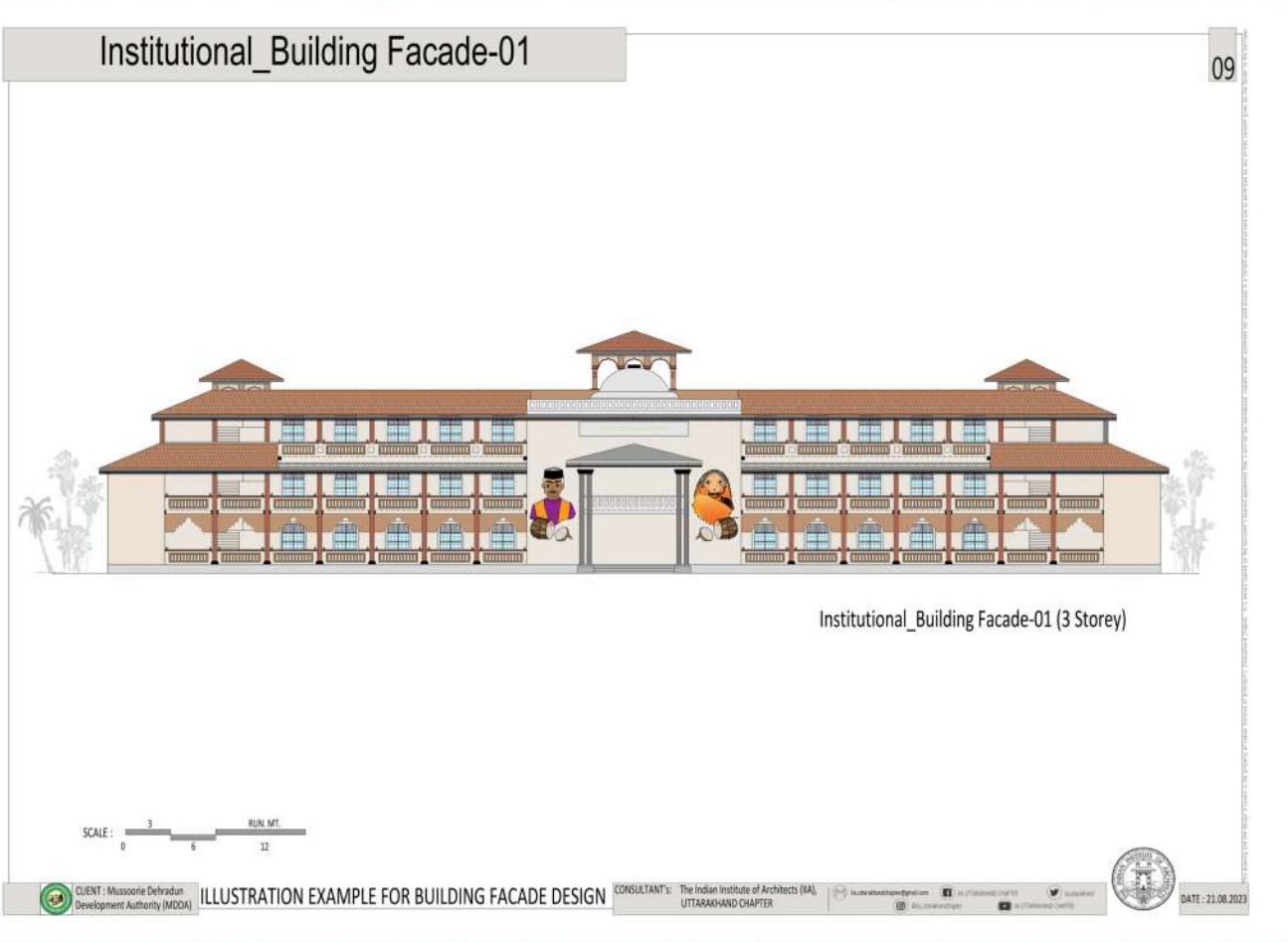
RESIDENTIAL
END USE
BUILDINGS

COMMERCIAL
END USE
BUILDINGS

INSTITUTIONAL
END USE
BUILDINGS



UTTARAKHAND
CHAPTER



UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND
CHAPTER

Institutional_Building Facade-01

BUILDING SPECIFICATIONS

- TYPE- INSTITUTIONAL (**OFFICE BUILDING**)
- FACADE WIDTH- **70 MT**
- CONFIGURATION- **3 STOREY**
- HEIGHT- **10.5 MT**

09



Institutional_Building Facade-01 (3 Storey)

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE
AWNING(S)
BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)
CARVING(S)
COLUMN(S)
CORNICE(S)
ENTRANCE DOORS
NIGHT LIGHTING

PARAPET
PILASTER(S)
ROOF SHIKHARA(S)
SHOP SHUTTER(S)
SHOW WINDOW(S)
SIGN BOARD(S)
STALL RISER(S)

STATE ANIMAL (MUSK DEER)
STATE BIRD (MONAL)
STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)
STATE TRADITION(S)- GARHWALI | KUMAUNI
STATE TREE (BURANSH)

TERRACE MUMTY
WINDOW(S)

SCALE : 0 3 6 12 RUN. MT.



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

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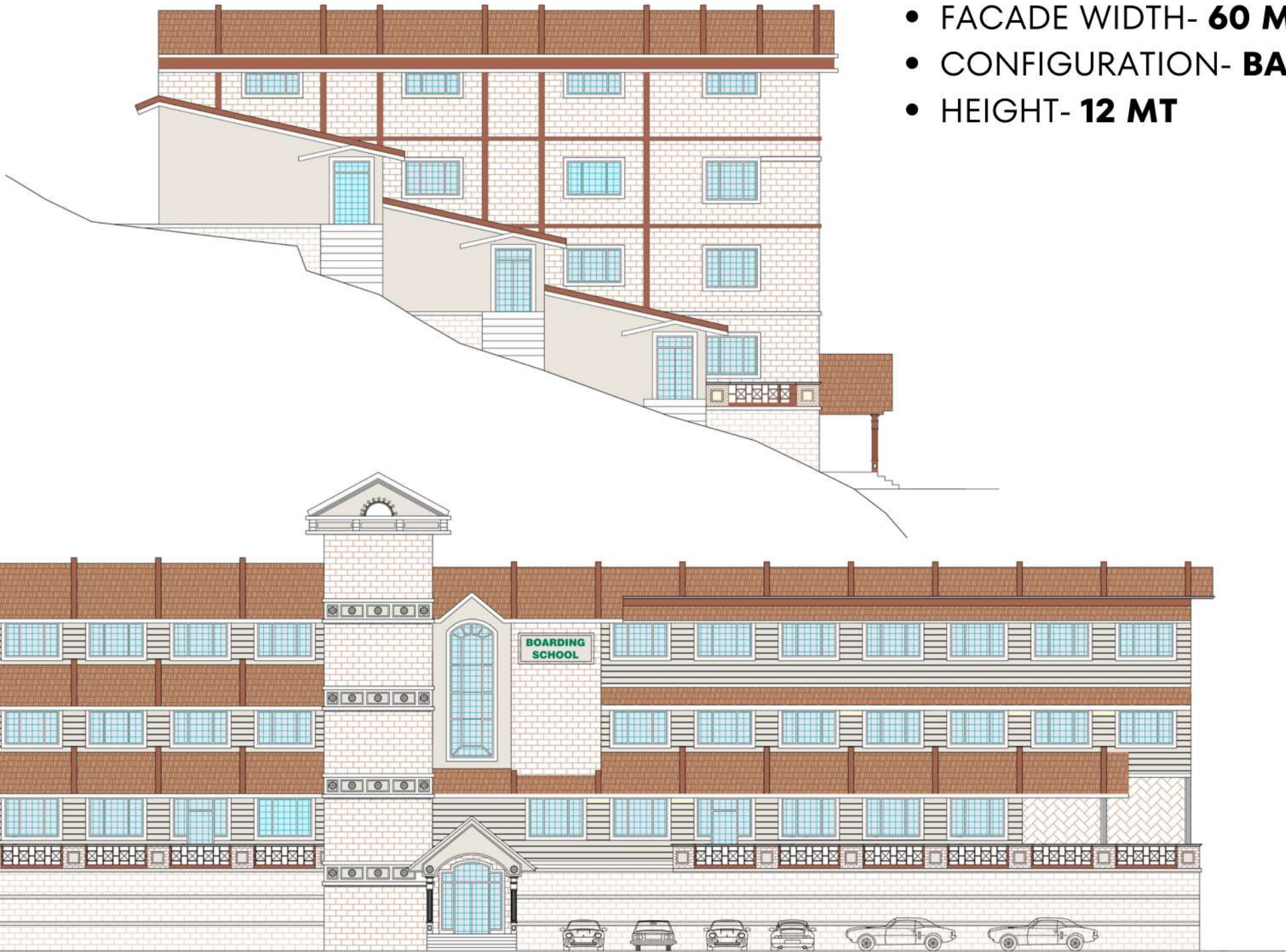
UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Institutional_Building Facade-02

BUILDING SPECIFICATIONS 10

- TYPE- INSTITUTIONAL (**BOARDING SCHOOL**)
- FACADE WIDTH- **60 MT**
- CONFIGURATION- **BASEMENT + 3 STOREY**
- HEIGHT- **12 MT**



Institutional Building Facade-02 (4 Storey)



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE
AWNING(S)
BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)
CARVING(S)
COLUMN(S)
CORNICE(S)
ENTRANCE DOORS
NIGHT LIGHTING
PARAPET

PILASTER(S)
ROOF SHIKHARA(S)
SHOP SHUTTER(S)
SHOW WINDOW(S)
SIGN BOARD(S)
STALL RISER(S)

STATE ANIMAL (MUSK DEER)
STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)
STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI
STATE TREE (BURANSH)

TERRACE MUMTY
WINDOW(S)

SCALE : 0 3 6 12 RUN. MT.



CLIENT : Mussoorie Dehradun
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ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

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UTTARAKHAND FACADE REGULATION POLICY, 2019

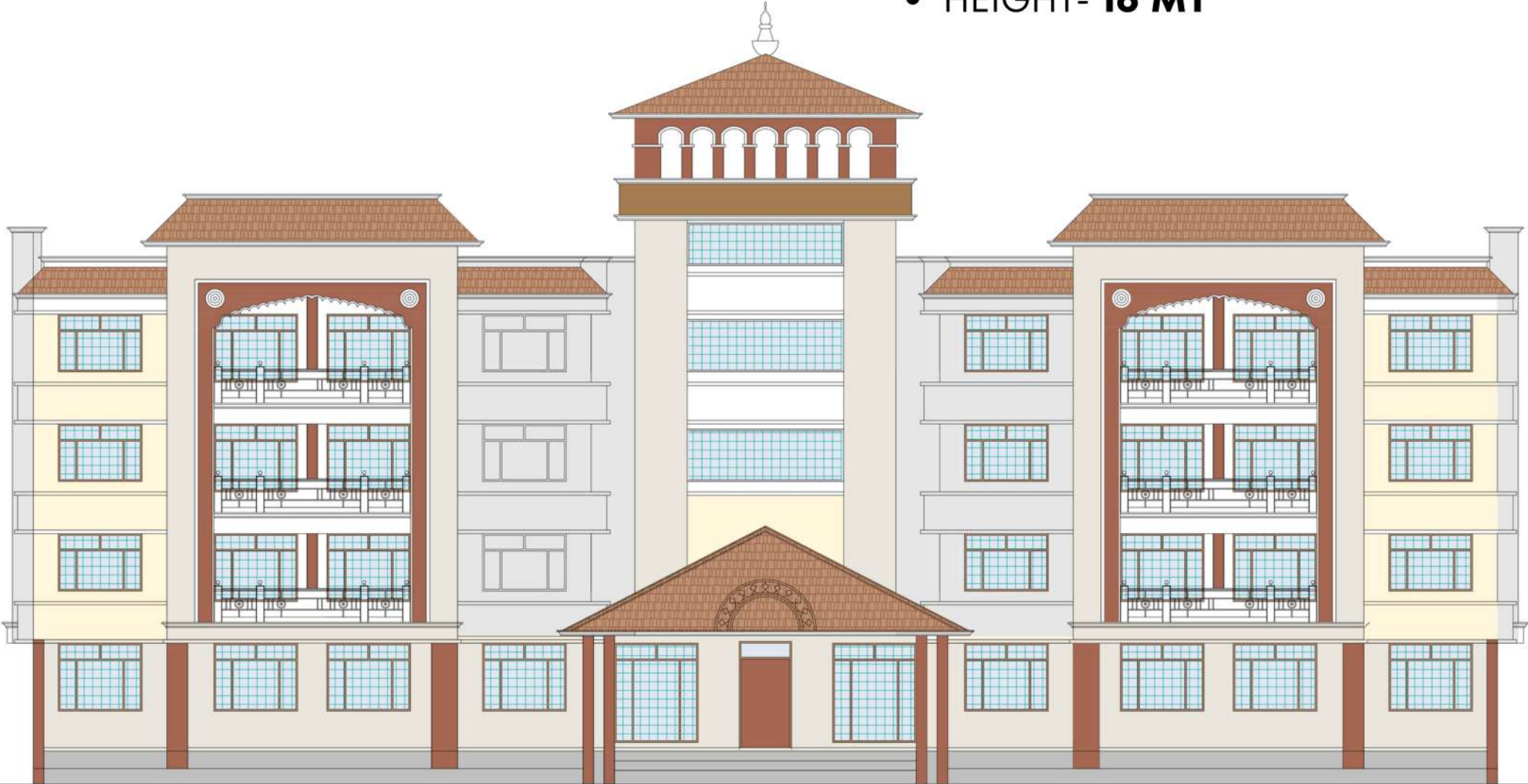
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Institutional_Building Facade-03

BUILDING SPECIFICATIONS

- TYPE- INSTITUTIONAL (**COMMUNITY CENTRE**)
- FACADE WIDTH- **45 MT**
- CONFIGURATION- **4 STOREY**
- HEIGHT- **16 MT**

11



Institutional Building Type 3 (Six Storey Facade)



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
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DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

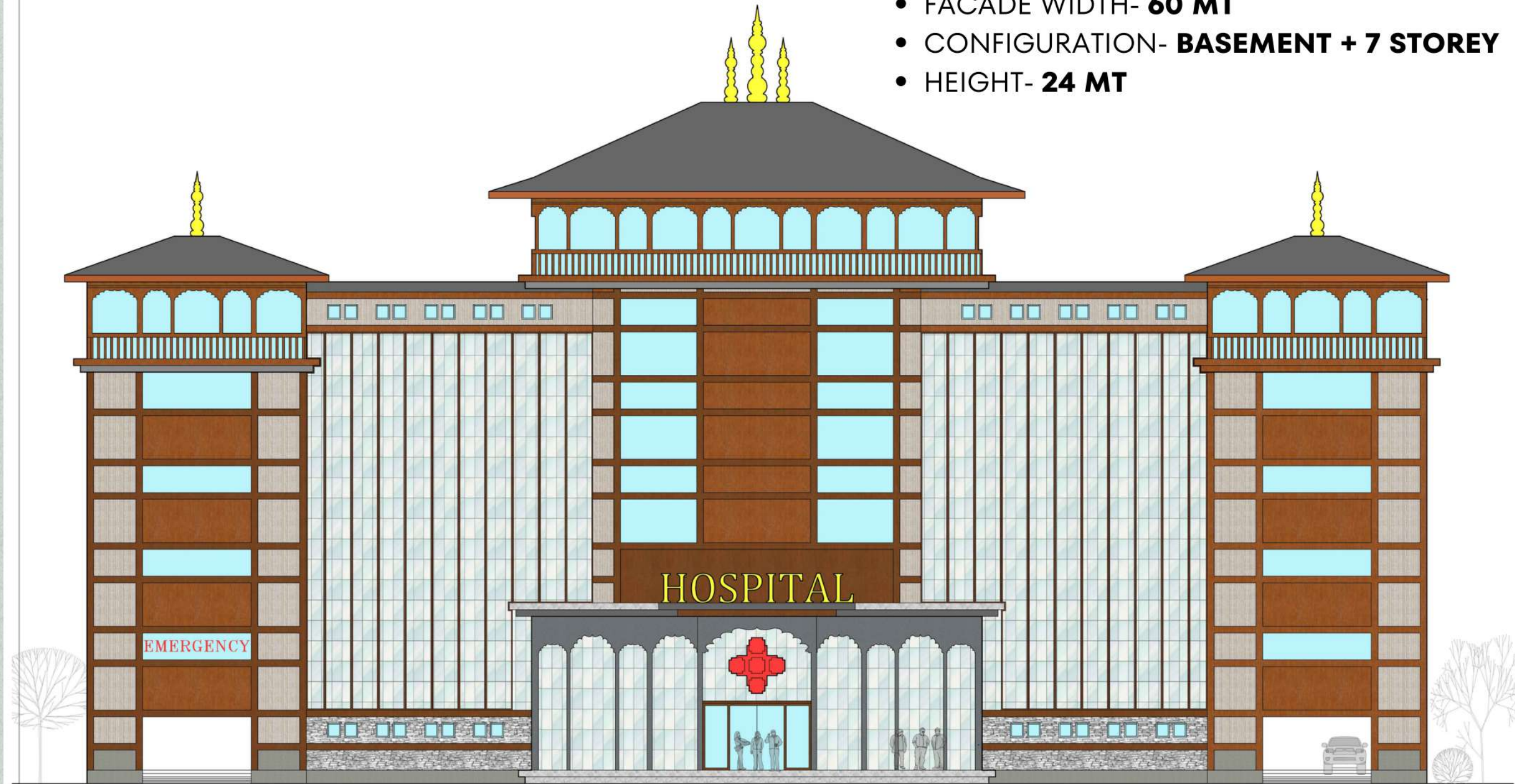
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Institutional_Building Facade-04

BUILDING SPECIFICATIONS

- TYPE- INSTITUTIONAL (**HOSPITAL**)
- FACADE WIDTH- **60 MT**
- CONFIGURATION- **BASEMENT + 7 STOREY**
- HEIGHT- **24 MT**

12



Institutional_Building Facade-04 (6 Storey)



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)

SCALE : 0 3 6 12 RUN. MT.



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
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DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

RESIDENTIAL
END USE
BUILDINGS

COMMERCIAL
END USE
BUILDINGS

INSTITUTIONAL
END USE
BUILDINGS

MIXED USE
BUILDINGS



UTTARAKHAND
CHAPTER

Mixed Residential_Building Facade-0113

Mixed Residential_Building Facade-Type 1
(Two Storey Facade)

SCALE : 0 3 6 RUN. MT.

CLIENT : Mussoorie Dehradun Development Authority (MODA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT : The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

DATE : 21.08.2023

Mixed Use_Building Facade-0214

Mixed Use Building-Type 2
(2 commercial Floors + Six Residential Storey Facade)

SCALE : 0 3 6 12 RUN. MT.

CLIENT : Mussoorie Dehradun Development Authority (MODA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT : The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

DATE : 21.08.2023

Mixed Use Building Facade-0315

Mixed Use Building Facade-03
(Double Basement + 7 Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT : Mussoorie Dehradun Development Authority (MODA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT : The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

DATE : 21.08.2023

Mixed Use Building Facade-0416

Mix Use Type 3_Building Facade-03 (2 Commercial +6 Residential Storey)

SCALE : 0 3 6 12 RUN. MT.

CLIENT : Mussoorie Dehradun Development Authority (MODA) ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN CONSULTANT : The Indian Institute of Architects (IIA), UTTARAKHAND CHAPTER

DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Mixed Residential_Building Facade-01

BUILDING SPECIFICATIONS

- TYPE- MIXED USE (**COMMERCIAL + RESIDENTIAL**)
- FACADE WIDTH- **9 MT**
- CONFIGURATION- **2 STOREY (SHOP ON GF + RES. ABOVE)**
- HEIGHT- **7.5 MT**

13



Mixed Residential_Building Facade-Type 1
(Two Storey Facade)

SCALE : 0 3 6 RUN. MT.



UTTARAKHAND
CHAPTER

ARCHITECTURAL ELEMENTS INCORPORATED

- ARCH(S) & ARCADE**
- AWNING(S)
- BRAND SIGN(S)**
- BUILDING CLADDING MATERIAL**
- CANOPY(S)
- CARVING(S)**
- COLUMN(S)**
- CORNICE(S)**
- ENTRANCE DOORS**
- NIGHT LIGHTING
- PARAPET**
- PILASTER(S)
- ROOF SHIKHARA(S)**
- SHOP SHUTTER(S)
- SHOW WINDOW(S)**
- SIGN BOARD(S)
- STALL RISER(S)
- STATE ANIMAL (MUSK DEER)
- STATE BIRD (MONAL)
- STATE FLOWER (BRAHMA KAMAL)
- STATE INSTRUMENT (DHOL)
- STATE TRADITION(S)- GARHWALI | KUMAUNI
- STATE TREE (BURANSH)
- TERRACE MUMTY
- WINDOW(S)**



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

CONSULTANT'S: The Indian Institute of Architects (IIA),
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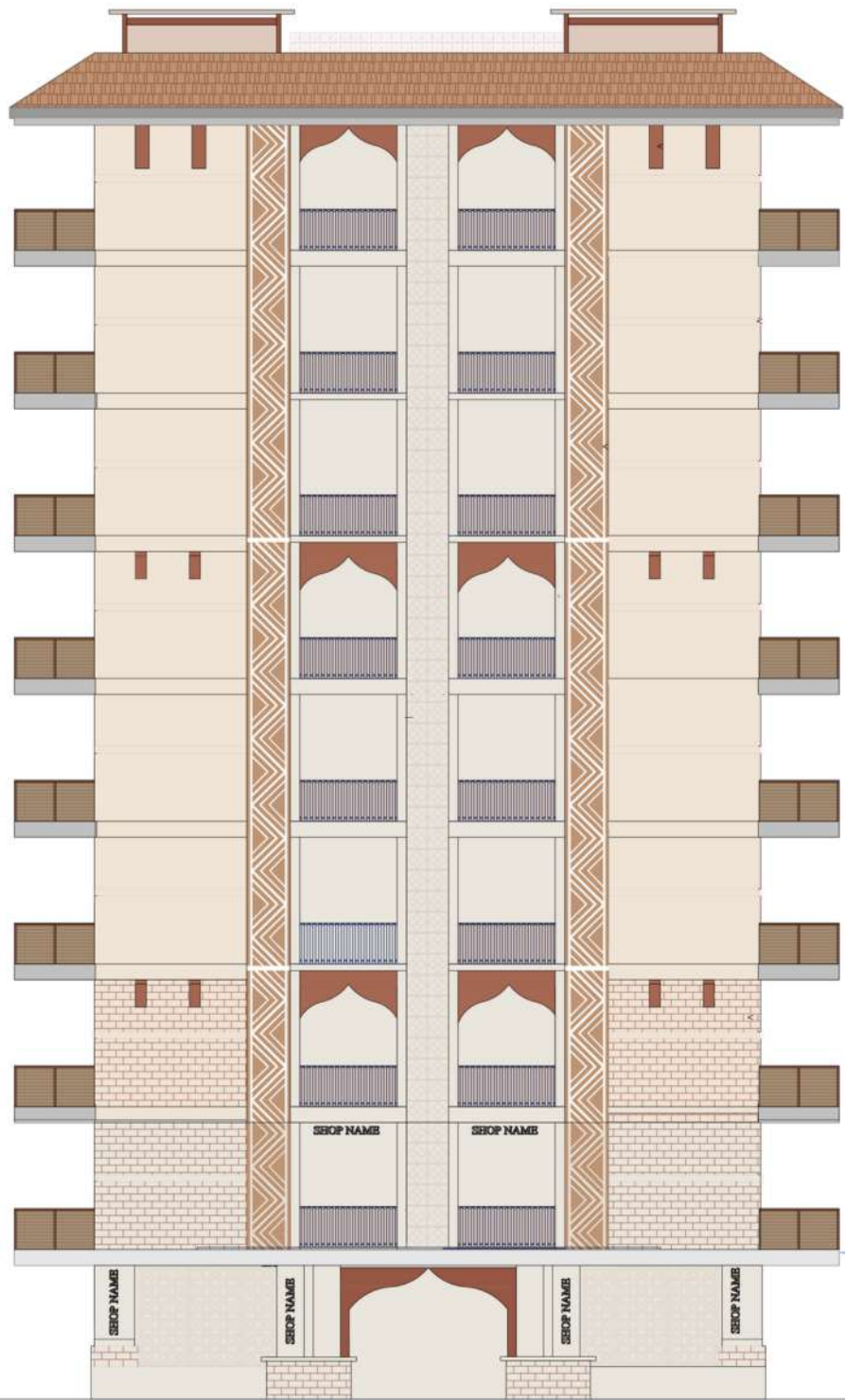


DATE : 21.08.2023

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Mixed Use_Building Facade-02



Mixed Use Building-Type 2
(2 commercial Floors + Six Residential Storey Facade)

BUILDING SPECIFICATIONS 14

- TYPE- MIXED USE (**COMMERCIAL + RESIDENTIAL**)
- FACADE WIDTH- **15 MT**
- CONFIGURATION- **10 STOREY**
(SHOP ON GF & FF + RES. ABOVE)
- HEIGHT- **30 MT**



UTTARAKHAND CHAPTER

- ARCHITECTURAL ELEMENTS INCORPORATED**
- ARCH(S) & ARCADE**
 - AWNING(S)**
 - BRAND SIGN(S)**
 - BUILDING CLADDING MATERIAL**
 - CANOPY(S)**
 - CARVING(S)**
 - COLUMN(S)**
 - CORNICE(S)**
 - ENTRANCE DOORS**
 - NIGHT LIGHTING**
 - PARAPET**
 - PILASTER(S)**
 - ROOF SHIKHARA(S)**
 - SHOP SHUTTER(S)**
 - SHOW WINDOW(S)**
 - SIGN BOARD(S)**
 - STALL RISER(S)**
 - STATE ANIMAL (MUSK DEER)**
 - STATE BIRD (MONAL)**
 - STATE FLOWER (BRAHMA KAMAL)**
 - STATE INSTRUMENT (DHOL)**
 - STATE TRADITION(S)- GARHWALI | KUMAUNI**
 - STATE TREE (BURANSH)**
 - TERRACE MUMTY**
 - WINDOW(S)**



UTTARAKHAND FACADE REGULATION POLICY, 2019

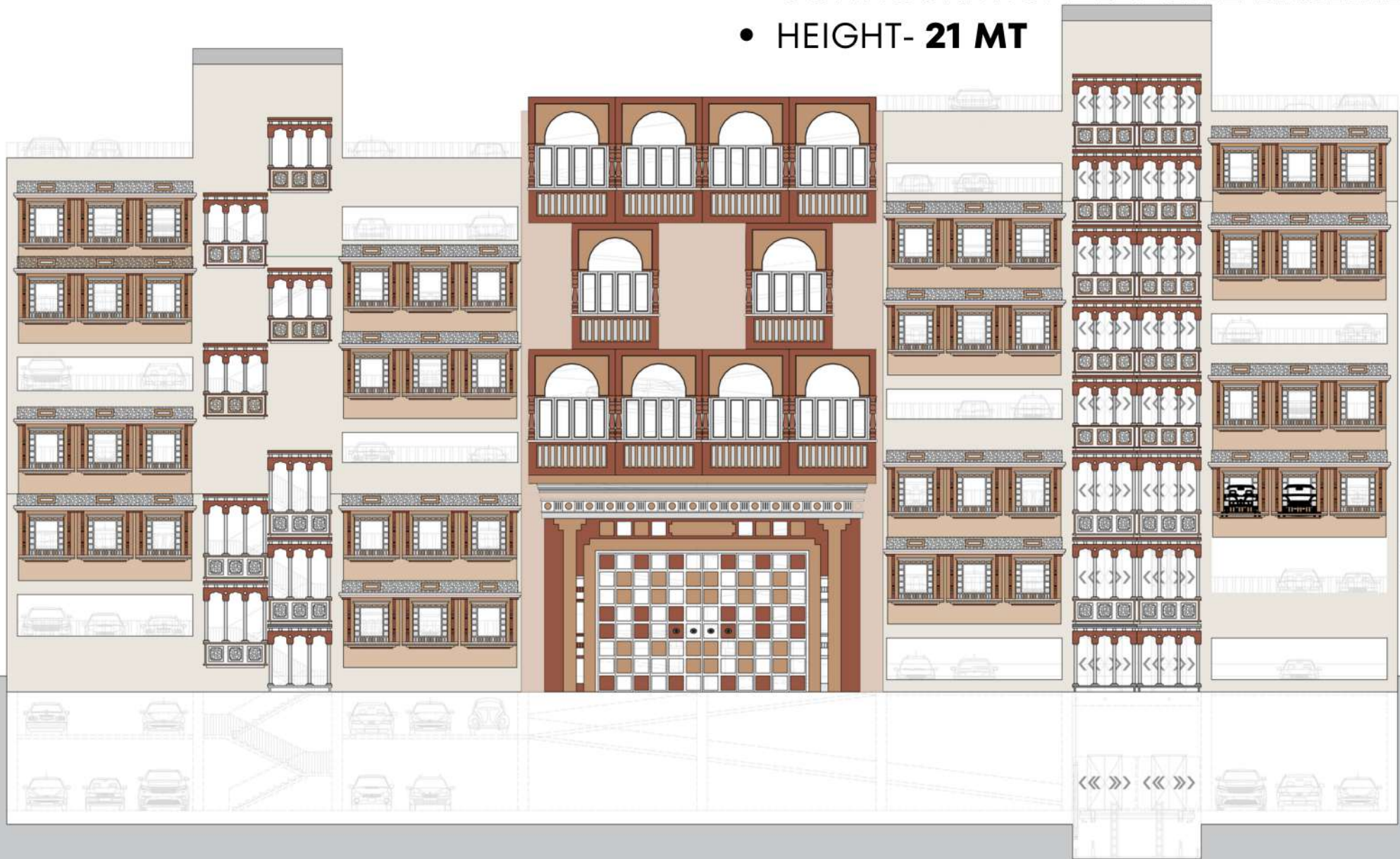
INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Mixed Use Building Facade-03

BUILDING SPECIFICATIONS

- TYPE- MIXED USE (**MULTI LEVEL CAR PARK**)
- FACADE WIDTH- **90 MT**
- CONFIGURATION- **DOUBLE BASEMENT + 6 STOREY**
- HEIGHT- **21 MT**

15



Mixed Use Building Facade-03
(Double Basement + 7 Storey)

SCALE : 0 3 6 12 RUN. MT.



CLIENT : Mussoorie Dehradun
Development Authority (MDDA)

ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

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DATE : 21.08.2023



UTTARAKHAND
CHAPTER

ARCHITECTURAL
ELEMENTS
INCORPORATED

ARCH(S) & ARCADE

AWNING(S)

BRAND SIGN(S)

BUILDING CLADDING MATERIAL

CANOPY(S)

CARVING(S)

COLUMN(S)

CORNICE(S)

ENTRANCE DOORS

NIGHT LIGHTING

PARAPET

PILASTER(S)

ROOF SHIKHARA(S)

SHOP SHUTTER(S)

SHOW WINDOW(S)

SIGN BOARD(S)

STALL RISER(S)

STATE ANIMAL (MUSK DEER)

STATE BIRD (MONAL)

STATE FLOWER (BRAHMA KAMAL)

STATE INSTRUMENT (DHOL)

STATE TRADITION(S)- GARHWALI | KUMAUNI

STATE TREE (BURANSH)

TERRACE MUMTY

WINDOW(S)

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

Mixed Use Building Facade-04

BUILDING SPECIFICATIONS

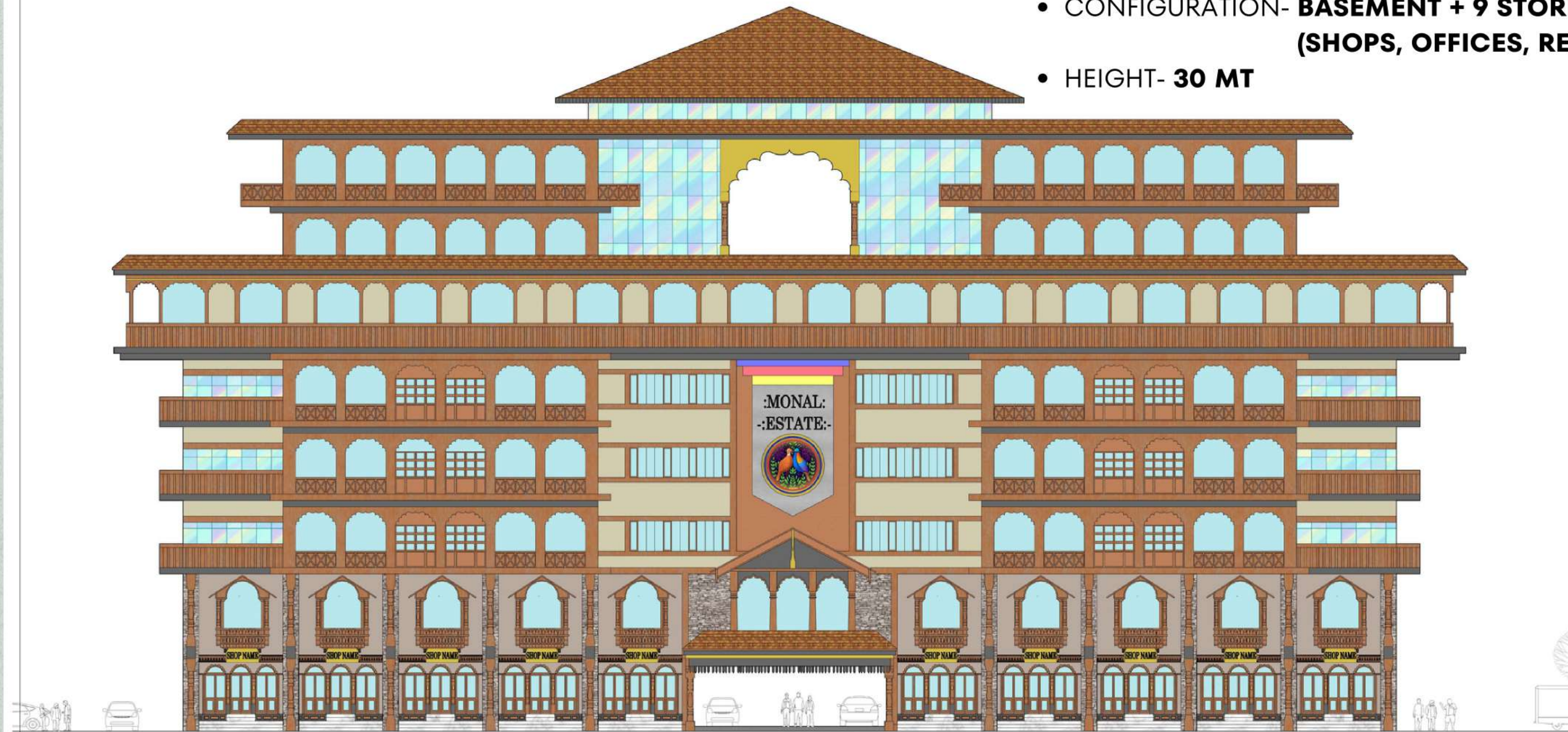
- TYPE- MIXED USE (**DISTRICT CENTRE**)
- FACADE WIDTH- **60 MT**
- CONFIGURATION- **BASEMENT + 9 STOREY**
(SHOPS, OFFICES, RESTAURANTS, HOTEL)
- HEIGHT- **30 MT**

16



UTTARAKHAND
CHAPTER

- ARCHITECTURAL
ELEMENTS
INCORPORATED**
- ARCH(S) & ARCADE**
 - AWNING(S)**
 - BRAND SIGN(S)**
 - BUILDING CLADDING MATERIAL**
 - CANOPY(S)**
 - CARVING(S)**
 - COLUMN(S)**
 - CORNICE(S)**
 - ENTRANCE DOORS**
 - NIGHT LIGHTING**
 - PARAPET**
 - PILASTER(S)**
 - ROOF SHIKHARA(S)**
 - SHOP SHUTTER(S)**
 - SHOW WINDOW(S)**
 - SIGN BOARD(S)**
 - STALL RISER(S)**
 - STATE ANIMAL (MUSK DEER)**
 - STATE BIRD (MONAL)**
 - STATE FLOWER (BRAHMA KAMAL)**
 - STATE INSTRUMENT (DHOL)**
 - STATE TRADITION(S)- GARHWALI | KUMAUNI**
 - STATE TREE (BURANSH)**
 - TERRACE MUMTY**
 - WINDOW(S)**



Mix Use Type 3_Building Facade-03 (2 Commercial +6 Residential Storey)

SCALE : 0 3 6 12 RUN. MT.



CLIENT : Mussoorie Dehradun
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ILLUSTRATION EXAMPLE FOR BUILDING FACADE DESIGN

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CHAPTER

WAY FORWARD

REQUIREMENT OF OTHER DETAILS AS PART OF ADDITIONAL SCOPE OF WORK FOR SUCCESSFUL IMPLEMENTATION OF THE FACADE REGULATION POLICY IN DEHRADUN

(SEPERATE ASSIGNMENT)

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

DETAIL SPECIFICATIONS

OF ALL 25 ARCHITECTURAL ELEMENTS



UTTARAKHAND
CHAPTER

APPEARANCE

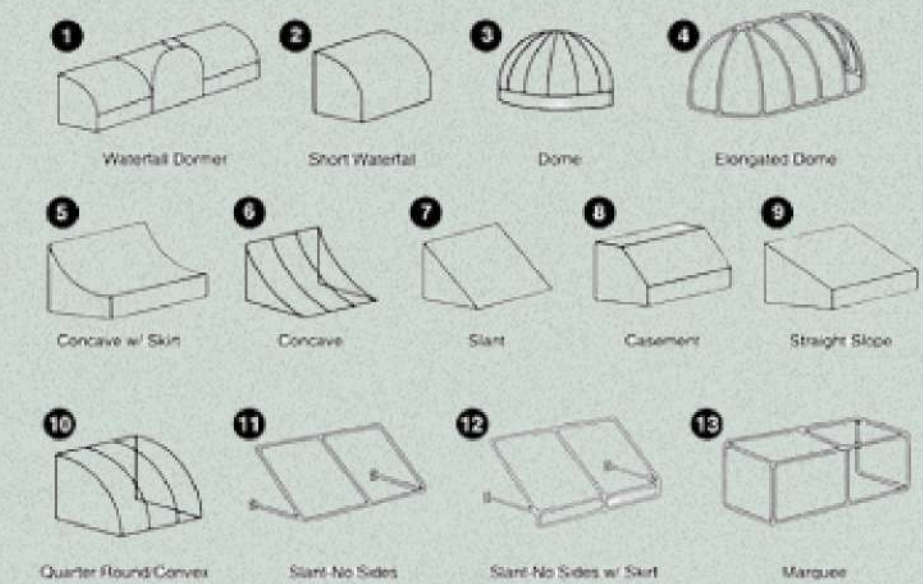
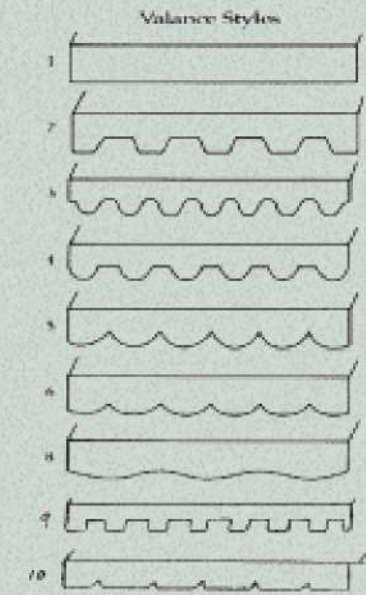
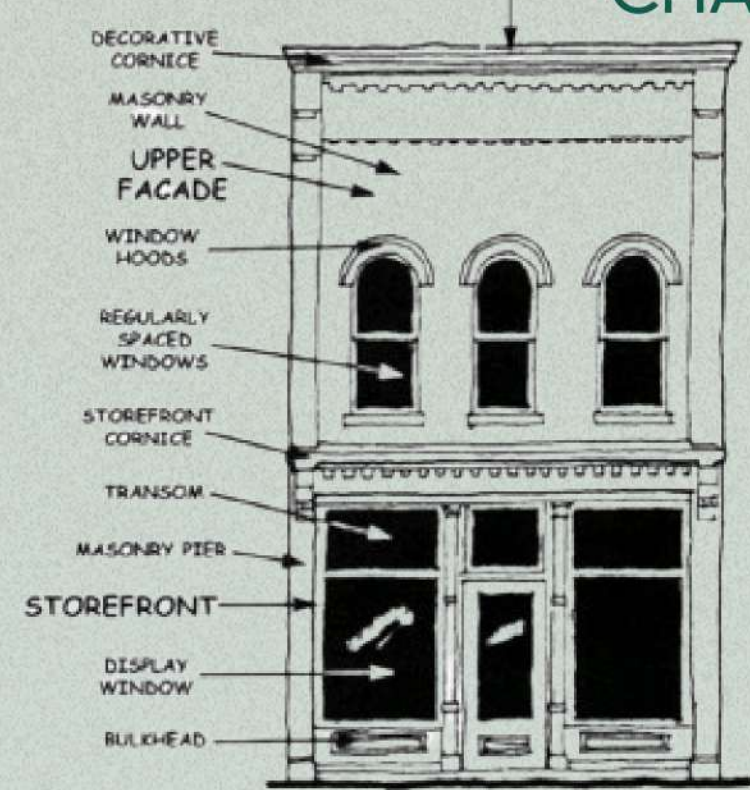
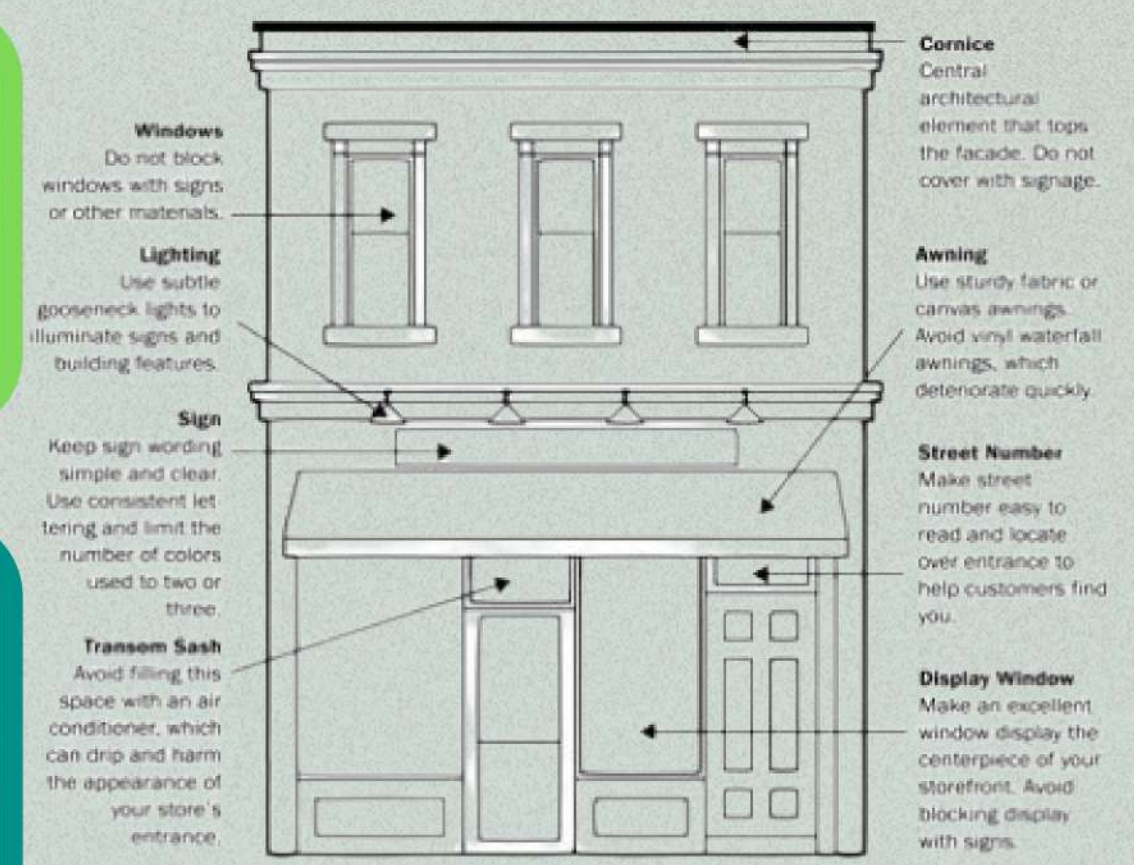
- 3D VISUALIZATION
- COLOUR
- COMPOSITION
- DEPTH
- ORIENTATION
- SHAPE
- SIZE

MATERIAL

- BRICKS
- GLASS REINFORCED CONCRETE
- HIGH PRESSURE LAMINATE
- METAL
- MILD STEEL
- REINFORCED CONCRETE
- TIMBER

URBAN DESIGN (APPLICATION)

- ARCHITECTURAL STYLE
- BUILT HERITAGE THEME
- COLOUR SCHEME
- ELEMENT PALLETTE
- PERCENTAGE OF FACADE
- PROPORTION OF BUILDINGS
- TYPE OF BUILDING END USES



TRADITIONAL
FACADE
COMPONENTS

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

ANALYTICAL STUDY OF PROPOSED BUILDING FACADES

FACADE POLICY CRITERIA

SINGLE DWELLING UNIT

1	Arches- Arcade	Y
2	Sign Board	Y
3	Cladding Material	Y
4	Canopy + Eaves Board	Y
5	Carving	Y
6	Column	Y
7	Cornice	Y
8	Entrance Door	Y
9	Parapet	Y
10	Pilaster	Y
11	Shikhara- Roof/Mumty	Y
12	Shop Shutter	NA
13	Show Window	NA
14	Stall Riser	NA
15	State Symbol	Y
16	Window	Y

FACADE REGULATION UPTO **50% OF THE BUILDING FACADE**
USING **16 ARCHITECTURAL ELEMENTS**



UTTARAKHAND
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UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR

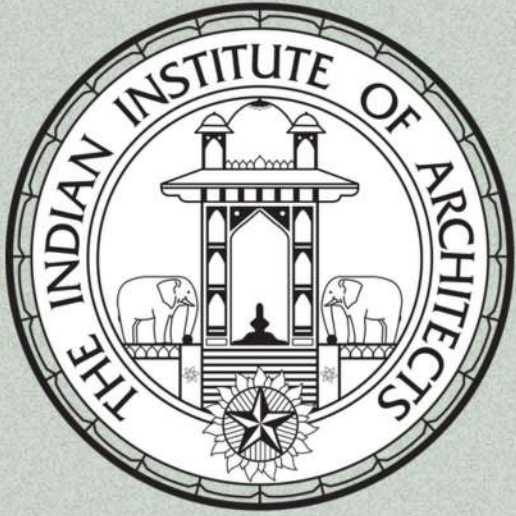
ANALYTICAL STUDY OF PROPOSED BUILDING FACADES

FACADE POLICY CRITERIA

1	Arches- Arcade	Y
2	Sign Board	Y
3	Cladding Material	Y
4	Canopy +Eaves board	Y
5	Carving	Y
6	Column	Y
7	Cornice	Y
8	Entrance Door	Y
9	Parapet	Y
10	Pilaster	Y
11	Shikhara- Roof/Mumty	Y
12	Shop Shutter	Y
13	Show Window	Y
14	Stall Riser	Y
15	State Symbol	Y
16	Window	Y



FACADE REGULATION UPTO **60% OF THE BUILDING FACADE** USING **12 ARCHITECTURAL ELEMENTS**



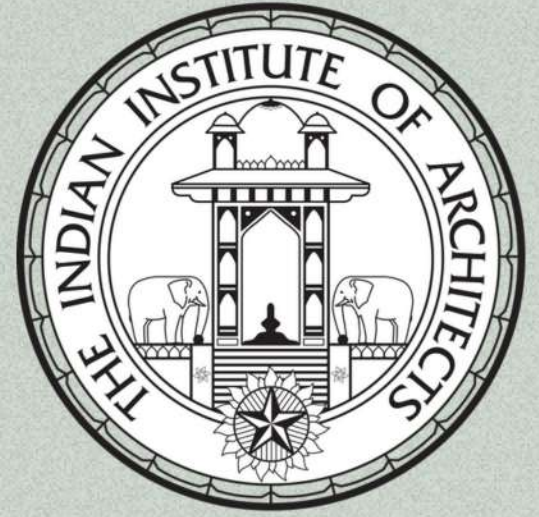
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UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



Source- Auckland Design Manual



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CHAPTER



URBAN DESIGN SOLUTIONS

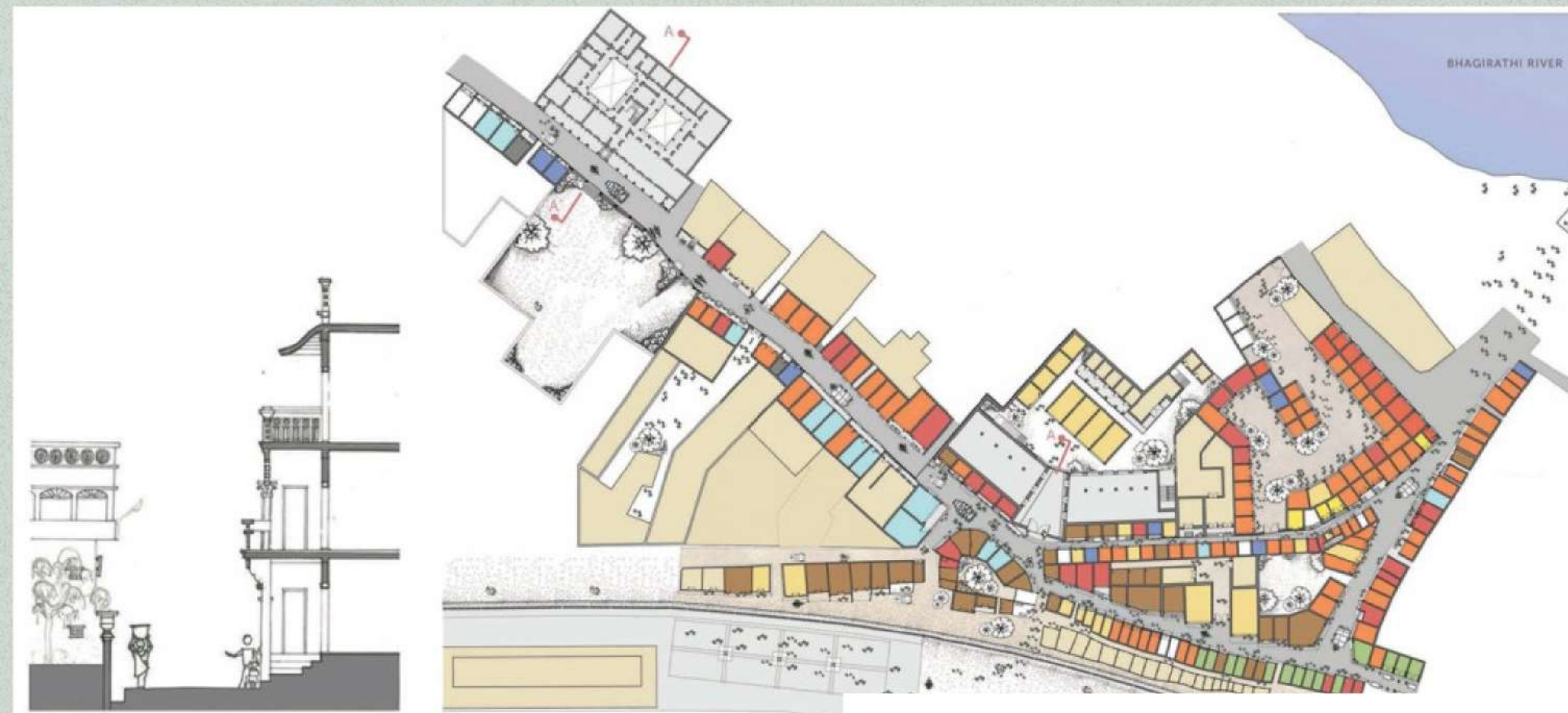
(FOR IDENTIFIED ROAD STRETCHES OF DEHRADUN)

UTTARAKHAND FACADE REGULATION POLICY, 2019

INCENTIVE (OF ADDITIONAL FLOOR) IN BUILDING HEIGHT WITHIN ORIGINALLY PRESCRIBED FAR



UTTARAKHAND
CHAPTER



Section BB
Street section across Marble Kothi

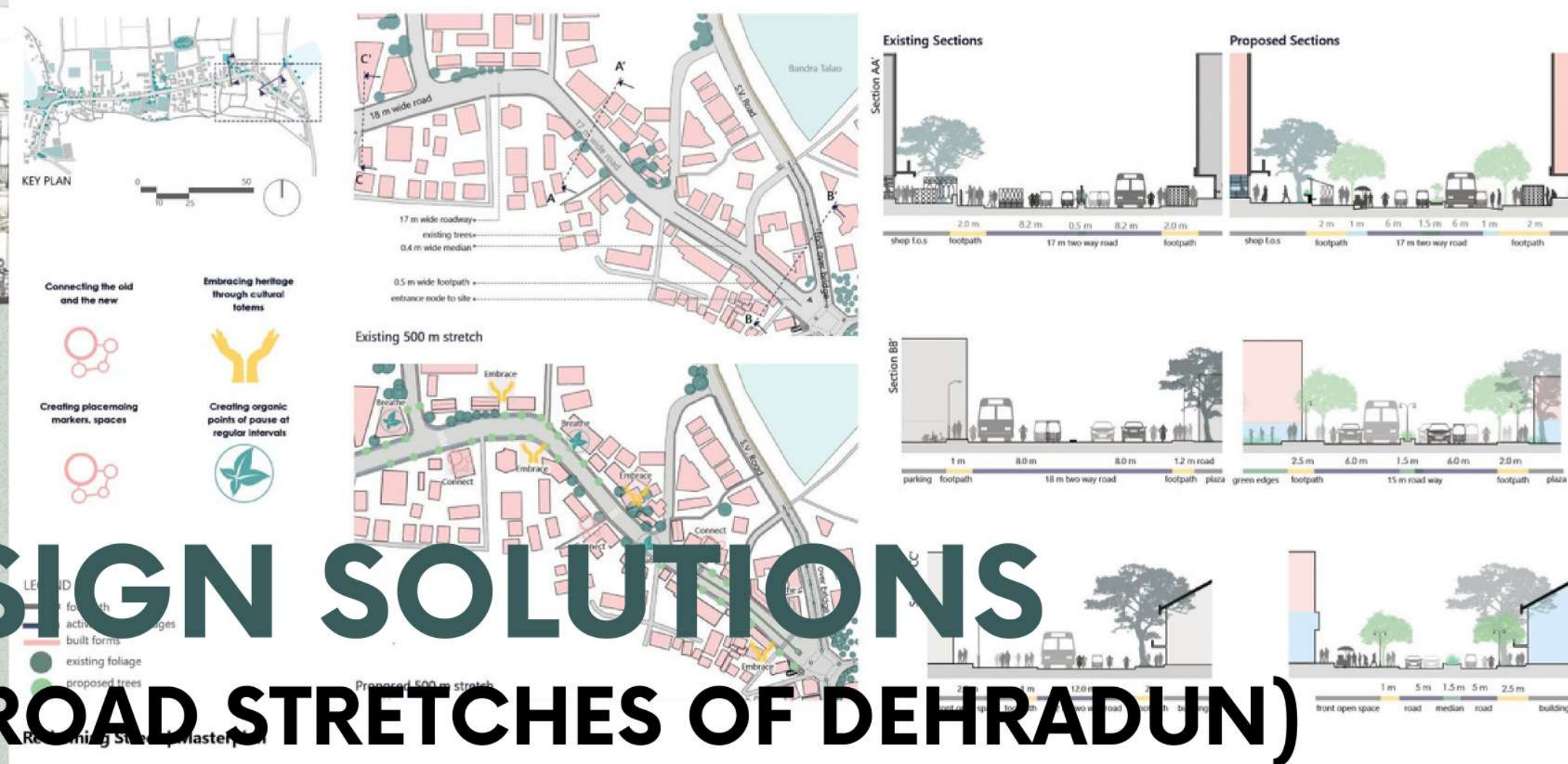


Source- CEPT PORTFOLIO Website <<https://portfolio.cept.ac.in>>



URBAN DESIGN SOLUTIONS

(FOR IDENTIFIED ROAD STRETCHES OF DEHRADUN)





UTTARAKHAND
CHAPTER

THE PROJECT TEAM

Architect Members of IIA
affiliated to its Uttarakhand Chapter



PROJECT TEAM MEMBERS

ARUN GOEL

A12995 | Dehradun

Architect with 45+ years of Experience

BRIJ LAL PANJWANI

F26201 | Dehradun

Architect with 40+ years of Experience

GAURAV VARMA

F23313 | Dehradun

Architect with 30+ years of Experience

DEWESHWAR PRASAD

A23989 | Dehradun

Architect with 12+ years of Experience

Civil Engineer with 23+ years of Experience



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SAURABH SUMAN

A23061 | Haldwani

Architect with 15+ years of Experience

SHAHZAD AHMED MALIK

A23093 | Sitarganj

Architect with 10+ years of Experience

RITESH KUMAR

A23066 | Kashipur

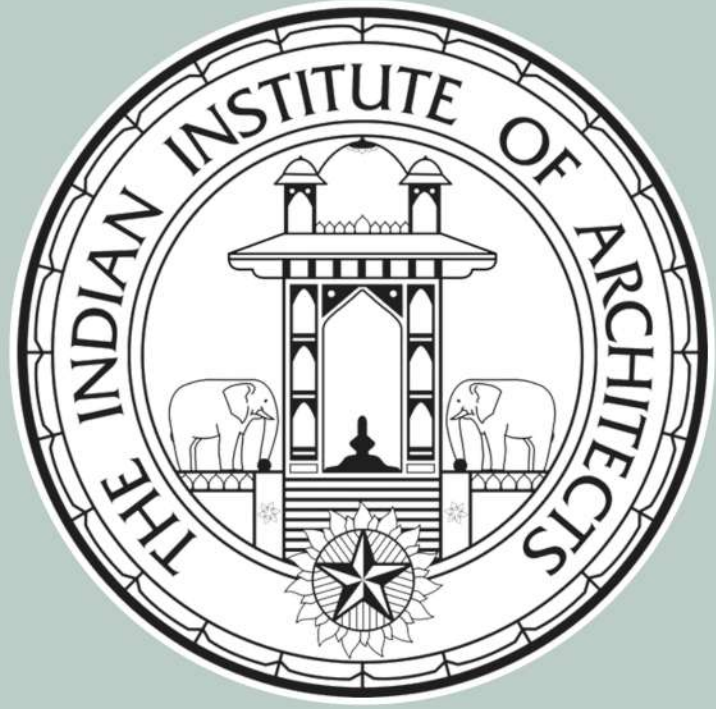
Architect with 10+ years of Experience

JASKIRAT SINGH

A25506 | Dehraun

Architect with 7+ years of Experience

END OF PRESENTATION



Thank You!

IIA Uttarakhand Chapter

Professional Representative Body of Uttarakhand Architects on the State & National Platform
210+ Members from all 13 Districts of the State comprising

*Architects, a few of whom also specialize as Consultants in a rich variety of **more than 20 specific domains** like Asset Valuation, Building Information Modelling, Building Design, Building Engineering, Building Services, Building Surveying, Built Heritage Conservation, Disaster Management, Financial Management, GIS Mapping, Interior Design, Landscape Architecture, Public Procurement, Project Management, Real Estate Advisory, Site Master Planning, Transport Economics, Town Planning, Urban Design, Urban Planning, Urban Transport, etc..*



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