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Lucknow Mandates EV Charging Points in New Group Housing Schemes

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The Lucknow Development Authority (LDA) has issued a regulation requiring that 20 percent of parking spaces in all new group housing projects be exclusively reserved for electric vehicles, complete with charging infrastructure. This mandate is part of newly revised building bylaws under the city's Awas Bandhu initiative, aimed at promoting sustainable and low-emission transport.

The rule applies to upcoming residential layouts currently in the planning phase, including sites in Gomti Nagar, Aishbagh, and Basant Kunj. These areas were chosen based on a public demand survey that will remain open until July 31, 2025. The housing developments will be a mix of 2BHK and 3BHK units, designed with features that prioritize natural ventilation, larger living spaces, and structured green zones.

According to LDA officials, the intention behind the regulation is to encourage the use of electric vehicles and reduce urban pollution by ensuring that EV charging becomes an integral part of building design. Applicants will be required to provide dedicated EV bays and install charging stations before receiving final occupancy certificates.

Plans for the new residential schemes also include modern amenities such as gyms, swimming pools, yoga and children's play areas, enclaves for drying clothes, clubhouses, and community green spaces. Officials emphasized that these features must be included in all project layouts and that pricing should remain below prevailing private-sector rates.

Key identified land parcels earmarked for development include approximately 4.5 acres in Viraj Khand (Gomti Nagar), 3.5 acres near Rapti Apartments (Gomti Nagar Extension), 4.65 acres on Mill Road in Aishbagh, and 3.7 acres in Sector-J of Basant Kunj. These sites are in close proximity to schools, hospitals, and transit corridors, ensuring accessibility and connectivity for residents.

The revised zoning and design guidelines also emphasize better natural airflow, improved cross-ventilation, and larger balconies and washrooms. Developers have been instructed to boost tree cover and green space within the complexes to promote environmental sustainability and enhance resident well-being.

As part of an ongoing urban modernization drive, authorities reviewed plans for mixed-use developments like Varun Vihar (along the Agra Expressway) and Naimish Nagar (along Sitapur Road). These will combine residential, logistics, and commercial elements to support broader regional growth strategies.

The EV charging requirement adds to a growing framework across Uttar Pradesh where cities prepare for broader electric mobility adoption supported by state and central policies. With over 300 new public charging stations planned statewide, and schemes like FAME II offering fuel-efficient infrastructure support, officials say the move helps future-proof new housing stock.

