



GHAZIABAD DEVELOPMENT AUTHORITY
ग़ाज़ियाबाद विकास प्राधिकरण



ARCHITECTURAL IDEAS DESIGN COMPETITION

For Utsav Bhawan and Junctions

1. PREAMBLE

2. COMPETITION GUIDELINES

Conducted by
Council of Architecture, India



GDA IDEAS DESIGN COMPETITION

Ghaziabad Development Authority is created under Section-4 of Urban Planning and Development Act, 1973 by Government Order no. 738(1)-37-2-47-DA76, Lucknow dated 9th March 1977. The primary objectives of the Authority are:

- Preparation of Master Plan for Planned Urban Development.
- Development & Control as per Master Plan.
- Acquisition of Land and Management for Housing and Urban Development.
- Construction Housing and Development.
- Provision of Physical and Social Infrastructure.

Since its creation, the Authority has come a long way in providing services and developing the infrastructure and development schemes. Recently, the authority has set targets for developing area under its jurisdiction with world class infrastructure as Smart city, Hi-tech city, Green City, Inclusive city, and total transparency. The Authority is all set to act as facilitator for the investors from across the world to establish business, industries, educational centers, residential development.

I. DESIGN CONTEXT

The competition invites innovative design ideas for **Utsav Bhawan and Two key roundabouts/junctions** to enhance urban aesthetics and cultural identity in Ghaziabad. It aims to blend functionality with local character and sustainability.

II. OBJECTIVES OF THE AWARDS:

The awards seek to recognize and promote creative, context-sensitive, and implementable design solutions that contribute to the city's visual appeal and usability.

III. GUIDELINES FOR THE AWARD:

Submissions should be original, feasible, and responsive to the site context, while aligning with GDA's broader urban development vision.

A. Focus Areas

Designs should prioritize cultural integration, safety, sustainability, ease of implementation, and improvement of public experience.

B. Eligibility for participation:

- i) Registered Architects (*viz. Architects registered with COA*)
- ii) *Students pursuing Architecture course in Institutions approved by COA through faculty members.*
- iii) Architectural Institutions, approved by the Council of Architecture, through Head of Institution.



C. Guidelines:

Participants must submit design proposals for Utsav Bhawan, and any two roundabouts/ junctions identified by GDA.

The design of Utsav Bhawan should incorporate both small and large multipurpose halls suitable for events such as birthday parties, weddings, business meetings, trainings, etc. It should also include VVIP rooms, accommodation facilities, basement parking, green building features, energy-efficient systems, and other relevant provisions. The facility will be made available to the public on a user charges basis.

Table 1 Site Specifications

Plot area	1840.0 Sq.m (40.07m*45.92m)
Approach road width	12 M
Permissible FAR/FSI	2
Approximate cost	INR 15 cores

Utsav Bhawan building must be designed in accordance with the Model Building Construction and Development Byelaws and the Model Zoning Regulations for Development Authorities, Uttar Pradesh, 2025. Prizes for winners

The GDA will felicitate following winners under each category/ subcategory as under:

Particulars	Prize Money
First Prize	Rs. 2 lakhs
Second Prize	Rs. 1 lakh
Third Prize	Rs. 0.50 lakh (Only Students)
Two Consolation Prizes	Rs. 0.25 lakh/ each

- » Winners will also be handed over trophies and certificates.
- » Winning entries will feature in GDA's/COA's publications, website, and social media handles.

VIII. Award Ceremony:

The awards will be presented Vice Chairman Ghaziabad Development Authority along with the sponsor

IX. Composition of Jury

The jury may comprise of 08 members from following fields/institutions/ministries to select the best award:

- i) Representatives from GDA and COA.
- ii) Eminent architects/ urban planners/ climate experts/ Academicians and researchers.



Annexure I

COMPETITION GUIDELINES & REGULATIONS

1.1 Organiser of the Competition

1.1.1 The Competition is organised by Ghaziabad Development Authority in association with Council of Architecture, Ministry of Education, Govt. of India

1.2 Individual/ group participation

1.2.1 For the purpose of this competition, participation would be allowed on individual basis or in group (maximum of 4 participants qualifying under eligibility conditions as mentioned in section III (B) above).

1.2.2 The employees of GDA and COA are not eligible to participate in the competition.

1.3 Steps to participate in the Competition:

1.3.1. No participation fee is required to be paid by the participants.

1.3.2 The competition will begin with a formal announcement made by the GDA, on its website, and on its social media platforms and by CoA on their website/member channel/ associated universities etc.

1.3.3 All intending competitors will be required to register for the competition to clear their eligibility and be assigned a Unique Identity Code to ensure their anonymity. The link for registration will be available on GDA's website (<https://gdaghaziabad.in/>) and COA's portal (www.coa.gov.in)

1.4. General Details & Schedule of the Competition

1.4.1 The competition schedule shall be as follows:

- » Competition shall start from **07/07/2025.**
- » Last day for the entries **31/07/2025.**
- » Presentation of shortlisted designs before the Jury - The date, time and venue will be communicated, separately.
- » Announcement of the Result and Distribution of Prize will be communicated separately.
- » All communications about the Competition shall be made through E-Mail only. (GDA email: **chiefengineergda1@gmail.com**)
- » Each team shall submit only one entry.

1.4.2 GDA reserves the right to alter the schedule and this Competition document or extend the Competition deadline beyond the last date of submission, which shall be deemed, confirmed, and shall be binding upon all the participants.

1.4.3 Competition Coordinator: Registrar, Council of Architecture, New Delhi.



1.6. Competition Assessment and Deliberations

1.6.1 The Jury Members will themselves determine the procedure to be followed for the assessment of the received entries. The discretion of the jury will be final.

1.6.2 Participants do not have the right to request for access to the Jury's comments or records on the adjudication.

1.6.3 Upon completion of the procedure of evaluation, GDA on the pre-communicated Award date, time and place, will announce the final results of the Competition and distribute the prizes to the Competition Winners as declared by the Jury.

1.7. Prize and Remuneration:

1.7.1 The Competition Winning Entry shall be awarded a prize money of Rs. 2/- lakh (First Prize). The second prize and third prize shall be awarded a prize money of Rs. 1/- lakh and Rs.0.50/- lakh respectively. Two consolation prizes will be given amounting to Rs. 0.25 lakh for selected design at the discretion of the jury.

1.7.2 GDA shall not be liable to compensate for any other expenses incurred by the participants on account of participation in this Competition.

1.7.3 The declaration of the number of winners shall rest exclusively with the jury, whose discretion shall be guided by the quality of entries received and the total number of participants. The decision of the jury in this regard shall be final, conclusive, and binding on all participants, and shall not be subject to any form of appeal or challenge.

1.8. Reservation

1.8.1. GDA reserves the right to use with or without modifications, the design ideas and concepts of the as submitted by prize winners, as deemed fit by GDA.

1.10. Design Submission

The submission should have a **Concept note covering all aspects as mentioned in Clause No. "III (D)"** and a 3D walkthrough along with following details in **A4 size**:

- » Understanding of the Project (including successful and relevant Benchmarking studies), Summary of the Project (including merits and relevant aspects of the project design to address the challenges and constraints in the region under consideration)
- » Details of all relevant aspects establishing the optimum utilization of space including financial estimate for efficient beneficiary led construction.
- » Concept Designs represented through 3D videos.
- » Documentation in support of usage of eco-friendly, recyclable or locally available materials along with usage of local traditional and architectural style.
- » Detailed Write Up regarding list of applicable local authority guidelines, which must be complied while designing the Beneficiary Led Construction.
- » 03 nos. each A2 sized drawings (42 x 59.4) in Landscape format (Plans, Elevations, Sections



or any other detail to explain design concept and softcopy in PDF format)

1.10.1 Competition Process

The competition will begin with a formal announcement made by the GDA, on its website, and on its social media platforms and by CoA on their website/Institutions/ universities etc.

All intending competitors will be required to register on the link provided on GDA's/ COA's website to clear their eligibility and be assigned a Unique Identity Code to ensure their anonymity for the ensuing first stage. Queries will also be answered during this time.

The entries should be presented with a level of detail appropriate to the character as a design concept presentation.

Submission Criteria

- i. All entries are to be in English only.
- ii. The anonymity of the entrants is to be ensured. The architect's name or participant's name should not be mentioned in any of the submission documents, else the entry shall be summarily rejected.
- iii. Each document to mention the reference code received during registration on the bottom right corner.
- iv. Submission can be done in PDF only along with Concept Note.

1.10.2. The medium of expression should be mostly drawings, illustrations and 3D videos with only explanatory notes, as required. Soft copy (in PPT or PDG format).

1.10.3. Entries submitted by the participants for the purpose of this Competition will not be returned by GDA.

1.11. Intellectual Property Rights and Confidentiality

1.11.1. The Intellectual Property Rights of the ideas / concepts and the submitted design shall vest with the author, however, GDA shall have the right to use the ideas / concepts and the submitted design(s) by the winners, with or without modifications as deemed fit by GDA, in part or in full.

1.11.2. The participants shall treat all the information provided by GDA for the purpose of this design competition to be confidential and shall not disclose the same with anybody without taking prior written permission of GDA.

1.11.3. These obligations will remain valid during the tenure and even after the completion of the said Competition.

1.11.4 GDA has rights to cancel, extend/reject the Design Competition without any reason at any appropriate time.

1.12. Application of Regulations



1.12.1. Sending of entries by a participant implies that the participant has gone through rules & regulations and guidelines of the competition contained in this competition document and accept the same in toto.

1.12.2. Decisions, deliberations, opinions & proceedings of the jury shall not be made public or otherwise revealed.

1.12.3 Jury's decisions shall be final and binding on all participants without appeal and cannot be challenged.

1.13. Disclaimers

1.13.1. GDA shall not be responsible or liable for any erroneous, damaged, destroyed, lost, late, incomplete, illegible and misdirected Entries, or any damage or loss arising from, connected with, or relating to the Competition, the submission of Entries to the Competition, participation in the Competition, regardless of the cause or any fault by the Organizer or the Jury Panel or any person concerned for whom any of the above mentioned are responsible, and notwithstanding that any of those persons may have been advised of damage being incurred.

1.13.2. GDA may at its discretion cancel, modify or suspend the Competition. The participants shall not be entitled to any compensation as a consequence of such cancellation, modification or suspension of the Competition.

1.13.3 GDA, its employees / advisors / representatives or consultants make no representation or warranty and shall have no liability to any of the participants under any law, statute, rules or regulations for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Competition Document.



Location Map of Utsav Bhawan

Location: Sector 3, Vaishali

Lat/long: 28.641203, 77.337999



Participants Need to choose any two roundabouts/junctions from the following List

S. No.	Name of the Roundabout/Junctions	Lat/Long
Hapur Road		
	Bapudham Junction	28.678516, 77.482427
	Govindpuram Junction	28.678516, 77.482427
	Hapur Chungi Junction	28.678516, 77.482427
	Ingraham/Collectorate Junction	28.673393, 77.450026
	Seth Mukundlal Junction	28.669365, 77.425563
GT Road		
	Railway Junction	28.656985, 77.431977
	Chaudhary Mode	28.655862, 77.433574
	Bhatia Mode Junction	28.648081, 77.444598
	Ghanta Ghar (Clock Tower) Junction	28.660396, 77.427188
Wazirabad Road		



	Bhopura Chowk	28.696162, 77.333918
	Karn Gate Police Chowki	28.688080, 77.374550
	Roundabout Air Force Entrance	28.688080, 77.374550

Hapur Road and GT Road



Wazirabad Road





Model Building Construction and Development Byelaws and the Model Zoning Regulations for Development Authorities, Uttar Pradesh, 2025.

Applicable FAR

6.3 Marriage Hall / Banquet/ Multi-purpose Hall

6.3.1 Permissibility

Construction of Marriage Hall/ Banquet/ Multi-purpose Hall shall be permitted as per the Master Plan Zoning Regulations.

6.3.2 Minimum Plot Size

Minimum plot size for the construction of marriage hall, banquet or a multi-purpose hall shall be 750 square meters for built-up area and 1000 square meters for non-built-up area.

6.3.3 Means of Access

Minimum width of existing approach road for the construction of a marriage hall, banquet, multi-purpose hall or a banquet hall shall be based on plot size as follows:

Plot Size (sqm)	Min. Road Width (m)
750 - 3000	12
> 3000	24

6.3.4 Ground Coverage and FAR

Maximum ground coverage after ensuring minimum setbacks and open space requirements, if any, shall be permissible on plots for marriage hall/banquet/ multipurpose hall.

Purchasable and premium purchasable FAR shall be applicable as per the requirements of Chapter 9. Basis approach road width, the maximum permissible FAR (including Base FAR) for marriage hall/banquet/ multipurpose hall buildings in built-up areas and the non-built-up areas shall be as follows:

FAR	BFAR	Road Width (≥12- 24m)			Road Width (≥24 - 45m)			Road Width (≥45m)		
		PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR	PFAR	PPFAR	MFAR
Community Buildings										
Built-up Area										
Marriage hall/ Banquet Hall/ Multipurpose Hall	2.00	1.00	1.00	4.00	2.00	3.00	7.00	2.00	UR	UR
Non-Built-up Area										
Marriage hall/ Banquet Hall/ Multipurpose Hall	3.00	1.50	1.50	6.00	3.00	4.50	10.50	3.00	UR	UR

Note-1: (i) BFAR – Base FAR, PFAR – Purchasable FAR, PPFAR – Premium Purchasable FAR, MFAR – Maximum Permissible FAR including Base FAR, UR – Unrestricted

Note-2: Within the permissible FAR limit, construction of rooms shall be allowed.

Note-3: In green building, additional FAR over and above maximum permissible FAR shall be provided as per paragraph 9.3 of the building byelaws.



6.3.5 Maximum Building Height

There is no restriction on the maximum building height. However, the maximum height of the building shall be governed by its distance from the protected monument/heritage site, airport funnel zone and other statutory restrictions.

6.3.6 Minimum Setback

Minimum setbacks for of marriage hall/ banquet hall/ multipurpose hall up shall be as per paragraph 3.2.4 of the building byelaws.

6.3.7 Parking Requirements

(i) Parking requirements for marriage hall/ banquet hall/ multipurpose hall shall be as per paragraph 3.3.4 of the building byelaws.

(ii) The parking requirement for marriage hall/ banquet hall/ multipurpose hall shall be 2.0 Equivalent Car Space per 100 sqm of the floor area. Parking shall be calculated on the maximum permissible floor area of the plot.

6.3.8 Basement

The permissibility of basement shall be as per paragraph 3.3.3 of the building byelaws.



Setbacks

3.2.4.6 Community Facilities – Educational buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<1000	6	3	3	-
≥1000 to <2000	6	3	3	3
≥2000 to <4000	9	3	3	3
≥4000 to <30000	9	4.5	3	3
≥ 30000	15	6	6	6

3.2.4.7 Community Facilities – Public Amenity buildings height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Marriage/ Banquet/ Multipurpose Hall				
≥1000 to <3000	12	4.5	4.5	3
≥3000	12	5	5	5
Auditorium / Convention Centre				
≥1500 to <3000	12	4.5	4.5	3
≥3000	12	6	6	6

Note-1: Weigh-bridge facility shall be provided with minimum 6m front and 3m rear & side setback.

3.2.4.8 Industrial Buildings – height up to 15-meters

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
<150	2	0	0	0
≥150 to <300	2	1	0	0
≥300 to <500	3	2	0	0
≥500 to <1000	3	2.5	1.5	0
≥1000 to <2000	4.5	3.0	3	0
≥2000 to <6000	6	4.5	4.5	4.5
≥6000	7.5	6	4.5	4.5

3.2.4.9 All occupancy buildings with height more than 15 meters

For use occupancies with building height more than 15m (other than Single units up to 15 meter height/Multi-units up to 17.5-meter height), the minimum setback requirement shall be as follows.

Building Height (in meters)	Front (m)	Rear (m)	Side-1 (m)	Side-2 (m)
≥15 to <17.5	5	5	5	5
≥17.5 to <21	6	6	6	6
≥21 to <27	7	7	7	7
≥27 to <33	8	8	8	8
≥33 to <39	9	9	9	9
≥39 to <45	10	10	10	10
≥45 to <51	11	11	11	11
≥51	15	12	12	12



Parking

meters in built-up area and 1500 square meters in non-built-up area and more shall be permitted in the residual area after leaving an area of 6.0 meters around the boundaries of the plot. Construction of basement for parking in plots of high-rise buildings with building height 15 m to 17.5 m, shall be permitted up to building envelope line.

- (iii) For the area reserved as park /open space area, basement for parking purposes may be constructed up to 70 percent of the area identified as open space area.
- (iv) In group housing or other multi-storey buildings (with an area of 1500 square meters and more), the height of the basement between the ground cover and the boundary of the building envelope shall be at the ground level so that construction of a road or landscaping can be possible.
- (v) Construction of ramp under the set-back to reach the basement shall be permissible provided that unhindered movement of fire tender is not blocked.
- (vi) The above provisions shall be applicable in built-up areas also.

3.3.4 Parking places for vehicles

3.3.4.1 Equivalent Car Space (ECS)

Depending on the nature of parking, each "Equivalent Car Space (ECS)" shall have following standards including circulation area:

(a) Single/ Multi-units (Plotted)	13.75 square meters
(b) Parking in open area	23 square meters
(c) Covered parking	28 square meters
(d) Parking in basement	32 square meters
(e) Mechanized parking (double stacking)	16 square meters or based on actual design
(f) Mechanized parking (triple stacking)	11 square meters or based on actual design
(g) Two wheelers (including bicycles)	2.00 square meters

Note-1: Four 2-wheelers is equal to one ECS.

Note-2: Double and triple stacking shall be allowed in basement and other areas.

3.3.4.2 Parking Plan

Parking Plan shall be submitted separately for approval along with group housing, commercial institutional office, and other multi-storey building maps, in which parking area for all types of vehicles along with proper circulation arrangements for their entry and exit shall be shown.

3.3.4.3 Parking standards

The standards of parking arrangement for buildings of different uses/occupancies shall be as follows:

(1) Residential – Plotted (Single/Multi-unit)/ Group Housing

	Residential Use Type	Floor Area of Dwelling Unit (sq.m.)	Parking Requirement in ECS/ DU
1	Plotted Development (Single / multi-unit)	>50 up to 100	1.00
		>100 - 150	1.25
		>150	1.50
2	Group Housing	< =50	2.00 sqm
		>50 - 100	1.00
		>100 - 150	1.25



5	Medical College	
B	Educational Buildings	Parking Requirements in ECS
1	Nursery	1 / 125 sqm of built-up area + 1 bus parking 10 m x 5 m (50 sqm or 2 ECS open parking) space for every 120 students
2	Primary	
3	High School	
4	Technical Institution	
5	Universities	
C	Public Amenity Buildings	
1	Marriage Hall/ Banquet/ Multipurpose Hall	2 / 100 sqm of permissible floor area or proposed FAR whichever is higher
2	Auditorium / Convention Centre	1 / 10 seats + 2 / 100 sqm of floor area (attached ancillary commercial activities)

Note:

(4) Industrial Buildings

Sl.	Industrial Use Type	Parking Requirements in ECS
1	Industrial Buildings	1 per 300 sqm
2	Flatted Factories	1 per 200 sqm
3	Data Centres	1 per 300 sqm

(5) Recreation Buildings

Sl.	Recreation Use Type	Parking Requirements in ECS
1	Stadium	1 per 20 seats
2	Amusement Park/ Other recreational areas	20 percent of plot area

3.3.4.4 Basement parking provisions

Refer paragraph 3.3.3.

3.3.4.5 Off-street parking

Arrangements shall be made to park vehicles separate from the road with provision for proper exit.

3.3.4.6 Locked garages

Locked garages for parking shall be included in the calculation of FAR. In a plotted development, if locked garages are proposed/constructed at the rear of the side set-back of the building, they shall not be included in the FAR.

3.3.4.7 Parking on building setbacks

- Parking shall be allowed in the front set back in non-residential plots up to 300 square meters, in which construction of maximum height of 15 meters is proposed.
- 50 percent of the set-back area can be used as parking with the restriction that a minimum distance of 6.0 meters around the building shall be kept motorable and completely free from obstructions for firefighting purposes and construction of ramp shall not be allowed in this.



Additional FAR for Green Buildings

FAR = Permissible Floor Area Ratio as per Master Plan / Building Byelaws (Base FAR)

Rc = Current rate of land

Note: The current rate of land refers to the circle rate determined by the District Magistrate, where such rate is not available, the current residential rate determined by the Authority.

P/Pp = Factor Coefficient for various land use categories.

Factor coefficients as per land use shall be as follows: -

Sl.	Land Use Category	Factor Coefficient (P) Purchasable FAR	Factor Coefficient (Pp) Premium Purchasable FAR
1	Commercial	0.50	1.00
2	Mixed Use	0.45	0.90
3	Office Buildings / Institutional	0.45	0.90
4	Hotels	0.40	0.80
5	Residential (Plotted)	0.40	-
6	Residential (Group Housing)	0.40	0.80
7	Industrial	0.40	0.80
8	Community Facilities and Infrastructure	0.20	0.40

Example:

In a group housing scheme of plot area of 2000 sq.m. in non-built-up area with approach road of width 30m. The calculation of fees for purchasable and premium purchasable FAR shall be as follows.

Group Housing	FAR		FP	Le	Rc	P	C
Area: Non-built-up Plot Area: 2000 sqm, Road Width: 30m	Permis sible	Availed	Add. FAR x Plot Area	FP ÷ Base FAR	Current Land Rate	Factor Coefficien t	Charge = Le x Rc x P
Base FAR	2.5	2.5	-	-		-	-
Purchasable FAR	2.5	2.5	5000sqm	2000sqm	35000 Rs/sqm	0.40	Rs 2,80,00,000
Premium Purchasable FAR	3.75	3.0	6000sqm	2400sqm	35000 Rs/sqm	0.80	Rs 6,72,00,000
Total Charge							Rs 9,52,00,000

9.3 Additional FAR on Green Buildings

To promote green buildings following incentive in the form of additional FAR (free of cost), shall be provided for green rated buildings.

- GRIHA Three star/ IGBC Silver/ LEED silver or equivalent rating/ ASSOCHAM GEM-3/ EDGE Certified (20-30%) – 3% additional FAR on availed FAR.



- b) GRIHA Four star/IGBC Gold/ LEED Gold or equivalent rating / ASSOCHAM GEM-4/ EDGE Certified (30-40%) – 5% additional FAR on availed FAR.
- c) GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating/ ASSOCHAM GEM-5/ EDGE Advanced – 7% additional FAR on availed FAR.

Note:

- I. Additional FAR mentioned above in point a), b) and c) shall be awarded after pre-certification from the empanelled agency. This incentive FAR on Green Buildings shall be over and above the MFAR.
- II. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per the circle rates for the additional FAR for the rating not achieved.
- III. The authority shall consider certification from any agency identified/ recognised by the State/ Central Government.





Council of Architecture