

SIKKIM



GOVERNMENT

GAZETTE

EXTRAORDINARY PUBLISHED BY AUTHORITY

Gangtok

Tuesday 24th December 2024

No. 546

GOVERNMENT OF SIKKIM URBAN DEVELOPMENT DEPARTMENT GANGTOK

No: 06/UDD/2024

Dated: 23/12/2024

NOTIFICATION

In exercise of the powers conferred by section 17 of the Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Act, 1985, (Act No. 11 of 1985), the State Government hereby makes the following regulations further to amend the Sikkim Building Construction Regulations, 1991 namely:-

**Short title
extend and
Commencement**

1. (1). These Regulations may be called the Sikkim Building Construction (Amendment) Regulations, 2024.
(2). They shall extend to all the notified areas in Sikkim.
(3). They shall come into force at once.

**Amendment of
sub-regulation
(5) of
Regulations 21.**

2. In the Sikkim Building Construction Regulations 1991, in sub-regulations (5) of regulations 21, for clauses (b) and (c), the following clauses shall be substituted, namely:-

(b) Floor Area Ratio (FAR) of Industrial Building:

Sl. No.	Plot Area in Sqft	Max FAR
1.	2700 to 5400	5.00
2.	Above 5400 to 10,000	4.00
3.	Above 10,000 to 50,000	3.00
4.	Above 50,000	2.50

- (i). The above FAR will be subject to realization of prescribed fee as may be notified by the Government from time to time.
- (ii). The Geological Investigation Report and Soil Testing along with the detailed Structural Design Report duly vetted or audited by Third Party Agency or Institution shall be mandatory.

(c) Floor Area Ratio (FAR) of Commercial Building:

I. The following regulation shall be applicable for commercial buildings including Tourism Units.

Sl. No.	Plot area in Sqft	Maximum Permissible FAR			Max Ground Coverage (%)
		Base FAR	Premium FAR	Total FAR	
1	Above 5400	4	1	5	70%

- (i). The above FAR will be subject to realization of prescribed fee as may be notified by the Government from time to time.
- (ii). The Geological Investigation Report and Soil Testing along with the detailed Structural Design Report duly vetted or audited by Third Party Agency or Institution shall be mandatory.

II. Enhance Floor Area Ratio (FAR) provision of Central Business Districts and Transit Oriented Development Corridors:

Sl. No.	Plot Area in Sqft	Maximum Permissible FAR			Max Ground Coverage (%)
		Base FAR	Premium FAR	Total FAR	
1	Above 10,000	5	2	7	70%

- (i). The enhanced FAR of 7 shall be permitted only in designated 'Central Business Districts' and 'Transit Oriented Development Corridors'.
- (ii). The above FAR will be subject to realization of prescribed fee as may be notified by the Government from time to time.
- (iii). The Geological Investigation Report and Soil Testing along with the detailed Structural Design Report duly vetted or audited by Third Party Agency or Institution shall be mandatory.

Jitendra Singh Raje, IAS
Commissioner-cum-Secretary
Urban Development Department
Government of Sikkim
File No. T(2147)TP/E/UDD/23