

**THE HARYANA BUILDING CODE, 2017**

Alongwith amendments upto 05.08.2024



**Haryana Government**

## **Preface**

Whereas the Government of Haryana observed that the different Development Agencies, Authorities/Departments were implementing Building Rules as per their present Statute/Rules and it is also observed that the different provisions in Building Rules makes difficult for common man/Entrepreneur/Industrialist to carry out building work throughout State of Haryana uniformly. In order to streamline the provisions of Building Rules and to facilitate citizens, the Building Rules being followed by the different Agencies/Departments/Authorities werethen repealed by the Government and the Haryana Building Code, 2016 was made applicable to entire State of Haryana from 30.06.2016.

Thereafter, considering and examining several representations/ suggestions received on the Code the Code has been revised as the Haryana Building Code, 2017.

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# CONTENTS

<b>THE HARYANA BUILDING CODE, 2017 .....</b>	<b>1</b>
<b>CHAPTER-1: TITLE AND DEFINITIONS .....</b>	<b>7</b>
<b>1.1. SHORT TITLE AND EXTENT .....</b>	<b>7</b>
<b>1.2. DEFINITIONS .....</b>	<b>7</b>
<b>CHAPTER-2: BUILDING PLAN APPLICATION PROCEDURE .....</b>	<b>21</b>
2.1. APPLICATION FOR ERECTION OR RE-ERECTION OF BUILDING .....	21
2.2. PROCEDURE FOR SUBMITTING APPLICATION THROUGH SELF-CERTIFICATION .....	22
2.3. ONLINE RECEIPT AND APPROVAL .....	24
2.4. PREPARATION OF BUILDING PLANS BY GOVERNMENT DEPARTMENTS .....	24
2.5. CONSTITUTION OF COMMITTEES .....	25
2.6. SINGLE JOINT INSPECTION .....	25
2.7. SUBMISSION OF AFFIDAVIT .....	25
<b>CHAPTER-3: BUILDING DRAWING NORMS .....</b>	<b>26</b>
3.1 SIZE OF DRAWING SHEETS AND COLOURING OF PLANS .....	26
3.2 SITE PLAN .....	26
3.3 CLEARANCE ZONE FOR BUILDINGS NEAR HIGH TENSION ELECTRICAL LINE.....	27
3.4 BUILDING PLAN.....	27
3.5 CONSTRUCTING BUILDING AS PER ARCHITECTURAL CONTROL SHEET .....	28
<b>CHAPTER-4: BUILDING PLAN APPROVAL PROCEDURE .....</b>	<b>29</b>
4.1 VALIDITY OF BUILDING PLAN APPLICATION.....	29
4.2 SCRUTINIZE AND SANCTION OF BUILDING PLAN.....	29
4.3 VALIDITY OF SANCTIONED PLANS.....	29
4.4 RE-VALIDATION OF BUILDING PLANS.....	30
4.5 DEEMED SANCTION .....	30
4.6 SUBMISSION OF REVISED BUILDING PLANS DURING THE VALIDITY PERIOD OF SANCTION.....	30
4.7 REVOCATION OF SANCTION .....	31
4.8 MAINTENANCE OF E-REGISTER FOR SANCTION/REGISTRATION OF BUILDING PLANS .....	31
4.9 DAMP PROOF COURSE CERTIFICATE .....	31
4.10 OCCUPATION CERTIFICATE .....	31
4.11 OCCUPATION CERTIFICATE THROUGH SELF CERTIFICATION .....	34

4.11A OCCUPATION CERTIFICATE THROUGH 3RD PARTY CERTIFICATION .....	36
4.12 REVOCATION OF OCCUPATION CERTIFICATE .....	38
<b>CHAPTER-5: RISK BASED CLASSIFICATION.....</b>	<b>39</b>
5.1 RISK BASED CLASSIFICATION OF BUILDING APPLICATIONS .....	39
<b>CHAPTER-6: SITING, PLANNING AND ARCHITECTURAL CONTROL .....</b>	<b>41</b>
6.1 USE OF SITE, TYPE AND CHARACTER OF BUILDING .....	41
6.2 SUB-DIVISION AND AMALGAMATION OF PLOTS.....	41
6.3 PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDINGS .....	42
6.4 ARCHITECTURAL/ FRAME CONTROL AND SITING OF BUILDING.....	53
6.5 GREEN BUILDING MEASURES AND INCENTIVES .....	54
<b>CHAPTER-7: BUILDING DESIGN NORMS .....</b>	<b>57</b>
7.1 PARKING.....	57
7.1A PARTY WALL.....	59
7.2 COURTYARD.....	59
7.3 PLINTH .....	59
7.4 MINIMUM AREA, SIZE, HEIGHT AND LIGHT AND VENTILATION OF DIFFERENT COMPONENTS OF RESIDENTIAL PREMISES .....	60
7.5 BOUNDARY WALL, FENCE, GATE AND PORCH .....	63
7.6 STAIRCASE .....	63
7.7 RAMPS AND LIFTS .....	65
7.8 PASSAGES AND CORRIDORS .....	66
7.9 EXIT .....	67
7.10 MEANS OF ACCESS .....	68
7.11 LIGHT AND VENTILATION OF BUILDING.....	69
7.12 CANTILEVERED ROOF AND CHAJJA PROJECTIONS.....	71
7.13 MEZZANINE FLOOR.....	71
7.14 MOTOR GARAGE .....	71
7.15 MINIMUM PROVISIONS WITH REGARD TO DWELLING UNIT.....	72
7.16 BASEMENT .....	72
7.17 FIRE.....	75
<b>CHAPTER-7A: TELECOM INFRASTRUCTURE.....</b>	<b>76</b>
7A.1 DEFINITIONS.....	76
7A.2.APPLICABILITY .....	76

7A.3. PROCEDURE TO BE FOLLOWED AT THE TIME OF APPROVAL OF BUILDING PLANS .....	77
7A.4. PROCEDURE TO BE FOLLOWED AT THE TIME OF GRANT OF OCCUPATION CERTIFICATE .....	78
<b>CHAPTER-8: SUSTAINABLE MEASURES .....</b>	<b>79</b>
8.1 RAIN WATER HARVESTING .....	79
8.2 PROVISION OF ROOFTOP SOLAR PHOTO VOLTAIC POWER PLANT .....	80
8.3 PROVISION OF ENERGY CONSERVATION BUILDING CODE .....	81
8.4 WATER RE-USE AND RECYCLING .....	81
8.5 SUSTAINABLE BUILDING MATERIALS .....	81
<b>CHAPTER-9: NORMS FOR DIFFERENTLY-ABLED PERSONS .....</b>	<b>83</b>
9.1 PROVISION/ FACILITIES FOR DIFFERENTLY-ABLED PERSONS .....	83
<b>CHAPTER-10: CONSTRUCTION MATERIALS AND SAFETY .....</b>	<b>86</b>
10.1 CONSTRUCTION MATERIALS AND STRUCTURAL DESIGNS.....	86
10.1.1 Foundations.....	86
10.1.2 Building Services.....	86
10.1.3 Plumbing Services .....	87
10.1.4 Construction Practices.....	87
10.1.5 Damp Proof Course.....	87
10.2 STRUCTURAL SAFETY MEASURES FOR HIGH RISK BUILDINGS.....	88
10.2.1 Empanelment of Structural Engineer, Proof Consultant, Supervising Engineer and Geo Technical Engineer: .....	88
10.2.2 Third party inspection during Construction: .....	89
10.2.3 Action against complaints on quality of construction: .....	91
10.2.4 Post construction Structural Audit: .....	91
10.2.5 Alteration in building by allottees/RWA .....	93
10.3 PROCEDURE FOR DESIGN AND REVIEW OF CODE EXCEEDING TALL BUILDINGS	94
<b>CHAPTER-11: PUBLIC HEALTH INSTALLATIONS .....</b>	<b>95</b>
11.1 TWO PIPE SYSTEM IN DRAINAGE .....	95
11.2 MINIMUM SANITARY FACILITIES REQUIRED FOR VARIOUS TYPE OF BUILDINGS	95
11.3 METHOD OF DISPOSAL .....	96
11.4 SEPTIC TANK .....	96
11.5 ABSORPTION PIT .....	97
11.6 SUB-SOIL IRRIGATION FOR DISPOSAL OF EFFLUENT .....	97
11.7 ZERO WASTE WATER DISCHARGE.....	98
11.8 NOTICE AND CERTIFICATE OF COMPLETION OF WORK.....	98

11.9 APPLICATION FOR CONNECTION WITH PUBLIC SEWER.....	98
11.10 SEWER CONNECTION .....	99
11.11 DRAINAGE OF ROOF .....	99
11.12 INSPECTION OF WORK .....	99
11.13 EFFECT ON THE TRANSFERRED AREAS .....	99
<b>CHAPTER 12 – ENVIRONMENTAL CLEARANCE .....</b>	<b>100</b>
12.1 ENVIRONMENTAL CLEARANCES FOR BUILDING AND CONSTRUCTION .....	100
<b>CHAPTER 13 – CODE APPLICABILITY .....</b>	<b>107</b>
13.1 APPLICABILITY OF THIS CODE .....	107
13.2 POWER OF RELAXATION .....	107
<b>APPENDIX A .....</b>	<b>108</b>
<b>SPECIMEN MODEL ZONING CLAUSES FOR DIFFERENT BUILDING TYPES .....</b>	<b>150</b>
1. MODEL ZONING CLAUSES FOR RESIDENTIAL BUILDING.....	150
2. MODEL ZONING CLAUSES FOR COMMERCIAL BUILDING.....	153
3. MODEL ZONING CLAUSES FOR EDUCATIONAL AND INSTITUTIONAL BUILDING..	157
4. MODEL ZONING CLAUSES FOR STORAGE/ GODOWN BUILDING.....	160
5. MODEL ZONING CLAUSES FOR GROUP HOUSING .....	163
6. MODEL ZONING CLAUSES FOR DIFFERENT BUILDING TYPES .....	167

## Chapter-1: Title and Definitions

### 1.1. Short title and extent

- (1) This Code shall be called the Haryana Building Code, 2017.
- (2) This shall be applicable to entire State of Haryana with effect from 06 January 2017.

### 1.2. Definitions

- (1) In this Code, unless the context otherwise requires,-
  - (i) “abut” in relation to a building means when it is on a street and the outer face of any of its external walls is on the street boundary;
  - (ii) “Act” means the respective Act of Competent Authority;
  - (ii-a) <sup>1</sup>[“Affordable Group Housing” means apartments of ‘pre-defined size’ made available at ‘pre-defined rates’ as prescribed under the policy notified on 19.08.2013, as amended from time to time”.]
  - (iii) “ancillary zone” in the industrial/ commercial/ institutional plot means the building ancillary to and serving the main industrial building and includes meter-room, security room, Sewerage Treatment Plant, godown, guard room, cycle-shed, dispensary, canteen, electric substation and labour quarters for watch and ward staff but shall not include residential accommodation for supervisory staff;
  - (iv) “apartment” means a part of a property, intended for any type of independent use, including building having one or more rooms with enclosed spaces located on one or more floors or any part or parts thereof, to be used for residence, office or for practicing any profession or for carrying on any occupation, trade, business or manufacturing or other uses relating to Information Technology or for such other type of independent use, as may be prescribed, with a direct exit to a public street, road or highway or to a common area leading to such street, road or highway and includes any garage or room (whether or not adjacent to the building in which such apartment is located) provided by the colonizer/owner of such property for use by the owner of such apartment for parking any vehicle or for the residence of any person employed in such apartment, as the case may be.
  - (v) “applicant” means a person(s) including legal heirs who is owner(s) of the site and who applies to the Competent

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<sup>1</sup> Inserted vide memo no. Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022

Authority, of his/ her intention to erect or re-erect a building under this Code and includes his/ her legal heirs;

- (vi) "apparel industry" means the industrial unit primarily engaged in the design, cutting and sewing of garments from fabrics, processed leather and its variant;
- (vii) "approved" means approved by the Competent Authority;
- (viii) "Architect" shall mean a person registered with valid membership of the Council of Architecture, India as prescribed under the Architect Act 1972 (Please see Appendix "A");
- (ix) "Architectural Control Sheet" shall mean sheet of drawing with directions signed by the Competent Authority and kept in his office showing the measures of architectural control;
- (x) "area" means area under the jurisdiction of Competent Authority;
- (xi) "atrium" means a high open area or central court within multi-storeyed building, covered with transparent material at the terrace;
- (xii) "authorized officer" or "officer authorized" means an officer authorized by the Competent Authority;
- (xiii) "balcony" means a horizontal projection, cantilevered or otherwise, not more than 1.8 metres, including a parapet or railing to serve as a passage or sit out place, open to air at least on one side.
- (xiv) "basement or cellar" means the storey of a building, which is next below the ground storey of such building or which is in any part more than half of its height below the mean level of the street or ground adjoining the building, with one or more than one levels;
- (xv) <sup>2</sup>["big-box retail store" means a large retail establishment, generally two or more floors structure and sell general goods as departmental store, or may be limited to a particular speciality or sell groceries;
- (xvi) "bio-technology industry" means the industrial unit primarily engaged in research in micro-organisms and its software developments. No hardware manufacturing unit of pharmaceutical industry will be included;
- (xvii) "building" means any shop, house, hut , outhouse, shed or stable whether used for the purpose of human habitation or

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<sup>2</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

otherwise and whether of masonry, bricks, wood, mud, thatch, metal or any other material whatever and includes “wall” and “a well”;

(xviii) “building line” shall mean a fixed line, if any specified for a site beyond which no building shall project within that site other than balcony, canopy and compound wall;

(xix) "carpet area" shall mean the net usable area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;

Explanation.- For the purpose of this sub-Code, the expression “exclusive balcony or verandah area” means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and “exclusive open terrace area” means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.

(xx) “canopy”- shall mean a cantilevered projection from the face of the wall over an entrance to the building at the lintel or slab level provided that:

- (a) It shall not project beyond the plot line.
- (b) It shall not be lower than 2.3 metres (clear height) when measured from the ground.
- (c) There shall be no structure on it and the top shall remain open to sky.

(xxi) “chimney” means the ventilating shaft/ absorber provided in the building for intake and disposal of smoke;

(xxii) “class of building” shall mean a building in one of the following categories:-

- (a) Assembly building;
- (b) Commercial and mercantile building;
- (c) Educational building;
- (d) Industrial building;
- (e) Information Technology building;
- (f) Inland Container Depot/ Custom bounded area;
- (g) Institutional building;
- (h) Mixed land-use building;
- (i) Residential building;
- (j) Storage building;

- (a) **“Assembly Building”**- A building or part thereof, where groups of people (not less than 50) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes;
- (b) **“Commercial and Mercantile Building”**- includes a building or complex or part thereof used as shops, stores or market for display and sale of wholesale and/ or retail goods or merchandise, including office, Restaurant, Banquet Hall, Hotel, Motel, Resort, Dhaba, Boarding house, Guest house, Amusement Park, office establishments and service facilities incidental thereto and located in the same building;
- (c) **“Educational Building”**- includes a building exclusively used for a school, college, training/ research institute, vocational institute & University including quarters for essential staff required to reside in the premises, and building used as a hostel captive to such educational institution in its campus;
- (d) **“Industrial Building”**- includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plant, cold storage, laboratory, power plant, refinery, gas plant, mill, dairy and factory etc.;
- (e) **“Information Technology building”**- includes building for software development activities, and IT enabled services and/ or IT related manufacturing;
- (f) **“Inland/ Freight Container Depot/ Custom bounded area”**- includes a building being used as an inland intermodal terminal directly connected by road or rail to a seaport/ airport and involved as operating centre for the transshipment of a sea/ air cargo to inland destination, which may include temporary storage;
- (g) **“Institutional Building”**- includes a building constructed by Government, Semi- Government Organization or Registered Trust/ Society and used for medical or other treatment and care for persons suffering from physical or mental illness, disease or infirmity, care of orphans, differently-abled persons, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation. It shall also includes an auditorium or complex for cultural, social, religious, patriotic and allied

activities or for an hospice, assembly halls, city halls, town halls, exhibition halls, museums, places of worship, dharamshala, hospital, sanatoria, custodial and penal institutions such as jail, prison, Government office, Secretariat, road or railway or air or sea or other public transportation station, etc.;

- (h) **“Mixed land-use building”**- includes a building consisting of one or more conforming uses/ activities duly allowed by competent authority;
  - (i) **“Residential Building”**- includes a building in which sleeping and living accommodation is provided for residential purposes, with cooking facilities and includes one or more family dwellings, residential apartments, flats and garages used by occupants of such building;
  - (j) **“Storage Building”**- includes a building or part thereof used primarily for storage or shelter of goods, wares, merchandise, freight depot includes a building used as a warehouse, godown, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator/ silos, barn and stables.
- (xxiii) “clear height” means height from the top surface of ground or any floor to the soffit of beam or ceiling, as the case may be;
- (xxiv) “colony” means colony as defined in the Haryana Development and Regulation of Urban Areas Act, 1975;
- (xxv) “Competent Authority” shall mean an officer/ agency duly authorized;
- (xxv-a) <sup>3</sup> [“Complex process flows building” means industrial building with undivided floor space as certified by GMDIC of the District concerned or any other officer authorized by Director, Industries in this regard.]
- (xxvi) “core area” means thickly built up area of the old town, laldora/ phirni of villages included in the municipalities or area shown as existing land-use in the Development Plan of the town;
- (xxvii) “courtyard” means a space permanently open to sky, enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.

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<sup>3</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/07/05/2006-2TCP dated 08.09.2022. This amendment comes into force from 08.09.2022.

- (xxviii) “covered area” means the area covered immediately above the plinth level by the building but does not include the space covered by –
- (a) Soak pit, rain water harvesting tank, sewage treatment plant, swimming pool (uncovered);
  - (b) cantilevered porch (without any storey above) and areas covered by canopy and portico, open staircases for fire escape;
  - (c) area under solar panel, service floor and service shaft, atrium;
- (xxix) “damp proof course (DPC)” means a course consisting of some appropriate water proofing material provided to prevent seepage/ penetration of dampness or moisture from any part of the structure to any other part;
- (xxx) “drain” means a conduit or channel for the carriage of storm water, sewage, waste water or other waterborne wastes in a building drainage system.
- (xxxi) “drainage system” means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage; and includes an open channel for conveying surface water or a system for the removal of any waste water.
- (xxxii) “dwelling unit” means a building or a part thereof which is used or is intended to be used by a person or family for habitation comprising of Kitchen, toilet and room;  
**Note:** Size (Number of occupants) of a dwelling unit shall be declared by the competent authority from time to time.
- (xxxiii) “electronic signature” or “e-signature” means “digital signature” defined in the Information Technology Act, 2008.
- (xxxiv) “Engineer” means a person graduate in civil engineering from recognised Indian or Foreign University or Associate Membership of the Institute of Engineers (India) with a minimum 3 years experience in Civil Engineering practice in designing structures and field work and/ or registered as such with the Competent Authority, engaged for the supervision, construction or for the preparation of structural design/ drawing or both for residential and commercial building upto plot area 1000 square metres and 15 metres height (including stilt), as per the requirements of the relevant **Form BR-V(A1)** (Please see **Appendix “A”**);

- (xxxv) “erection or re-erection of building” means and includes any material addition, alteration or enlargement of any building including sub-division of the existing covered area;
- (xxxvi) “exit” means a passage channel or means of egress from the building, its storey or floor to a street or, other open spaces;
- (xxxvii) “external wall” means an outer wall or vertical enclosure of any building not being a party wall, even though adjoining to a wall of another building and also includes a wall abutting on an interior open space of any building but shall not include an outer verandah wall;
- (xxxviii) “factory” shall have the same meaning as defined in the Factories Act, 1948 (Act LXIII of 1948);
- (xxxix) “flat” means a part of any property, intended to be used for residential purposes, including one or more rooms with enclosed spaces located on one or more floors, with direct exit to a common area leading to such streets or roads;
- (xl) “floor” means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor-2, and so on upwards.
- (xli) “floor area ratio (FAR)” mean a quotient obtained by dividing the multiple of the total covered area of all floors and hundred, by the area of plot i.e.

$$\text{FAR} = \frac{\text{total covered area} \times 100}{\text{plot area}};$$

For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking/ pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR:

Provided, area under shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor:

Provided in case the ventilation shaft area is more than 3 square metres, it shall not be counted in FAR;

- (xlii) “form” means a form appended to this Code;

- (xliii) “footwear manufacturing industry” means the industrial units primarily engaged in the design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber and their variants and shall include other similar products such as belts, purses, bags, suit-cases, brief cases etc. but shall not include the processing and tanning of leather and its variants;
- (xliv) “foundation” means a part of a structure which is below the lower most floor and which provides support for superstructure and which transmit load of the superstructure to the bearing surface;
- (xlv) “framed building” shall mean a building, the external walls of which are constructed of a frame of timber, iron, reinforced cement concrete or steel and such framing consisting of posts or columns and beams, filled in, wholly or partially covered with bricks, stones, iron plates or other materials and the stability of which depends upon such framing;
- (xlvi) “front” as applied to a building shall mean generally the portion facing the street from which it has access and in case of doubt as determined by the Competent Authority;
- (xlvii) “garage” shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;
- (xlvii-a)<sup>4</sup> [“Geotechnical Engineer” means a person having post-graduation in geotechnical engineering with minimum 10 year experience in Geotechnical engineering practice in designing and field work, or, Doctorate in Civil engineering or Geotechnical engineering with minimum 5 year experience in Geotechnical engineering practice in designing and field work. (Please see Appendix-A)]
- (xlviii) “ground coverage” means built up area covered at ground level:  
For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground coverage:  
Provided ventilation shaft area more than 3 square metres, fire staircase, atrium and open courtyard of permitted size, shall not be counted in ground coverage;

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<sup>4</sup> Inserted/amended by Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated 27.06.2022.

- (xlix) “group housing” means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (l) “habitable room” means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.
- (li) “height” as applied to a building means vertical measurement of the building measured from the finished mean level of the street where such street exists or from the mean level of the ground adjoining the outside of the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in case of building with flat roof, excluding the projected portions of mummies, flues, ducts, building maintenance unit, machine room, minarets, water tank and parapets not exceeding 1.2 metre in height. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of taking heights. Height as applied to a room shall mean the vertical measurement from the top surface of the floor to the lowest surface of the ceiling of the same room, joist and beams being allowed to project beneath the ceiling, and in the case of a sloping ceiling, the height shall be the mean height of any such room;
- (lii) “integrated commercial complex” means building containing apartments sharing common services and facilities and having their undivided share in the land and meant to be used for office or for practicing of any profession or for carrying on any occupation, trade, business or such other type of independent use as may be prescribed;
- (liii) “layout plan” means a plan of the entire site showing location of plots/ building blocks, roads, open spaces, entry/ exit, parking, landscaping etc. indicating activity of all land or partial;
- (liv) “load” includes,-
- (a) ‘dead load’ i.e. weight of all permanent stationary construction becoming a part of the structure; and

- (b) 'live load' i.e. all load except dead load that may be imposed on a structure including wind loads shall be considered as live upon it;
- (lv) "loft" shall mean an intermediate space between two floors on a residual space with maximum height of 1.5 metres and which is constructed or adopted for storage purposes only;
- (lvi) "material change of use" shall mean a change from one class building to another;
- (lvii) "mean level of street" means the average level of all points on the surface of the street from which the site derives its access measured at the centre line of street;
- (lviii) "mezzanine floor" means an intermediate floor, between two floors, with area restricted to 1/2(half) of the area of the lower floor and with a minimum clear height of 2.3 metres and shall not be lower than 2.3 metres (clear height) above floor level;
- (lix) "mumti" means a small structure erected on the roof of a building to protect such staircase from weather;
- (lx) "non-nuisance professional consultancy services" shall include Doctors (without nursing home), Lawyers, Tax Consultants, Architects & Town Planners (without studio), Contractor Consultants, Chartered Accountants, Company Secretaries, Property Consultants, Ayurvedic and Homeopathic Practitioner, Psychiatrist, Clinical Psychologist and Tourist Guides;
- (lxi) "occupancy" means the main purpose for which a building or a part of building is used or intended to be used;
- (lxii) "open space" means a space forming an integral part of the plot left open to sky;
- (lxiii) "parapet" means a low wall built along the edge of a roof or a floor not more than 1.2 metre in height for buildings upto 15 metres and 1.5 metres for buildings above 15 metres;
- (lxiv) "parking" means a space enclosed or unenclosed, to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles;
- (lxv) "partition" means a wall which bears no load other than its own weight;
- (lxvi) "party wall" means a common wall partly constructed on the plot of land, and partly on the adjoining plot and serving both structurally or otherwise;

- (lxvii) “plinth” means the portion or structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
- (lxviii) “plinth area” means the built up covered area measured at floor level on the basement or of any storey;
- (lix) “plinth height” means the level of ground floor above the street level surface of the surrounding ground and surface of the floor immediately above the ground;
- (lxx) “plinth level” means the level of the ground floor of building;
- (lxx-a) **“plinth ramp” means a ramp to plinth of building from the access road/ surrounding ;**
- (lxxi) “plot” means piece of land or site enclosed by definite boundaries;
- (lxxii) “porch” means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (lxxiii) “premises” means messuages, buildings, land easements and hereditaments of any tenure;
- (lxxiv) “proof consultant” shall be a person who is a Structural Engineer or a Group/ Firm of Structural Engineers having post-graduate qualification in structural engineering with ten years experience in structural design and evaluation thereof, for multi-storeyed and specialized structure, and/ or an institute of the following type, employed for evaluation/ checking of the structural design of the buildings referred to in the relevant **Form BR-V(A2)** for all buildings above 15 metres height (including stilt) (Please see **Appendix “A”**):-
- (a) Institute of Structural Engineers (India).
  - (b) Central Building Research Institute, Roorkee.
  - (c) Various engineering institutes, like
    - I. Indian Institute of Technology;
    - II. Punjab Engineering College, Chandigarh;
    - III. National Institute of Technology;
    - IV. Any other institute of repute;
- (lxxv) “public sewer” means a sewer line owned and maintained by competent authority for carrying out the sewage;
- (lxxvi) “public street” means any street heretofore levelled, paved, metalled, channelled, sewered or repaired out of municipal or other public funds, unless before such work was carried out, there was an agreement with the proprietor that the street shall

- not thereby become a public street, or unless such work was done without the implied or express consent of the proprietor.
- (lxxvii) “rain water pipe” means a pipe or drain used or constructed to be used solely for carrying off rain water directly from roof surfaces;
  - (lxxviii) “rear” as applied to a building means that portion which is on the opposite side of the ‘front’;
  - (lxxix) “self-certification” means seeking approval of building plans duly prepared and certified by Architect as per relevant building Code, zoning plan and as per parameters/ policies issued by the Competent Authority from time to time;
  - (lxxx) “service floor” means the floor of a building with maximum height of 2.4 metres, where service equipment, utility lines and various machinery are located;
  - (lxxxix) “setback” means a line usually parallel to the plot boundary as laid down in each case by the Competent Authority beyond which nothing can be constructed towards the plot boundary unless specifically allowed by Competent Authority;
  - (lxxxii) “site” same as “plot” defined at **Code 1.2(1)(lxxi)**;
  - (lxxxiii) “site plan” means a detailed plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the building Code;
  - (lxxxiii-a)<sup>5</sup> “Solid Waste Management Plant” Includes collection of primary segregated solid waste from door to door. This has to be secondary segregated on daily basis & segregated solid waste shall be processed in the organic waste convertor (OWC) Machines/Biodegradable Waste Convertor.
  - (lxxxiv) “storage tank” means a tank or a cistern for storage of water which is connected to water main by means of a supply pipe;
  - (lxxxv) “storey” mean the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it;
  - (lxxxvi) “stilt” means poles, posts or pillars or columns used to allow a structure or building to stand at a distance above the ground;
  - (lxxxvii) “street line” means the line defining the side limits of a street;
  - (lxxxviii) "Structural Engineer" means a person who is a post graduate in structural engineering from a recognized Indian or Foreign

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<sup>5</sup> Inserted/amended vide Misc-2339 (ULB)-Vol-III/SD(BS)/7/5/2006-2TCP dated 08.05.2018

University or Corporate Member of Civil Engineering Division of the Institute of Engineers of India or equivalent Institute with a minimum of three years experience in structural engineering practice in designing structures and field work and/ or registered as such with the Competent Authority, employed for preparation of structural design of buildings upto 15 metres height. However, only the Structural Engineer Possessing post graduate qualification in structural engineering along with a minimum of 3 years experience in the design of multi storey and specialized structure and/ or registered with Competent Authority shall be employed to undertake and submit the structural design of buildings other than residential and commercial buildings upto 15 metres height (including stilt), as per the requirements of the relevant **Form BR-V(A2)** (Please see **Appendix “A”**).

- (lxxxix) “structural wall” means a load bearing wall or wall that carries load in addition to its own load;
- (xc) “sub-soil drain” mean a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any water that may percolate, through the subsoil;
- (xci) “sun-shade” means a slope or horizontal or vertical structure over hanging, usually provided over openings on external wall to provide protection from sun and rain and shall not be used for human habitation;
- (xci-a) “supervisor” means a professional whose qualification and competency has been stated at **Appendix-A;**
- (xcii) “temporary building” mean a building built of unburnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood, board or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar and such structures can be dismantled or re-located;
- (xciii) “Town Planner” means a person holding valid Associate Membership of the Institute of Town Planners or Graduate or Post-Graduate Degree in Town and Country Planning from a recognized Indian or Foreign Institute/ University at Appendix-A;
- (xciii-a) <sup>6</sup> [“Transferable Development Rights Certificate (TDR Certificate)” means the certificate of development rights given

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<sup>6</sup> Inserted/amended vide Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022

to an owner who surrenders such land to vest with the Government without claiming any compensation and such certificate may be sold within urbanisable limit of a development plan by the owner, as defined in Act no. 8 of 1975, amended from time to time and governed by policy notified on 16.11.2021, as amended from time to time;

- (xciii-b) “Transit Oriented Development” means any development, macro or micro that is focused around/along a transit node/corridor and facilitates complete ease of access to the transit facility, thereby inducing people to prefer to walk and use public transportation over personal modes of transport, as defined in the Haryana Development and Regulation of Urban Area Rules, 1976, amended from time to time and governed by policy notified on 09.02.2016, as amended from time to time;”]
- (xciv) “verandah” means a covered area with at least one side open to the outside with the exception of 1.2 metre high parapet on the upper floors to be provided on the open side;
- (xcv) “water closet” means a privy with arrangement for flushing the pan with water. It does not include a bathroom;
- (xcvi) “zoning plan” mean the detailed layout plan of the sector or municipal area or a part thereof or of individual sites to whom permission for CLU has been granted, maintained in the office of the Competent Authority showing the sub division of plots, open spaces, streets and other features and in respect of each plot, permitted land use, building lines and restrictions with regard to use and development of each plot in addition to those laid down in the building Code, further same can also be prepared/ maintained for industrial plots, if need arises.

## Chapter-2: Building Plan Application Procedure

### 2.1. Application for erection or re-erection of building

- (1) Any person who intends to erect, re-erect or make alternation in any place in a building or demolish any building shall give notice in writing to the Competent Authority of his/ her intention in the **Form BR-I**, accompanied by the following documents:-
  - (i) Ownership documents-lease deed/ sale deed or possession letter in the name of owner issued by the allotment authority or permission to use the land issued by Competent Authority;
  - (ii) a site plan as required by **Code 3.2**;
  - (iii) a building plan or plans along with an un-editable Compact Disc/ DVD or any other electronic medium permissible by the Competent Authority from time to time containing the drawings in “.DWG” format as required by **Code 3.4**;
  - (iv) details of specifications of the work to be executed in **Form BR-II**;
  - (v) Structural drawings (for record) as per **Form BR-V(A1) or BR-V(A2)**;
  - (vi) fire safety design as required under National Building Code or under Haryana Fire Services Act, 2009, if applicable;
  - (vii) Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required;
  - (viii) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the **relevant Form BR-V(A1) or BR-V(A2)**;
  - (ix) Public health services plan in un-editable compact Disc/ DVD or any other electronic medium, containing drawings in “.DWG” Format;
  - (x) scrutiny fees (non-refundable) at the rate of ten rupees per square metre of the covered area achieved, shall be deposited in favour of Competent Authority through any prescribed payment mode.

**Note:** The applicant shall submit all kind of plans in electronic format on the online portal of Competent Authority. The Competent Authority shall convey objections/ observations or sanction/ refusal through online portal or prescribed mode.

- (2) Every person applying under **Code 2.1(1)** shall appoint an Architect/ Engineer for drawing up of building plans/ structural drawings and for the supervision of erection or re-erection of the building. The supervision of erection or re-erection of residential or commercial building upto 15 metres height (G+3 floors) (including stilt) may be undertaken by the Architect or the Engineer. However, in case of buildings more than 15 metres height (including stilt), the supervision shall be undertaken by both the Architect and the Engineer. During construction if appointed Architect/ Engineer notices that violation (except compoundable) are going on he shall intimate the owner and advise him to stop further construction and remove the violation, will also intimate to the concerned authority.
- (3) The applicant, the Architect and Engineer shall digitally sign the application, plans, structural drawings, specifications and the certificates as required in the relevant forms and documents, before making submission to Competent Authority.
- (4) In case the building application is returned, it may be re-submitted within 60 days from the date of such return without fresh scrutiny fees. Such re-submission, however may not be allowed more than two times in 60 days from the date of first return.

## **2.2. Procedure for submitting application through self-certification**

- (1) <sup>7</sup>[Any person intending to erect or re-erect building shall apply on Form BRSI along with documents stated in Code 2.1 to the Competent Authority for approval of building plans of buildings falling in low and moderate risk categories defined in Code 5.2(i) and 5.2(ii), under self-certification to the Competent Authority for intimation. The applicant may initiate construction immediately after submission of the application and documents.
- (2) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the relevant **Form BRS-II**.
- (3) Competent Authority or any other person authorized by him reserves the right to check the building plans and construction at any stage and violations (except compoundable ones), if found shall have to be rectified by the owner/ applicant. In case the owner/ applicant fail to rectify violations, the Competent Authority may take necessary steps to remove the violations.

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<sup>7</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

Action shall also be taken against the defaulting Architect by referring his case to the Council of Architecture of misconduct and debarring/ blacklisting the Architect from doing practice in State Government Departments/ Authorities. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases the procedure of self-certification shall stand aborted.

- (4) If a building is erected or re-erected or construction work is commenced in contravention to any of the building regulations, the Competent Authority or any other person authorized by him shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Competent Authority or any other person authorized by him may demolish the said building at the expense of the owner.

**Note: -**

- (i) The decision of Competent Authority, in case of any dispute shall be final and binding on all concerned.
- (ii) At any stage during construction, if an Architect notices that violations (except sanctionable ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He/ She shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs shall be submitted to the concerned authority. The Competent Authority shall immediately issue a notice to the owner on the basis of the Architect's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self certification and the owner may, after removal of violations, engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site.
- (iii) Sanctionable changes shall be allowed to be done, provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Competent Authority. While seeking

occupation certificate, the Architect shall give a certificate that all changes done are as per Code and policies of the Government from time to time.

- (iv) After submitting of application or during the construction of building if the Owner/ Architect/ Structural Engineer are changed, he shall intimate the Competent Authority by email or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ Architect/ Engineer. The construction work shall have to be suspended until the new owner/ Architect/ Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

### **2.3. Online receipt and approval**

- (1) All functions performed under this building Code be performed through electronic form.
- (2) Without prejudice to the generality of **Code 2.3(1)** above, the functions shall include all or any of the followings:-
  - (i) receipt or acknowledgement of applications and payments;
  - (ii) issue of approvals, orders or directions;
  - (iii) scrutiny, enquiry or correspondence for approval of building plans or grant of occupation certificates, etc.;
  - (iv) filing of documents;
  - (v) issue of notices for recoveries;
  - (vi) maintenance of registers and records;
  - (vii) any other function that the Competent Authority may deem fit in public interest.

### **2.4. Preparation of building plans by Government Departments**

The Government Departments shall prepare the building plans of all Government buildings conforming to this building code and shall issue a certificate specifying that the provisions of this building Code have been followed in all respects. Such plans shall be sent to the Competent Authority, for information and record before commencement of erection or re-erection of the building.

## 2.5. Constitution of committees

The Competent Authority shall constitute committees for-

- (i) Preparation of zoning plans.
- (ii) Approval of building plans;
- (iii) Composition of violation of building plans;
- (iv) Grant of Occupation Certificate; and
- (v) Any other Committee with such powers and functions, as may deem proper.

## 2.6. <sup>8</sup>Single Joint Inspection

- (1) The Competent Authority shall conduct single joint inspection by constituting a team of officials/ officers including officers/ officials of other Government Departments (for their respective services) of the site/ buildings, wherever required, in following stages:
  - (i) **Pre-Construction.**
  - (ii) **During Construction.**
  - (iii) **Post Construction.**
- (2) The Competent Authority shall ensure that the same inspector shall not inspect the same site/ building in consecutive stages.
- (3) The inspection team shall conduct inspection of site/ building on a day specified by the Competent Authority in the order issued as per Code 2.6(1) and submit/ upload (online) single inspection report within 48 hours to Competent Authority.
- (4) The competent authority may refer standard report format for single Joint Inspection at **Annexure-“C”** or else may draft its own format.

## 2.7. <sup>9</sup>[Submission of affidavit

The competent authority at any stage i.e. approval of building plan, DPC level and grant of occupation certificate, if requires, case to case basis, may ask for an affidavit from the applicant, as per standard format given at **Annexure-B.**

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<sup>8</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

<sup>9</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

## Chapter-3: Building Drawing Norms

### 3.1 Size of drawing sheets and colouring of plans

- (1) The size of drawing sheets shall be any of those specified as below:

Sr. no.	Sheet name	Sheet size (in mm)
1	A0	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

- (2) All dimensions in plan shall be indicated in metric units.
- (3) Various elements of plans (site and building), elevation, section and details shall be shown in different colors and thickness/ type of line, etc., and shall be preferably prepared in layers and as per BIS Code.
- (4) The prints of drawings shall be on one side of paper only.

### 3.2 Site Plan

The site plan to be submitted along with the application for seeking permission shall be drawn to a scale of 1: 100 for plots upto 500 square metres in size and on a scale of 1:500 for plots upto 1 acre in size. For plots above one acre in size the site plan may be submitted at any readable scale. The plan shall show as below:

- (i) the boundaries of the site and any contiguous features.
- (ii) the position of the site in relation to neighbouring street/ revenue rasta.
- (iii) the names and width of the streets on which the building is proposed to be situated, if any.
- (iv) all existing buildings standing on, over or under the site.
- (v) the position of the building and of all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (i).
- (vi) the means of access from the street to the building, and to all other buildings, if any which the applicant intends to erect upon his contiguous land, referred to in (i)
- (vii) the width of the street, in front, if any at the sides or rear of building.
- (viii) the direction of north point relative to the plan of the buildings.

- (ix) any existing physical features such as well, drains, trees, overhead/ underground electric supply lines including its capacity, etc.
- (x) the site area of the property and the covered area on each floor along with its percentage covered to the total area of the site.
- (xi) such other particulars as may be prescribed by the Competent Authority; and
- (xii) plot number or revenue particulars of the property on which the building is intended to be erected.

### 3.3 Clearance zone for buildings near High Tension electrical line

Building shall not be constructed within the clearance zone. The clearance zone shall be provided as per table below:

Type of supply line	Horizontal clearance (in metres) (including both sides and from the center line of the tower)
a. High voltage lines upto and including 11 KV.	11.50
b. High voltage lines above 11 KV and upto and including 33KV.	15.00
c. High voltage lines above 33 KV and upto and including 66KV.	18.00
d. High voltage lines above 66 KV and upto and including 132KV.	27.00
e. High voltage lines above 132 KV and upto and including 220KV.	35.00
f. High voltage lines above 220 KV and upto and including 440KV.	52.00

### 3.4 Building Plan

- (1) The plans, elevations and sections of the building accompanying the notice with dimensions shall be drawn to a scale of: -
  - (i) 1:50 for plots measuring upto 500 square metres;
  - (ii) 1:100 for plots measuring from 500 square metres to 1000 square metres;
  - (iii) 1:200 for plots measuring more than 1000 square metres.
- (2) These shall show:
  - (i) the plans of all the floors including basements and all external elevations and cross sections illustrating distinctly

- all the different levels and minimum one section through stair case, water closet, bath, kitchen and garage;
- (ii) the plinth level of the building with reference to the level of the mean level of street from where approach to the site is taken;
  - (iii) the schedule indicating the size of the doors, windows, openings and other methods of ventilation of each room/ area;
  - (iv) the means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific law/ Code; along with ramps and steps with respect to the building;
  - (v) in case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colours along with index;
  - (vi) the method of disposal of waste water, sewage, storm water and water supply in detail;
  - (vii) provision of rain water harvesting system as per **Code 8.1**;
  - (viii) provision for photo voltaic solar power plant as per **Code 8.2**;
  - (ix) provision for differently-abled person as per **Chapter 9**;

### **3.5 Constructing building as per Architectural Control Sheet**

- (1) The applicant shall obtain Architectural Control Sheet approved by an authorized officer of the Competent Authority, by applying on plain paper and as per rate fixed by Competent Authority. The applicant is not required to get the building plan sanctioned from the Competent Authority in the Architectural Control Sheet is adopted for execution in total.

Provided the applicant constructs the building strictly in accordance with the standard design.

- (2) The applicant shall, however, have to obtain formal permission from the Competent Authority for starting construction of the building and shall also intimate date of commencement of construction of building to the Competent Authority.

## Chapter-4: Building Plan Approval Procedure

### 4.1 Validity of building plan application

All building plan application submitted under **Code 2.1** shall not be considered valid, unless made on the prescribed form and is accompanied with the requisite number of plans and documents, along with scrutiny fee and other charges (as prescribed by the Competent Authority). In case of non-compliance, the application together with plans and documents shall be returned to the applicant for resubmission in accordance with this Code.

### 4.2 Scrutinize and sanction of building plan

- (1) The Competent Authority shall constitute such Committees for the purpose specified in **Code 2.5**, for scrutiny of applications received as specified under **Code 2.1** and for submission of recommendations for sanction/ refusal of such applications.
- (2) The Committee shall consist of officer/ official as decided by the Competent Authority and shall meet every week or as may be decided by the Competent Authority;
- (3) The recommendations of the members of the committee shall be forwarded to the Competent Authority for consideration and approval, with or without change.
- (4) The committee or any officer authorized shall pass on order and convey the decision of sanction or rejection in **Form BR-III**.

### 4.3 Validity of sanctioned plans

- (1) Every sanction for the erection or re-erection of any building shall remain valid for two years in case of building height is less than 15 metres and for multi-storeyed buildings (fifteen metres or above in height) the sanction shall remain valid for five years from the date of sanction.
- (2) If a building is not completed within two years (or five years, as the case may be) of the date of permission, the sanction will be deemed to have lapsed with respect to that portion of the building which has not been completed. In regard to the incomplete portion of a building, a fresh application shall be submitted in accordance with **Code 2.1** and prescribed scrutiny fee.
- (3) The temporary buildings, permitted by Competent Authority, shall not be allowed to stand three months beyond the validity of the sanctioned plans.

#### **4.4 Re-validation of building plans**

After sanction of building plan, in case the construction could not be started within two years (or five years, as the case may be) or has been started but could not be completed within the stipulated period, the owner/ applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting re-validation fee @ Rs 10/- (rupees ten only) per square metre for the proposed covered area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee.

#### **4.5 Deemed sanction**

<sup>10</sup>[The Competent Authority shall pass an order within a period of twenty days of submission of building plans, accompanied by all necessary documents as mentioned in Code 2.1, either sanctioning or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building Code and in accordance with the permitted land use of the area and all leviable fee/ charges have been deposited by the applicant but no orders have been passed by the Competent Authority within the specified time.

#### **4.6 Submission of revised building plans during the validity period of sanction**

- (1) If during the construction of a building, any deviation from the sanctioned plan is intended to be made, approval of the Competent Authority for the same may be obtained before the change is made. The revised plan showing the deviations shall be submitted and the procedure laid down for the sanction of building plan as stated in **Code No. 2.1 and 2.2**, shall be followed for all revised plans, along with the depositing balance scrutiny fee, if any.
- (2) Any notice and building approval is not necessary for compoundable alterations/ violations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of this building Code.

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<sup>10</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

#### 4.7 **Revocation of sanction**

The sanction granted under **Code 4.2** can be revoked by the Competent Authority, if it is found that such sanction has been obtained by the owner by misrepresentation of material facts or fraudulent document submitted along with the building plan application or otherwise or the construction is not being done in accordance with the sanction granted.

#### 4.8 **Maintenance of E-Register for sanction/Registration of Building Plans**

An online E-register shall be maintained for all building applications received, permissions given or deemed to have been given or refused or returned under this Code. The said register shall be available online to public for inspection on Departmental website.

#### 4.9 **Damp Proof Course certificate**

<sup>11</sup>[The owner (or the Architect, in case of self certification) shall submit a certification from an Architect (or by himself, in case of self certification) that the construction of building upto DPC level is as per sanctioned plan. The Competent Authority shall verify the certification and shall issue consent/ comments within seven days of receiving the certification. The DPC certificate shall deemed to be accepted, if it is in conformity with Code, but no consent/ comments have been passed by Competent Authority within specified time.

#### 4.10 **Occupation Certificate**

(1) Every person who intends to occupy such a building or part thereof shall apply for the occupation certificate in Form **BR-IV(A) or BR-IV(B)**, which shall be accompanied by certificates in relevant Form **BR-V(1) or BR-V(2)** duly signed by the Architect and/ or the Engineer and along with following documents:

- (i) Detail of sanctionable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Engineer.
- (ii) Complete Completion drawings or as-built drawings along with completion certificate from Architect as per **Form BR-VI**.

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<sup>11</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

- (iii) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An un-editable compact disc/ DVD/ any other electronic media containing all photographs shall also be submitted.
  - (iv) Completion certificate from Bureau of Energy Efficiency (BEE) Certified Energy Auditor for installation of Rooftop Solar Photo Voltaic Power Plant in accordance to orders/ policies issued by the Renewable Energy Department from time to time.
  - (v) Completion Certificate from HAREDA or Bureau of Energy Efficiency (BEE) Certified Energy Auditor for constructing building in accordance to the provision of ECBC, wherever applicable.
  - (vi) No Objection Certificate (NOC) of fire safety of building from concerned Chief Fire Officer or an officer authorized for the purpose.
- (2) No owner/ applicant shall occupy or allow any other person to occupy new building or part of a new building or any portion whatsoever, until such building or part thereof has been certified by the Competent Authority or by any officer authorized by him in this behalf as having been completed in accordance with the permission granted and an 'Occupation Certificate' has been issued in **Form BR-VII**. However, Competent Authority may also seek composition charges of compoundable violations which are compoundable before issuance of **Form BR-VII**. Further, the water, sewer and electricity connection be released only after issuance of said occupation certificate by the Competent Authority.
- (3) The 'Occupation Certificate' shall be issued on the basis of parameters mentioned below:-
- <sup>12</sup>(i)(a) For residential plots, minimum 25% of the total permissible ground coverage, shall be essential to be constructed to obtain occupation certificate, wherein one habitable room, a kitchen and a toilet forming part of submitted building plan is completed.

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<sup>12</sup>Substituted vide Misc-2339 (ULB)-Vol-III/SD(DK)/2019/7/19/2019-2TCP dated 04.06.2019

(b) For Inland Container Depot (ICD) minimum area for considering approval of grant of occupation certificate shall be 2.5% of the permissible ground coverage.

(c) For other buildings, the minimum area norm for grant of occupation certificate shall be as under:-

Sr. No.	Area of site	Minimum area required for approval of building plan and grant of occupation certificate.
1	Upto 1 acre	25% of permitted coverage on all floors i.e. total permissible FAR.
2	Above 1 acre and upto 5 acres	20% of permitted coverage on all floors i.e. total permissible FAR.
3	Above 5 acres and upto 10 acres	15% of permitted coverage on all floors i.e. total permissible FAR.
4	Above 10 acres	10% of permitted coverage on all floors i.e. total permissible FAR.

**Note:** -The area to be constructed in all types of cases under category (i) (a), (b) and (c) above can be achieved either at ground floor or at subsequent floors.”

(ii) The debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.

- (4) <sup>13</sup>[After receipt of application, the Competent Authority shall communicate in writing within eighteen days, his decision for grant/ refusal of such permission for occupation of the building in Form BR-VII. The E-register shall be maintained as specified in Code-4.8 for maintaining record in respect of Occupation Certificate.
- (5) If no communication is received from the Competent Authority within 60 days of submitting the application for “Occupation Certificate”, the owner is permitted to occupy building, considering deemed issuance of “Occupation certificate” and the application **Form BR-IV (A) or BR-IV(B)** shall act as “Occupation Certificate”. However, the competent authority may check the violations made by the owner and take suitable action.
- (6) If the owner or Architect or Engineer or Consultant as mentioned in **Code 4.10(1)(i), (iv) and (v)** as the case may be, submits a wrong report while making application under this Code or if any

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<sup>13</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

additional construction or violation is reported to exist at site or has concealed any fact or mis-represented regarding completion of construction of building along with its eligibility for seeking occupation certificate or before the completion of such report, he shall be jointly and severally held responsible for such omission and complaint against the Architect for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the competent authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Engineer/ Consultant/ Owner, necessary penal proceedings will be initiated along with debarring Engineer/ Consultant/ Architect from practicing in the State of Haryana.

- (7) <sup>14</sup>The cases where building plans have been approved under Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Rules, 1965 i.e. prior to implementation of Building Code, and their applications for Occupation Certificates are being considered now as per Building Code, 2017, in such cases building plans should be considered as deemed approved as per the provisions of Haryana Building Code, 2017, subject to payment of composition charges

#### 4.11 <sup>15</sup>[Occupation Certificate through Self Certification

- (1) The owner who had applied under **Code 2.2** and having building under Low Risk Category defined in **Code 5.2(i)**, shall submit an application to Competent Authority for grant of occupation certificate on **Form BRS-III** and along with completion drawings, Completion Certificate on **Form BRS-IV** and along with the following documents: -

- (i) Detail of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Structural Engineer, along with demand draft of the due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with **Form BRS-III**.

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<sup>14</sup> Inserted vide Misc-2339(ULB)-Vol-III/SD(DK)/2019/7/19/2019-2TCP dated 04.06.2019

<sup>15</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

- (ii) Both the Owner and Architect shall give a self-certification as **Form BRS-IV** that no provision of the Haryana Building Code, 2017 has been violated excluding compoundable violations.
  - (iii) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An uneditable compact disc/ DVD containing all photographs shall also be submitted.
- (2) The competent authority shall issue an occupation certificate in **Form BRS-V** within eight working days of receipt of the **Form BRS-III** duly complete in all respect and accompanied with the required completion drawings forms and affidavits. The occupation certificate shall be issued provided that the documents submitted along with **Form BRS-IV** are in order:

Provided, if any violation found within time prescribed above during inspection, which is not listed in compoundable violations stated at **Code 4.11(1)(i)**, then the violation be compounded (or demolished if it is non-compoundable), as per composition charges prescribed by the Competent Authority.

- (3) If no communication is received from the Competent Authority within eight working days of submitting the application for “Occupation Certificate”, the owner is permitted to occupy building, considering deemed issuance of “Occupation certificate” and the application **Form BRS-III** shall act as “Occupation Certificate”:

Provided violations, if found at any subsequent stage, shall result in cancellation of the occupation certificate issued and the same shall be restored only after removal of violations. Further, action against the Architect shall also be taken for furnishing a wrong certificate/ affidavit.

- (4) No person shall occupy or allow any other person to occupy any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or a part thereof has been certified by the Competent Authority as having been completed and an occupation certificate has been issued in his favour in **Form BRS-V** within the above mentioned period. However, minimum percentage of permissible covered

area (for industrial plotted colony only) as mentioned below shall have to be constructed to obtain occupation certificate or as decided by the competent authority, by recording reasons in writing:

Sr. no.	Area of site	Percentage of permissible covered area
1	Upto 2 acre	25%
2	Above 2-acre upto 5 acres	20%
3	Above 5 acres & upto 10 acres	15%
4	Above 10 acres	10%

- (5) No occupation certificate shall be issued unless debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.

#### 4.11a <sup>16</sup>[Occupation Certificate through 3rd Party Certification

- (1) The owner who had applied under **Code 2.2** and having building under Moderate Risk Category defined in **Code 5.2(ii)**, shall submit an application to Competent Authority for grant of occupation certificate on **Form BRS-III** and along with completion drawings, Completion Certificate on **Form BRS-IVA** and along with the following documents: -
- (i) Detail of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Structural Engineer, along with demand draft of the due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with **Form BRS-III**.
  - (ii) A certification from third party (i.e. an Architect or an Engineer other than the Architect/ Engineer involved in designing, construction and supervision of the building) in **Form BRS-IVA** that the building has been inspected in all respect and no provision of the Haryana Building Code, 2017 has been violated excluding compoundable violations.
  - (iii) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted

<sup>16</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

along with photographs of essential areas like cut outs and shafts from the roof top. An uneditable compact disc/ DVD containing all photographs shall also be submitted.

- (2) The competent authority shall issue an occupation certificate in **Form BRS-V** within eight working days of receipt of the **Form BRS-III** duly complete in all respect and accompanied with the required completion drawings forms and affidavits. The occupation certificate shall be issued provided that the documents submitted along with **Form BRS-IVA** are in order:

Provided, if any violation found within time prescribed above during inspection, which is not listed in compoundable violations stated at Code **4.12(1)(i)**, then the violation be compounded (or demolished if it is non-compoundable), as per composition charges prescribed by the Competent Authority.

- (3) If no communication is received from the Competent Authority within eight working days of submitting the application for "Occupation Certificate", the owner is permitted to occupy building, considering deemed issuance of "Occupation certificate" and the application **Form BRS-III** shall act as "Occupation Certificate":

Provided violations, if found at any subsequent stage, shall result in cancellation of the occupation certificate issued and the same shall be restored only after removal of violations. Further, action against the Architect shall also be taken for furnishing a wrong certificate/ affidavit.

- (4) No person shall occupy or allow any other person to occupy any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or a part thereof has been certified by the Competent Authority as having been completed and an occupation certificate has been issued in his favour in **Form BRS-V** within the above-mentioned period.
- (5) No occupation certificate shall be issued unless debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.

#### **4.12 Revocation of Occupation certificate**

In case, after the issuance of occupation certificate, if found at any stage that the building is used for some other purpose against the permission or make any addition/ alteration in the building then, after affording personal hearing to the owner, the Competent Authority may pass orders for revocation of occupation permission and the same shall be restored only after removal of violations.

Haryana Building Code-2017

## Chapter-5: Risk Based Classification

### 5.1 <sup>17</sup>[Risk based classification of building applications

- (1) For fast track building plan approval, the competent authority shall approve building plans considering the risk-based classification of buildings depending upon height.
- (2) The buildings are categorized in three risk categories:
  - (i) <sup>18</sup>**Low Risk:** Low Risk category includes plotted residential upto 16.5 meters and area upto 1000 square meters; commercial sites having maximum permissible height upto 15.0 meters and area upto 1000 square meters; industrial buildings upto 30 mtr height only and excluding Information Technology Unit, Information Technology Enabled Services Unit, Information Technology/Cyber City.]
  - (ii) **Moderate Risk:** Moderate Risk category includes commercial sites having maximum permissible height upto 15 metres and area from 1001 square metres to 2000 square metres.
  - (iii) **High Risk:** High Risk category consists of buildings other than building stated above at (i) and (ii).  
<sup>19</sup>**[Note:-**  
The maximum permissible height of residential plots (outside core area), wherever occurring as 15 meters in the Code, shall be read as 16.5 meters for all facts and purposes.]
- (3) The application of building plan approval for the buildings stated in **Code 5.1(2)(i)** shall be allowed as per **Code 2.2** and its grant of Occupation Certificate shall be allowed as per **Code 4.11**
- (4) The application of building plan approval for the buildings stated in **Code 5.1(2)(ii)** shall be allowed as per **Code 2.2** and its grant of Occupation Certificate shall be allowed as per **Code 4.11a**.

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<sup>17</sup>Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

<sup>18</sup>Substituted vide Misc-720/2024/7/16/2024-TCP dated 25.07.2024

<sup>19</sup>Inserted vide Misc-720/2024/7/16/2024-TCP dated 25.07.2024

(5) The building under High Risk category shall be approved under **Code 2.1** and its grant of Occupation Certificate shall be allowed as per **Code 4.10**.

Haryana Building Code-2017

## Chapter-6: Siting, Planning and Architectural Control

### 6.1 Use of site, type and character of building

- (1) Type and character of building, including ancillary buildings, that may be erected or re-erected on a site and the purpose for which these may be used shall not be other than that shown in the Development Plan or the approved layout plan or sector plan or zoning plan.
- (2) Where the site does not form part of such layout or sector plan or zoning plan, the use shall be in conformity with the use of the surrounding area, or use prescribed in development plan and the decision of the Competent Authority shall be final in this respect.
- (3) Every building that may be erected or re-erected on a site shall, in addition to the foregoing restriction, comply with the restriction shown in the Architectural Control Sheets, wherever applicable, shall have precedence over the zoning plan or the building Code.
- (4) Every building that may be erected or re-erected on site shall, in addition to other restrictions under this Code, comply with the provisions made in the National Building Code of India (amended from time to time), wherever this building Code is silent.

### 6.2 Sub-division and amalgamation of plots

- (1) Division of plot into smaller units is permissible in core areas with the prior approval of the Competent Authority. Each such plot shall be accessible separately and independently through a public road laid out and constructed to the satisfaction of the Competent Authority.
- (2) <sup>20</sup>[Except as otherwise expressly provided at the time of sale of a plot, not more than one building unit shall be erected on any one plot, but two or more plots may be amalgamated for purpose of erection of one “building unit”. In case of back to back plots which are to be amalgamated, two building units may be allowed maintaining the rear setbacks intact subject to the condition that a maximum of four dwelling units shall be permissible on the amalgamated plot.

**Note:-** “Building unit” means a self-contained building with such out buildings as are ordinarily ancillary to the main building used in connection therewith and physically incapable of sub-division

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<sup>20</sup>Final amended substituted vide Misc-2339-(ULB)-VOL-II/7/5/2006-2TCP dated 06.11.2020.

into two or more independent building units. A building unit may, however, be owned by an individual/ firm/ company or may be jointly and severally owned, provided it remains in a single indivisible ownership.]

- (3) The Competent Authority shall be competent to refuse permission for construction on consideration of compact and economical development of the area till such time as availability of water supply, drainage arrangement, and other facilities are ensured to his satisfaction.
- (4) In case plots which are to be amalgamated are back to back, then rear setback shall be maintained as per already approved zoning plan.
- (5) In case plots adjacent plots are to be amalgamated, then setbacks shall be maintained as per zoning plan approved by the Competent Authority for whole amalgamated plot.
- (6) Amalgamation of adjacent plots (side by side or back to back or both) where building stand constructed is permitted, subject to the condition that the constructed buildings shall not violate the provisions of zoning plan issued by the competent authority for the amalgamated plot.
- (7) <sup>21</sup>[The plots once amalgamated (either adjacent or back to back) may be allowed to be de-amalgamated subject to the condition that constructed buildings on these de-amalgamated plots shall conform to the approved zoning regulations of individual plots.]

### 6.3 Proportion of the site which may be covered with buildings

- (1) The proportions of covered area of a building, including ancillary buildings, shall be in accordance with the plot categories given in following sub-Codes and the remaining portion shall be left open in the form of open space around the building.

#### (2) Core Areas

##### (i) <sup>22</sup>[Residential

Sr. no.	Plot area slabs	Maximum permissible Ground Coverage	Permissible basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (S+4 Floor)) (in metres)
1	Upto 60 square metres	85%	Single level	220 %	16.5

<sup>21</sup> Final amended substituted vide Misc-2339-(ULB)-VOL-II/7/5/2006-2TCP dated 06.11.2020.

<sup>22</sup> Inserted/amended vide Misc-2339(ULB)-Vol-III/SD(DK)/2019/7/19/2019-2TCP dated 04.06.2019 and further amended on Misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 20.10.2020.

2	Above 60 to 150 square metres	80%	Single level	200 %	16.5
3	Above 150 to 225 square metres	70%	Single level	180%	16.5
4	Above 225 to 450 square metres	60%	Single level	160 %	16.5
5	Above 450 square metres	50%	Single level	140 %	16.5]

(ii) **Commercial**

Sr. no.	Plot area slabs	Maximum permissible Ground Coverage	Permissible basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
1	upto 50 square metres	100%	Single level	200 %	Unrestricted
2	Above 50 to 150 square metres	85%	Single level	200 %	Unrestricted
3	Above 150 to 225 square metres	75 %	Single level	200 %	Unrestricted
4	Above 225 to 450 square metres	60 %	Single level	175 %	Unrestricted
5	Above 450 to 1000 square metres	40%	Single level	175 %	Unrestricted

**Note:** Example for calculating FAR and ground coverage as per plot area slabs for 14 marla and 1 Kanal plot:

Calculations for Ground Coverage				
Plot area slabs	Area in each slab (in square metres)	Maximum permissible Ground Coverage	14 marla plot (354.1 square metres)	1 Kanal plot (505.86 square metres)
Upto 75	75	66	49.5	49.5
76-100	24	66	15.84	15.84
101-150	49	60	29.4	29.4
151-250	99	60	59.4	59.4
251-350	99	50	49.5	49.5
351-500	149	50	4.05	74.5
501-1000	499	45		4.8861
			207.69	283.0261
		Actual permissible ground coverage	58.6529229	55.94971316

Calculations for Floor Area Ratio (FAR)				
Plot area slabs	Area in each slab (in square metres)	Maximum permissible Floor Area Ratio (FAR)	14 marla(354.1 square metres)	1 Kanal(505.86 square metres)
Upto 75	75	165	123.75	123.75
76-100	24	165	39.6	39.6
101-150	49	145	71.05	71.05
151-250	99	145	143.55	143.55
251-350	99	125	123.75	123.75
351-500	149	120	9.72	178.8
501-1000	499	100		10.858
			511.42	691.358
		Actual permissible FAR	144.4281276	136.6703699

(iii) **Plot setbacks (core areas)**

The buildings shall not project beyond the building lines as shown in the zoning plan of respective schemes. However, in case where zoning plans are not prepared, the minimum setbacks shall be provided as below:-

Sr. No.	Area of plot (in square metres)	Minimum Front Setback (in metres)	Minimum Rear Setback (in metres)
1.	Upto 60 square metres	0.5	0.5
2.	Above 60 to 150 square metres	1.5	1.0
3.	Above 150 to 225 square metres	2.5	2.0
4.	Above 225 to 450 square metres	3.0	3.0
5.	Above 450 square metres	4.5	4.0

- (a) The front setbacks can be adjusted to achieve permissible Ground Coverage subject to the condition that rear setbacks are fixed.
- (b) In core areas single level basement may be allowed upto the maximum roof height of not more than 1.5 metres from the ground level for the area of maximum permissible coverage and after that till the zoned area, the roof of basement shall flush with the ground level.

**(3) Areas other than core areas**

**(i) Residential**

**(a) <sup>23</sup>[Plotted**

Sr. no.	Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (S+4 Floor)) (in metres)
1	Upto 100 square metres	75%	Single level	165 %	16.5
2	Above 100 to 250 square metres	75%	Single level	145 %	16.5
3	Above 250 to 350 square metres	66%	Single level	130 %	16.5
4	Above 350 to 500 square metres	66 %	Single level	120 %	16.5
5	Above 500 to 1000 square metres	66 %	Single level	100 %	16.5]

**Note: -**

- I. The additional FAR is allowed on payment of charges as approved by Government from time to time.
- II. Provided that the building shall conform to the restriction contained in the zoning plans or the architectural control sheets of respective area of sector.
- III. Provided further that in case of sites measuring 100 square metres or less under any scheme relating to houses for economically weaker section framed by the Government, Housing Board, Improvement Trust or any other authority, the Competent Authority may relax the above condition.
- IV. Provided further that the 25% of the built up area of the building or upto 50 square metres, whichever is less, can be used for non-nuisance professional consultancy services, after getting permission from Competent Authority in writing. The applicant

<sup>23</sup>Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

shall apply for specific use of consultancy services as mentioned in **Code 1.2(1)(ix)** in **Form N-I** along with fee as mentioned in **Schedule IV-A**. The permission shall be granted in **Form N-II**'.

- V. The stilts are permitted for parking purposes in residential and commercial plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.
- VI. <sup>24</sup>[Any violation of the permissible ground coverage limits as indicated in the table above shall be non-compoundable.
- VII. Plot setbacks (areas other than core areas)

Sr. No	Area of Plot (in square metres)	Minimum Front Setback (In meters)	Minimum Rear Setback (in meters)
1.	Upto 75 square metres	1.0	1.5
2.	Above 75 upto 150 square metres	1.5	2.0
3.	Above 150 upto 250 square metres	2.0	2.0
4.	Above 250 square metres	3.0	3.0

Note: No Balcony beyond the rear zoning shall be permitted]

**(b) Group Housing**

Sr. No.	Maximum permissible ground coverage	Permissible Basement	Floor Area Ratio	Maximum Permissible height
1.	35%	Upto four levels	175%	Unrestricted

Note:

- I. The height of mummy/ lift room/ water tank/Building Maintenance Unit shall be exclusive of building height;
- II. The parking requirement of group housing shall be governed by **Code 7.1** or any other policy issued by the Government in this regard, from time to time.
- III. <sup>25</sup>[The siting and planning norms for Group Housing in Transit Oriented Development Zone (as defined in clause xciii-b of Code 1.2) shall be governed by clause 1 of Annexure D and policy notified on 09.02.2016, as amended from time to time.
- IV. The siting and planning norms for Affordable Group Housing (as defined in clause ii-a of Code 1.2) shall be governed by clause 2 of Annexure D and policy notified on 19.08.2013, as amended from time to time.]

<sup>24</sup>Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

<sup>25</sup>Inserted/amended vide Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022.

(ii) <sup>26</sup>[Commercial

Sr. no.	Type of building	Area norm	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
1	Shop-cum-Flat (SCF) or Shop-cum-Office (SCO) or Shop-cum-Office-cum-Flat (SCOF) or Double Storey Shop (DSS) purposes or for shopping booths	Unrestricted	As per the Architectural Control Sheets			
2	<b>Commercial colony:</b> includes shopping mall, multiplex, Departmental store, Integrated commercial Complex, Service Apartment, starred Hotel/ Unstarred Hotel, offices.	Unrestricted	60 %	Unrestricted	175 %	Unrestricted
3	Dhabas	1000 square metres to 1 acres	40 %	Unrestricted	40 % (maximum 50 sqm for kiosks like STD, Books, Cassettes, CDs etc.)	5 metres
4	Banquet Hall	Minimum 2.5 acres	<u>50 %</u>	Unrestricted	50% (10% FAR allowed for gift shop/STD	Unrestricted

<sup>26</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

					Booths, Toy Centre and flower shops etc.)	
5	Starred Hotels, Restaurants	Unrestrict ed	40 %	Unrestrict ed	175 % (with permissible 15% commercial component)	Unrestrict ed
6	Restaurants	Minimum area 1000 square metres	60%	Unrestrict ed	175 % (with permissible 10% commercial component)	Unrestrict ed
7	Amusement Park	Unrestrict ed	30 %	Unrestrict ed	50 % (with permissible 15% commercial component)	Unrestrict ed
7	Resort, Motel (with/ without banquet hall facilities)	Unrestrict ed	30%	Unrestrict ed	175 %	Unrestrict ed
8	Big box retail stores	Unrestrict ed	60%	Unrestrict ed	175%	Unrestrict ed
9	<b>Petrol Stations</b>	Unrestrict ed	As per terms and conditions of Oil companies.			

<sup>27</sup>[**Note:**The siting and planning norms for Integrated Commercial Complex (as defined in the Act No. 8 of 1975) in Transit Oriented Development Zone (as defined in clause xciii-b of Code 1.2) shall be governed by clause 1 of Annexure D and policy notified on 09.02.2016, as amended from time to time.]

(iii) <sup>28</sup>[**Institutional and Educational**

Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
For all plot sizes	35 %	Upto four levels	150%	Unrestricted
Nurshing Home and Clinic Sites	50%	Single level	150 %	Unrestricted

**Note:**

<sup>27</sup> Inserted/amended vide Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022.

<sup>28</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

- I. In case of educational institutes (College/ University/ Schools), the Hostel component is restricted to 20% of maximum permissible covered area, and
- II. The residential component (i.e. residential facility for principal, teachers/ professors, staff, etc.) is restricted to 10% of maximum permissible covered area (separate from hostel component).

However, the Competent Authority after considering the requirement of the project can permit residential component above the stated percentage by recording the reasons, subject to maximum limit of 50% of FAR.

(iv) <sup>29</sup>[Industrial and IT

Sr. No.	Type of Industry	Maximum Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio	Maximum Permissible Height	Remarks
1.	General	60%	Twin level	150 %	30 Metres	--
2.	Apparel and Footwear	60%	Unrestricted	250 %	Unrestricted	To be located on roads with a Right Of Way of 15 metres and above.
3.	Biotechnology other than Pharmaceuticals	40%	Unrestricted	250 %	Unrestricted	
4.	Information Technology/ Information Technology Enable Services					
5.	Information Technology Park, Cyber Park, Cyber City, Technology Park	40%	Unrestricted	250 %	Unrestricted	Subject to condition that the plot must be located on roads with a Right Of Way of 30 metres and above.
6.	Date Centre Industry	60%	Unrestricted	500%	Unrestricted	There will be

<sup>29</sup> Substituted vide memo no. Misc-2339-Vol-III-ULB/7/5/2006-2TCP dated 25.04.2022.

					no restriction on floor to ceiling height subject to there being no mezzanine floor and compliance with structural and fire safety regulations.]	
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**Note for above Code 6.3(3)(ii), (iii) and (iv):**

- a. Unrestricted basement means as many numbers of basements subject to fulfilment of parking norms and/ or storage requirements and/ or use of maximum permissible FAR (in case of habitable use of basement) required in accordance to use of building.
- b. Four levels basement shall be allowed only on-site having area more than 8000 square metres & in other cases as decided by Competent Authority.
- c. The facility of enhanced FAR beyond the General level of 125% in industrial use shall be permissible on payment of proportionate charges/ infrastructure strengthening charges as prescribed by the Government/ Development Agency.
- d. The facility of enhanced FAR of 25% beyond the General level of 150% in resorts, fivestar hotels, motels (with/without banquet hall facilities) shall be permissible on payment of proportionate charges/ infrastructure strengthening charges as prescribed by the Government/ Development Agency.
- e. <sup>30</sup>The facility of enhanced FAR of 50% beyond the general level of 100% in institutional and educational use shall be permissible subject to payment of proportionate increasing EDC & conversion charges at existing rates (in the form of augmentation charges) for the existing buildings i.e. Building Plans are approved before 30.06.2016. However, no such payment is required for such buildings whose building plans are approved by competent authority after 30.06.2016.

<sup>30</sup>Substituted vide Misc-2339-(ULB)-Vol-II /7/5/2006-2TCP dated 10.09.2019.

- f. <sup>31</sup>[The following norms shall be applicable for Data Centres: -
- (i) <sup>32</sup>[For Data Centres, parking requirement of 1 ECS for 200 sqm of covered area will be provided in open area.]
  - (ii) Multi-level DG stacking upto G+4 structure shall be allowed subject to NOC from Fire Department and shall not be considered as part of FAR.
  - (iii) Chillers on the roof can be installed subject to structural safety and clearance from competent authorities/ Fire Department/ Airports Authority of India.
  - (iv) Boundary wall upto height 3.6m, with further 1m height for 'Y' fencing shall be permitted.
  - (v) Minimum number of windows subjects to compliance with building and fire safety regulations and having modern fire-fighting equipments installed within the premises.]

(v) **Ware house/ Storage/ Godown**

Sr. no.	Type of building	Maximum permissible Ground coverage	Maximum permissible Floor Area Ratio (FAR)	Setbacks all around the plot (in metres)
1	Integrated Inland Container Depots/ Custom Bounded Areas	60%	75 %	15
2	Warehouse other than agricultural produces/ Grain Godowns/ Silos			9
3	Warehouse For Agricultural Produces/ Grain Godowns/ Silos			6
4	Gas Go-down			As per zoning plan

**Note:**

If a warehouse contains storage of agro produce and also products other than agriculture produce, then the setbacks of 9 metres shall be followed.

<sup>31</sup>Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

<sup>32</sup>Substituted vide Misc-720/2024/7/16/2024-TCP dated 25.07.2024

(vi) **Recreational**

Sr. no.	Type of building	Area norms	Maximum permissible Ground coverage	Permissible basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible height
1	Recreational site in residential zone such as Club/ Community Centre including swimming pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 square metres area) and related uses. <b>Note:</b> <b>a.</b> Not more than 10% of the permitted FAR to be allowed for rooms. <b>b.</b> Maximum 10% of the total FAR can be utilized for commercial use viz, Canteen/ Restaurants.	0.5 acre to 2 acres	35 %	Single level	100 %	Unrestricted
2	Open Space Zone such as Mini Amusement Park, Outdoor games facility, Canteen (not exceeding 200 square metres area) and related infrastructure requiring minimal construction activity <b>Note:</b> The overall character of the site shall be maintained as open with minimum construction to be permitted at site. However, Joy rides/ water parks etc. Installed in such projects, which are open to sky shall not be considered to be part of covered area/ FAR.	2 acres to 5 acres	10%	Single level	10%	Unrestricted

(vii) **Mixed land use**

In case of mixed land use site/ plot, the ground coverage, FAR, setback and other norms shall be in accordance with the zoning plan issued by Competent Authority.

<sup>33</sup>[**Note:** The siting and planning norms for Mixed land use in Transit Oriented Development Zone (as defined in clause xciii-b of Code 1.2) shall be governed by shall be governed by clause 1 of Annexure D and policy notified on 09.02.2016, as amended from time to time.]

(viii) **General note: -**

(a) The unrestricted height shall only be allowed subject to submission of No Objection Certificate from the appropriate authority (i.e. Defence Establishment, Air Force Establishment, Airport Authority of India, etc.), if any in the area.

**Note:** It is the responsibility of the competent authority to procure the zoning map/ instructions issued by the appropriate authority (i.e. Defence Establishment, Air Force Establishment, Airport Authority of India, etc.), if any present in its jurisdiction.

(b) The basement may be allowed to the maximum roof height of not more than 1.5 metres from the ground level for the foot print of the building and after that till the zoned area, the roof of basement shall be flush with the ground level.

(c) <sup>34</sup>[The Additional FAR that can be availed by the applicant himself or by the purchaser of TDR Certificate (as defined in clause xciii-a of Code 1.2) shall be governed by clause 3 of Annexure D and policy notified on 16.11.2021, as amended from time to time.]

(d) <sup>35</sup>[Electric Vehicle Charging Infrastructure shall be made free from FAR and minimum 2 Electric Vehicle charging points per 100 ECS (Equivalent Car Space) shall be made mandatory in Group Housing, Commercial and I.T. buildings.]

## **6.4 Architectural/ Frame Control and siting of building**

(1) In the case of building sites where architectural control is considered necessary by the Competent Authority, he shall cause

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<sup>33</sup>Inserted/amended vide Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022.

<sup>34</sup>Inserted/amended vide Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022.

<sup>35</sup>Inserted/amended vide Misc-720/2024/7/16/2024-TCP dated 25.07.2024

to be prepared Architectural Control Sheets for this purpose showing the extent of architectural control on the various units of the buildings or on a portion of such buildings, among others in the following respects: -

- (i) Compulsory elevations for a particular building or a row of buildings.
  - (ii) Compulsory height on the front or on any side exposed to view from a street upon which building shall have to be erected and completed within a certain period.
  - (iii) Compulsory height of floors.
  - (iv) Compulsory height and design of cornices, sills and top of windows in the first and higher storeys.
  - (v) Compulsory building line along which the building shall have to be erected and completed within a certain period.
  - (vi) Compulsory type designs of balconies.
  - (vii) Compulsory use of materials texture and colour.
- (2) Building line in front, rear and side shall be as per the zoning plan approved by the Competent Authority.
- (3) **Special zoning:**  
In case competent authority decides that it is not feasible to keep setbacks/ spaces as prescribed above due to peculiar shape and condition of the site, then the competent authority after recording reasons in writing may issue special zoning plan, keeping in view the fire safety.
- (4) **Frame Control:**  
No frame control shall be applicable on residential plotted buildings.

## 6.5 Green building measures and incentives

- (1) For reducing consumption of total energy, fresh potable water and reduction in total waste generation by modern buildings, the green building measures are to be adopted by all building on various plot sizes above 500 square metres.
- (2) The applicant shall be awarded benefits of additional Floor Area Ratio (on plot area) for adopting either green norms specified in sub-Code (3) or by getting his building/ site/ project certified from Green Rating for Integrated Habitat Assessment (GRIHA)/Indian Green Building Council (IGBC)/ Leadership in Energy and Environmental Design (LEED) and achieving rating as specified in **Code 6.5 (4):**

(3) The details of green norms and additional Floor Area Ratio (FAR):

(i) For installing solar photovoltaic power plant:

Generating power in respect of total connected load of building from solar photovoltaic power plant	15 to 25%	26 to 50%	51 to 75%	76 to 100%
Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%

(ii) For installing Solid Waste Management Plant:

Installing Solid Waste Management Plant for treatment of total generated waste.	
Additional FAR for all building uses (except plotted residential)	3%

(4) The details of rating achieved from GRIHA/IGBC/LEED and Additional Floor Area Ratio (FAR) is as under:-

Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%	15%
GRIHA rating	1 star	2 star	3 star	4 star	5 star
IGBC/LEED rating	-	-	Silver	Gold	Platinum

**Note: -**

- a. The additional FAR shall be given over and above the maximum permissible FAR as stated in Code 6.3.
- b. The incentive of additional FAR for achieving GRIHA/IGBC/LEED rating shall be applicable only on new buildings. The incentive of additional FAR would also be applicable on buildings which are under construction and registered with the rating agencies (GRIHA/IGBC/LEED) and incorporating features for making Green Buildings but have not yet obtained Occupation Certificate. The FAR would be calculated proportionately discounting the buildings for which Occupation Certificate has been granted.
- c. The applicant has to pay only Infrastructure Development Charges on additional FAR granted as incentive under Code 6.5.

(5) Procedure for availing incentive:

- (i) The applicant is required to submit provisional rating from "Green Rating for Integrated Habitat Assessment (GRIHA)/<sup>36</sup> [Indian Green Building Council (IGBC)/Leadership in Energy and Environmental Design (LEED) at the time of submission of building plan application to the

<sup>36</sup> Inserted/amended vide Misc-2339 (ULB)-Vol-III/SD(BS)/7/5/2006-2TCP dated 08.05.2018

Competent Authority (**Code 4.1 and 4.2**) for claiming incentive of additional FAR stated at **Code 6.5 (4)**.

- (ii) At the time of applying for Occupation Certificate of building, the applicant is required to submit final rating from GRIHA.
- (iii) The Competent Authority only after verifying that the GRIHA rating achieved in final rating is same as provisional rating submitted at the time of building plan application, shall issue the Occupation Certificate:

Provided, in case the final rating achieved is lesser than the provisional rating, the occupation certificate shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating and final rating) acquired by the applicant, at ten times the rates of EDC applicable at the time of submission of occupation certificate application.

Provided, the applicant may claim additional FAR, if final rating is higher than the provisional rating.

- (iv) <sup>37</sup>The details of rating achieved from GRIHA/IGBC/LEED and Additional Floor Area Ratio (FAR) is as under:-
  - (a) The additional FAR shall be given over and above the maximum permissible FAR as stated in Code 6.3.
  - (b) The incentive of additional FAR for achieving GRIHA/IGBC/LEED rating shall be applicable only on new buildings. The incentive of additional FAR would also be applicable on buildings which are under construction and registered with the rating agencies (GRIHA/IGBC/LEED) and incorporating features for making Green Buildings but have not yet obtained Occupation Certificate. 2 The FAR would be calculated proportionately discounting the buildings for which Occupation Certificate has been granted.
  - (c) The applicant has to pay only Infrastructure Development Charges on additional FAR granted as incentive under Code 6.5.

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<sup>37</sup> Inserted/amended vide Misc-2339 (ULB)-Vol-III/SD(BS)/7/5/2006-2TCP dated 08.05.2018

## Chapter-7: Building Design Norms

### 7.1 <sup>38</sup>[Parking

(1) For plots situated in residential plotted colony,

Sr. no.	Size of plot	No of ECS
1	500 Sq.mt. and above	2 ECS per Floor in stilt/open within the plot.
2	250 Sq.mt. and upto 500 Sq.mt	1.5 ECS per Floor in stilt/open within the plot.
3	100 Sq.mt. and upto 250 Sq.mt.	1 ECS per Floor in stilt/open within the plot.
4	Upto 100 Sq.mt.	0.5 ECS per Floor in stilt/open within the plot.

Note- (a) One ECS = 12.5 sq. mt. to be indicated in Car bay size of 2.5 mtrX 5 mtr in residential plots only.  
(b) Stilt parking shall be mandatory upon construction of 3rd / 4th floors in town falling under Hyper potential category (Gurugram Manesar Urban Complex). For other towns in the State, stilt parking shall be mandatory upon construction of 4th floor. This shall be with prospective effect, for the approval of building plans for all new constructions on vacant plots or when a plot is proposed to be reconstructed upon de novo.  
<sup>39</sup> [(c) A service/guard room and a toilet (maximum 16 sqmt. for plots upto 200 sqmt. and 20 sqmt. for plots above 200 sqmt.) shall be permissible in the stilt area/floor, subject to conditions that this area be located adjacent to the staircase/ lift, be counted towards FAR and that the parking and other norms are fulfilled.]

- (2) In Group Housing minimum 1.5 Equivalent Car Space (ECS) for each dwelling unit shall be required. Further minimum 5% of the total car parking area shall be made available to the EWS category flats.
- (3) In Integrated/ Multi Storey Commercial Building, Big Box Retail Stores, restaurant, multiplex/ cinema/ theatre and shopping mall 1.0 ECS for every 50 square metres of covered area shall be required.
- (4) In offices, Cyber Park/ IT Park/ Cyber Cities, 1.0 ECS for every 75 square metres of covered area shall be required.

<sup>38</sup> Inserted/amended vide Misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 27.05.2020.

<sup>39</sup> Inserted/amended vide Misc-2339-ULB-VOL-II-A/7/5/2006-2TCP dated 19.01.2022.

- (5) In shopping area and designated shopping markets being developed by competent authority, 65% of total site area shall be kept for parking purpose.
- (6) In hospital, parking is to be provided as 1.0 ECS for every 2 beds and visitors parking as 1 ECS for every 4 beds.
- (7) For industries, 1.0 ECS for every 300 square metres of covered area shall be provided.
- (8) For Assembly buildings (i.e. stand-alone theatres, cinema houses, concert halls, auditoria and assembly halls), 1 ECS for every 40 square metres of covered area shall be provided.
- (9) For primary and secondary schools, 15% of total site area shall be provided for parking purpose.
- (10) For College, parking at rate of 1 ECS for every 200 square metres of covered area shall be provided.
- (11) For Government or semi-public offices including Civil/ High Court, 1 ECS for every 75 square metres of covered area shall be provided.
- (12) For hotels and Motels, 1.0 ECS for every 75 square metres of covered area.
- (13) The covered parking in the basement or in the form of multi-level parking above ground level or stilt shall not be counted towards Floor Area Ratio (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.
- (14) In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling clear height of the basement/ floor may be maximum of 4.75 metres.
- (15) No storage and commercial activities shall be permitted in the covered parking areas.
- (16) The misuse of the covered parking space shall immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category.

**Note [applicable for sr. no. I (2) to (16)]:**

1ECS = 23 square metres for open parking, 28 square metres for parking on stilts and 32 square metres for basement parking.

### **7.1a <sup>40</sup>[Party wall**

- (1) In case the plot holder intends to construct a common boundary wall with minimum width of 230mm, he/ she shall be required to submit consent of owners of adjacent plots with which his/ her plot shares a common boundary i.e. the plot on both sides and rear.
- (2) Wherever the plot holder opts for independent boundary wall within his/ her plot boundary:
  - (i) Independent boundary wall shall be allowed only where adjacent plots are vacant.
  - (ii) The owner shall ensure that no part of foundation and boundary wall is constructed on the adjoining plot.

### **7.2 Courtyard**

- (1) The courtyard shall have a minimum area, throughout its height, of not less than the square of one-fifth the height of the highest wall abutting the courtyard. Provided that when any room (excluding staircase bay, bathroom and water-closet) is dependent for its light and ventilation on an inner courtyard, the dimension shall be such as is required for each wing of the building.
- (2) Provided that such courtyard shall not be less than 12.0 square metres in area and the minimum width of every such courtyard in any direction shall not be less than 3.0 metres. In determining the said aggregate, floor area of the rooms and verandah abutting on the courtyard, following shall be considered:-
  - (i) Only one half of the floor area of such rooms and verandahs as abut on another courtyard or an open space or road not less than 6 metres in width shall be taken in account;
  - (ii) The area of the courtyard for the purposes of this Code shall be the area open to sky, clear of all projections.

### **7.3 Plinth**

- (1) The plinth of the main building shall be so located with respect to surrounding ground level that proper drainage of the site is assured. The height of the plinth shall not be less than 450 mm and more than 1.5 metres.
- (2) The plinth of court-yard shall be at least 150 mm above the level of the street from where entry to plot has been taken and shall be satisfactorily drained.

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<sup>40</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

- (3) <sup>41</sup>[In no case, any part of the ramp/ steps connecting building plinth to street/ road shall lie on street/ road and obstruct traffic movement. However, the ramp/ step from the plot boundary to the entry of house building, if required shall be provided. The minimum slope of such ramp shall be 1:4 with minimum width as 1.0 meter for pedestrian use and 3.0 metres for vehicular use.

#### 7.4 Minimum area, size, height and light and ventilation of different components of Residential premises

- (1) Minimum area for a habitable room, kitchen and water closet shall be followed in accordance to tablet given as under:

Sr. no.	Room type	Minimum area (in square metres)	Size (minimum width) (in metres)	Minimum Height (in metres)	Light and Ventilation (area of openable windows, ventilators)
1	Habitable room	9.5	2.4	2.75	Total area not less than 1/8 <sup>th</sup> of the total floor area of the room.
2	Kitchen	5.5	1.8	2.75 (except for the portion accommodate floor trap of above floor)	Total area not less than 1/8 <sup>th</sup> of the total floor area of the room.
3	Pantry	3.00	1.40	2.75	Not applicable
4	Bathroom	1.80	1.20	2.45	
5	Water Closet	1.1	0.90	2.45	
6	Combined Bath and Water Closet	2.8	1.2	2.45	0.3 square metres on wall not less than 0.3 metres wide.
7	Store	No restriction	No restriction	2.10	Not applicable
10	Garage	14.85	2.75 x 5.40	2.40	
11	Doorways Habitable room	Not applicable	0.90	2.10	
12	Doorways for kitchen, bath, W.C	Not applicable	0.75	2.00	

<sup>41</sup> Inserted/amended vide Misc-138A-Loose/7/5/2006-2TCP dated 22.12.2017

(2) **Habitable room**

- (i) In case of Group Housing Scheme the dwelling unit having more than one room may have one of the rooms with a clear floor area not less than 7.5 sq. metres with one side not less than 2.4 metres.
- (ii) In case of air-conditioned rooms, the height shall not be less than 2.4 metres measured from the surface of the floor to the lowest point of air conditioning duct or false ceiling; and
- (iii) All doors and windows shall open directly or through a verandah or to a permanent open space or an open space abutting the building not less than 1.8 metres in width. No portion of a room shall be assumed to be lighted, if it is more than 3 metres or as stated in National Building Code 2005, away from the opening provided for lighting that portion.
- (iv) <sup>42</sup>[The carpet area of any 'Store' or 'Utility Room' to be provided in any residential building shall not be more than or equal to the minimum area requirement of a habitable room, i.e. 9.5 sqm;
- (v) The dining room, drawing room and dining-cum-drawing room shall be considered as a habitable room;
- (vi) The provision of lobby exceeding the size of habitable room, i.e. 9.5 sqm in a residential building shall be allowed subject to prior provision of either a drawing room or dining-cum-drawing room.]

(3) **Kitchen**

- (i) In case there is a separate store, the floor area of the kitchen shall be reduced to 4.5 square metres.
- (ii) In case of houses constructed on plots up to 100 square metres, the size of the kitchen shall be reduced to 3.8 square metres.
- (iii) The kitchen which is intended for use as a dining space also shall have a floor area of not less than 9.5 square metres with a minimum width of 2.45 metres.
- (iv) For the purpose of this regulation, a kitchen shall be deemed to be a habitable room and all the aforementioned requirements regarding ventilation shall apply to it provided

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<sup>42</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

that the minimum area of the kitchen shall not be less than 5.5 square metres with a minimum width of 1.8 metres.

- (v) In case of Group Housing Scheme the minimum area of the kitchen shall not be less than 5.5 square metres with a minimum width of 1.8 metres.

(4) **Bathroom and Water Closet (W.C):**

- (i) Every bathroom and water closet shall: -
- (a) preferably be so situated that at least one of its walls shall have opening for circulation of external air, with provision of exhaust fan.
  - (b) not be directly over any room other than another W.C, washing place, bath or terrace unless it has a water-tight floor (only in case of toilet fixtures affixed at sunken slab);
  - (c) have a platform or seat made of water tight non-absorbent materials;
  - (d) preferably be enclosed by walls and partitions and the surface of every such walls or partition, shall be finished with a smooth impervious material to a height not less than 1.5 metres above the floor of such room; and
  - (e) Be provided with impervious floor covering sloping towards the drain with a suitable gradient and not towards verandah or any other room.
- (ii) Where the water-closet room in a building is not connected to exterior, it shall be ventilated by mechanical means or through a vertical shaft open to sky of a minimum size stated at **Code 7.11(6)** for ventilation to toilet, bath and water closet, but it shall be counted towards covered area.
- (iii) No room containing water-closet shall be used for any other purposes except as lavatory and no such room shall open directly into any kitchen or cooking space by a door/window or another opening. Every room containing water-closet shall have a door completely closing the entrance to it.
- (iv) Soil or ventilating pipes shall not be allowed on the exterior face of any building, provided these shall either be embedded in the walls or pipe ducts to be provided to accommodate them.

- (v) Security rooms each measuring maximum area of 3.0 square metres is permitted only at the entry and exit gates of premises.

## 7.5 Boundary Wall, Fence, Gate and Porch

- (1) The location of gate/ gates shall be as per zoning plan.
- (2) Maximum permissible height of front side boundary wall shall be not more than 1.2 metres from the mean level of abutting street in front of the plot from where entry to the plot has been taken.  
**Note:** The owner/ applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.
- (3) Maximum height of boundary wall at rear and side of plot shall not be more than 1.8 metres from the mean level of abutting street in front of the plot from where entry to the plot has been taken.  
**Note:** In case of plots above 2000 square metres, maximum height of boundary wall at the rear and side of plot shall not be more than 1.8 metres from the abutting ground level.
- (4) A railing/ grill with or without poly carbonate/ fibre glass sheet covering of 0.75 metre height shall be permitted over and above the maximum height of boundary wall at all sides.
- (5) The temporary porches of polycarbonate sheets/ fibre glass roof or any other temporary material covering on suitable structure, shall be allowed in residential plots with the condition that these shall be open on sides in the driveway area within the plot.
- (6) The provisions of above **Code 7.5(2), (3), (4) and (5)** are not applicable to boundary walls of jails.
- (7) Boundary wall upto the height of 2.4 metres may be permitted by the Competent Authority in industrial buildings, electric sub-stations, transformer stations, institutional buildings like hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including hostels and other uses of public utility undertakings and strategically sensitive buildings.

## 7.6 Staircase

- (1) Every building intended to be used as multiple residential building or commercial or educational and institutional or industrial building shall be provided with required number of staircases (accessible from a maximum distance of 30 metres (45 metres, if building has automatic sprinklers for firefighting) from

any part of the building, extending from ground floor level to the highest floor, having following specifications:

Sr. no.	Type of building		Minimum permissible clear width of staircase (in metres)	Minimum permissible width of tread (in metres)	Maximum permissible height of riser (in metres)
1	43[Residential	Upto 16.5 metres height (residential plotted)	0.9	0.25 (without nosing)	0.19]
		Other than residential plotted	1.2		
2	Commercial	Plots upto 50 square metres area	0.9	0.30 (without nosing)	0.15
		Plots above 51 square metres area	1.2		
3	Assembly building		2.0	0.30 (without nosing)	0.15
4	Educational building		1.5	0.30 (without nosing)	0.15
5	Institutional building		2.0	0.30 (without nosing)	0.15
6	Inland Container Depot & Custom bounded area		1.5	0.30 (without nosing)	0.15
7	Industrial building;		1.5	0.30 (without nosing)	0.15
8	Any other buildings		1.5	0.30 (without nosing)	0.15

- (2) The minimum head-room in a passage under the landing of a staircase shall be 2.1 metres. The minimum clear head-room in any staircase shall be 2.1 metres.
- (3) The maximum numbers of risers in single flight are limited to 14.
- (4) If a service or a spiral staircase is provided, its width shall not be less than 1.0 metre and its average tread width shall not be less than mention in table of sub-Code (1).
- (5) Notwithstanding anything contained in sub-Code (1), the staircases in the private portion of a public building and industrial building not open to the general public, may be of the sizes mentioned for residential building.

<sup>43</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

- (6) For residential plot sizes upto 100 square metres, there is no restriction for maximum permissible height of riser, subject to the condition that it shall not cause inconvenience to user.

## 7.7 Ramps and Lifts

- (1) Every building having more than 15 metres height shall be provided with a lift or a ramp with an inclination of 1:10 in addition to the staircases. In all residential building having more than 15 metres height, lift is mandatory to install in numbers depending on the occupancy of building.
- (2) In case of public building with only ground floor, ramp shall be provided for differently abled persons reaching its plinth level. Further, in case of public building more than one storey lift or ramp shall be provided, but at ground floor, ramp shall be provided for reaching plinth level of building.
- (3) **Ramps:**
- (i) The ramp to basement and parking floors shall not be less than 7.2 metres wide for two-way traffic and 4 metres wide for one-way traffic, provided with minimum gradient of 1:10.
  - (ii) The minimum width of the ramps in hospitals shall be 2.4 metres for movement of stretcher and for public use. In no case, the hospital ramps shall be used for vehicular movement.
  - (iii) Ramps may also be provided in the setbacks which can be sloped considering unhindered movement of fire engine and in no case the gradient shall be less than 1:10. (to be read with basement)
  - (iv) All structural design/safety aspects as per latest Bureau of Indian Standards Codes and National Building Code, 2005 (as amended from time to time) shall be complied along with consideration of weight of Fire Engine & its manoeuvring.
  - (v) Deleted.
  - (vi) A ramp shall have handrail on at least one side, and preferably two sides with minimum height of 0.90 metres, measured from the surface of the ramp. The handrails shall be smooth and extend to 0.30 metres beyond the top and bottom of the ramp. Where major traffic is predominantly children, the extra handrail shall be placed 0.76 metre height.
- (4) Where ramps with gradients are necessary or desired, they shall conform to the following requirements:

A ramp when provided shall not have a slope greater than 1:20 or maximum of 1:12 for short distance up to 9 metres.

(5) **Lifts: -**

Wherever lift is required as per Code, provision of at least one lift shall be made for the wheel chair users, with the following cage dimensions, recommended for passenger lift of 13 persons capacity by the Bureau of Indian Standards:-

- Clear internal depth 1.1 metres.
- Clear internal width 2.0 metres.
- Entrance door width 0.9 metre.

- (i) a handrail not less than 0.6-metre-long and 1 metre above floor level shall be fixed adjacent to the control panel.
- (ii) the minimum size of lift lobby shall be 1.8 metres x 2.0 metres or more.
- (iii) the interior of the cage shall be provided with Braille symbols and auditor signage that audibly indicates the floor. When the cage reached on floor, it shall indicate that the door of the cage for entrance/ exit is either open or closed.

**7.8 Passages and corridors**

- (1) The minimum width of corridors and passages in a residential building shall be at least 1.25 metres and these shall be of fire-resistant material.
- (2) Minimum width of any corridor and passage in case of residential building with multiple dwelling units and for other type of building, shall be as given below:

Sr. no.	Building type	Minimum permissible width of passage and corridor (in metres)
1	Residential	1.25
2	Commercial	1.25
3	Assembly Buildings	2.0
4	Educational building	2.0
5	Institutional building	2.0
6	Inland Container Depot & Custom bounded area	1.5
7	Industrial building	1.5
8	Hospital, nursing homes, etc.	2.4
9	All other building including hostels.	1.5

- (3) The clear headroom height of passage and corridors shall, in no case, be less than 2.15 metres.
- (4) All surfaces including ceiling shall be of fire resistance materials.
- (5) All the passages and corridors shall be naturally lighted and ventilated and if not possible, provision for artificial lighting and mechanical ventilation shall be made.

## 7.9 <sup>44</sup>Exit

The Chief Fire officer or an officer authorised for the purpose shall ascertain that the following exit requirements are adhered to by the project proponents: -

- (1) The requisite number and size of various exits shall be provided, based on the occupants in each room and floor based on the occupant load, capacity of exits, travel distance and height of buildings as per provisions of Part 4- Fire and Life Safety, National Building Code as amended from time to time.
- (2) At least one primary entrance and exit to each building shall be usable by individuals in wheelchairs, indicated by a sign and on a level that would make the elevators accessible.
- (3) **Arrangement of Exits**
  - (i) Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 metres for residential, educational, institutional and hazardous occupancies, 30.0 metres for assembly, business, mercantile and industrial buildings falling in group G-3 (high hazard industrial building, as defined in National Building Code-2016) and 45 m for industrial buildings falling under groups G-1 and G-2 (low and moderate hazard industrial building respectively, as defined in National Building Code-2016) and storage occupancies. Whenever more than one exit is required for a floor of a building they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.
  - (ii) Industrial buildings under groups G-1 and G-2 (low and moderate hazard industrial buildings respectively, as defined in National Building Code-2016) having complex process flows requiring undivided shop floor areas, in a

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<sup>44</sup> Substituted vide Misc-2339-ULB-Vol-II-A/07/05/2006-2TCP dated 08.09.2022. This amendment come into force from 08.09.2022

single-storey building, where the building width requirement is more than 90 meters, in such cases the travel distance greater than that mentioned above can be considered, subject to a fire safety assessment by Chief Fire officer or an officer authorised in this regard, and further provided that such buildings are equipped with automatic fire and smoke alarm systems interlinked with fire rated smoke ventilation system in the building, as well as dedicated fire tenders and safety control room in the premises. However, in no case the distance to travel to reach the nearest exit shall exceed 135m.

**Note:** Provided for the fully sprinklered building mentioned in 7.9 (3) (i), the travel distance may be increased by 50 per cent of the values specified.

**(4) Width of Exit**

- (i) No exit doorways shall be less than 1 metre in width except in assembly and institutional buildings where it shall not be less than 2 metres.
- (ii) Exit doors shall open outwards, that are away from the room but shall not obstruct the travel along any exit. No door when opened shall reduce the required width of the stairway or landing to less than 0.90 metres. Overhead door shall not be installed.

**7.10 Means of Access**

- (1) No Building shall be erected as to deprive any other building of its means of access.
- (2) If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 metres radius.
- (3) Other provisions of means of access for buildings other than plotted residential and commercial:
  - (i) The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
  - (ii) Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case, it shall measure less than 6.0 metres. The entrance gate shall fold/

slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.

- (iii) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.
- (4) Every person who applies for permission for erection or re-erection of building shall also submit NOC for accessing the road (whether National Highway, State Highway) if applicable from the concerned authority.

### 7.11 Light and Ventilation of building

- (1) Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space.
- (2) The setback area can be sunk for light, ventilation and access to basement, provided fire tender movement is not hindered.
- (3) The whole or part of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width in all directions shall be 3.0 metres in case of buildings not more than 15 metres in height, and in case of buildings above 15 metres, the provision of **Code 7.2 (1)** shall apply.
- (4) Sunken courtyard up to the lowest floor of basement(s) shall be allowed as 'light well' within building envelop for light and ventilation for basement area.
- (5) Other provisions of light and ventilation for buildings other than plotted residential and commercial<sup>45</sup>[and industrial:]  
If exterior open-air space is intended to be used for the benefit of more than one building on same plot/ site, then the width of such open-air space shall be the one specified for the tallest building abutting on such open-air space, shall be as given below:

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<sup>45</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

Sr. no.	Height of Building (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 and above	16

**(6) Ventilation shaft:**

For ventilating the spaces for water closets and bathrooms, if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size of which shall not be less than the values given below:

Sr. no.	Height of Building (in metres)	Minimum size of Ventilation Shaft (in square metres)	Minimum width of Shaft (in metres)
1.	Upto 10.0	1.2	0.9
2.	Upto 12.0	2.8	1.2
3.	Upto 18.0	4.0	1.5
4.	Upto 24.0	5.4	1.8
5.	Upto 30.0	8.0	2.4
6.	Above 30.0	9.0	3.0

**Note:**

- (i) For buildings above 30.0 metres height, mechanical ventilation system shall be installed on ventilation shaft.
- (ii) For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply.

- (iii) Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.

### **7.12 Cantilevered roof and chajja projections**

- (1) No building verandah, chajja or other projections from the face of the building shall be allowed to be erected or re-erected on or over a road or beyond the boundaries of the applicants own land/ plot.
- (2) <sup>46</sup>[Balcony of a width of maximum 1.80 metres in front and rear sides of a plot can be permitted within the plot. No Balcony beyond the rear zoning shall be permitted.]
- (3) On plots of the size of 300 square metres or above, where side setback has been provided, a balcony of maximum width of 1.0 metre, in side set back shall be permitted.
- (4) Sun-shades over opening shall be allowed subject to the following:-
  - (i) Sun-shade of 0.23 metre width is permitted over any road/ over any park/ public place.
  - (ii) Sun-shade if provided, shall be at a height of 2.3 metres from the ground level shall be permitted to project up to a maximum of 0.45 metre within the applicants own land, provided it does not exceed half of the width of setback/open space.

### **7.13 Mezzanine floor**

- (1) A mezzanine floor or internal balcony shall not be permitted unless the height of the room is at least 5.0 metres and such mezzanine floor or balcony do not cover more than 1/2 of the room area. The area of such mezzanine floor shall be counted towards FAR.
- (2) The clear height of such mezzanine floor or internal balcony shall not be less than 2.3 metres from the floor level to the soffit of ceiling.

### **7.14 Motor Garage**

- (1) The minimum size of a private motor garage shall be 2.75 metres X 5.0 metres. The clear height of the garage shall not be less than 2.40 metres. The plinth of the motor garage shall not be less than 150 mm above the average ground level.
- (2) A garage shall be permitted within zoned area and shall be counted towards covered area.

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<sup>46</sup> Substituted vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

- (3) Garage shall not be used for habitable purposes.

### 7.15 Minimum provisions with regard to dwelling unit

Each dwelling unit shall have following minimum provisions, for granting permission to construct or use/ occupy:

Economic Weaker Section (EWS)	Other than EWS
(i) Living/ bedrooms;	(i) Living/ bedrooms;
(ii) One Pantry;	(ii) One kitchen;
(iii) One Bathroom and water closet (W.C) integrated	(iii) One Bathroom and One latrine or W.C integrated.

### 7.16 Basement

- (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
- (2) The basement shall be constructed within the zoned area and may be put to following uses:
  - (i) Storage of household or other goods of ordinarily non-combustible material;
  - (ii) Strong rooms, bank cellars, etc.;
  - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
  - (iv) Modern automated laundry shall be allowed only in the basement of Hotel and Hospital/ Nursing Home sites, group housing, service apartment, as an ancillary service for the purpose for which permission is granted by Competent Authority and meant for in-house services only subject to the condition that the effluent of the laundry discharged to the main sewer;
  - (v) Car wash, security room, ticketing booth, driver waiting room, toilets, loading/ unloading activities, lift/ escalator lobbies and parking.
- (3) The basement may be used for habitable purpose subject to fulfilment of fire safety, light & ventilation and exit provisions on opposite directions. However, in case basement is used for habitable purpose, the area utilized will be counted towards total covered area of building i.e. FAR. The basement is used for uses other than specified in **Code 7.16(2)** above, shall be considered for habitable use and shall be counted towards FAR, subject to fulfilment of fire safety, light and ventilation and exit provisions on opposite directions.

- (4) The use of basement shall be specified in the building plans at the time of submission, stated in **Code 2.1 and 2.2.**
- (5) The basement shall have the following provisions:

(i) **Light and ventilation of basement:**

(a) An open area of a minimum width of 1.8 metres shall be provided across the full length and/ or width of the basement storey. This area shall be within the limits of the site and shall be paved with impervious material above a concrete bed. It shall be completely unobstructed except that in this area steps may be allowed for access to it, if considered necessary.

(b) In the case of buildings governed by the zoning, basement storeys shall be lighted and ventilated by means of windows of the minimum area within  $1/10^{\text{th}}$  to  $1/25^{\text{th}}$  of the total floor area, at least half of which must open subject to the condition that the deficit of light and ventilation shall be made up by providing artificial lighting and mechanical ventilation as per provision of National Building Code of India.

In case of buildings governed by Architectural Control and the basement are for storage/ services, the provisions of light and ventilation shall be as shown on the control sheets. In case the basement is extended, the deficit in light and ventilation be proportionately increased subject to fulfilment of fire safety norms and structural stability is ensured by the Structural Engineer.

In the second basement and basement below the lower ground floor where it is to be used for parking/ services, the provisions contained in National Building Code and Fire Safety Codes as applicable shall be followed. The basement story for any other purpose conforming to the land of the site can be allowed.

(c) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to Code. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems, etc.;

(ii) **Damp proofing of basement:**

The walls of the basement story shall be properly damp proofed and if in contact with the soil, they must be effectively secured against dampness from the soil with the approved vertical and horizontal damp proof course.

(iii) **Height of the basement:**

- (a) The minimum clear height of the basement shall be 2.4 metres and maximum clear height of the basement shall be up to 4.75 metres from floor to the underside of the roof slab or ceiling subject to structural stability to be certified by the Structural Engineer.
- (b) <sup>47</sup>The minimum height of the roof of basement shall be 0.45 metres (with mechanical ventilation/cutout in stilts) and maximum 1.5 metres above the average surrounding ground level for plots upto 1000 square metres.
- (c) For plots above 1000 square metres, the roof of basement shall be either flushed with ground or the maximum height shall be 1.5 metres above the average surrounding ground level.

(iv) **Drainage of basement:**

- (a) Open area adjoining a basement story, if any, shall be effectively drained to the satisfaction of the Competent Authority:
- (b) The responsibility of draining a basement storey and for protecting it from rain shall be that of the owner.
- (c) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.
- (d) Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of **Code 7.9**.
- (e) The “Exit” requirements in basements shall comply with the provisions of Part 4 ‘Fire and Life Safety’ of National Building Code of India.

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<sup>47</sup> Inserted/amended vide Misc-2339 (ULB)-Vol-III/SD(BS)/7/5/2006-2TCP dated 08.05.2018

- (6) Basement shall not be constructed beyond the zoned area or in case existing adjacent building, setback of 2.4 metres shall be taken from the existing adjacent building.

**7.17 Fire**

- (1) <sup>48</sup>[Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time.]
- (2) The fire provisions made in the building wherever applicable, shall have to be got verified from the Competent Authority or office authorized from fire safety point of view and accordingly a certificate shall be submitted by the owner.

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<sup>48</sup>Inserted/amended vide Misc-2339-VOL-III-ULB/7/5/2006-2TCP dated: 20.10.2020

## **<sup>49</sup>[Chapter-7A: Telecom Infrastructure**

(This code has been kept on suspension in view of Memo No. Misc-2339-III-ULB/2024/23321-25 Dated: 26.07.2024)

### **7A.1 Definitions**

In this Sub-Code, unless the context otherwise requires, -

- (i) “Common Telecom Infrastructure (CTI)” means the facility that is housed inside the buildings and enables effective and quality access to telecommunication services.
- (ii) “In-Building Solutions (IBS)” mean solutions to facilitate handling of high-speed data for providing improved quality of telecommunication services with enhanced coverage, less cell interference, adequate signal strength, optimum spectrum uses and fewer call drops.
- (iii) “Licensed Service Area (LSA)” means geographical division defined by Department of Telecommunications (DoT), Ministry of Communications, Government of India.
- (iv) “Telecom Enforcement Resource and Monitoring (TERM)” means the vigilance and monitoring wing of the Department of Telecommunications (DoT), Ministry of Communications, Government of India, functioning as the subordinate offices/cells of the DoT in the field.
- (v) “Telecom Service Provider (TSP)” means an agency that provides any type of telecom/IT services in a building, as per scope defined by Department of Telecommunications (DoT), Ministry of Communications, Government of India.

### **7A.2. Applicability**

This Sub-Code shall be applicable for all multi-storeyed buildings, Commercial and Mercantile Buildings, Educational Buildings,

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<sup>49</sup>Inserted/amended vide Misc-2339-ULB-III/7/5/2006-2TCP Dated: 20.06.2023

Information Technology buildings, Institutional Buildings, Mixed land-use buildings as defined in Sub-Code 1.2.

**7A.3. Procedure to be followed at the time of approval of Building plans.**

1. To strengthen the quality of service of the voice and data of mobile and fiber broadband network, IBS approval/No Objection Certificate (NOC) from TERM Cell/ LSA, Haryana shall be required to be submitted alongwith application for approval of building plans for all buildings specified at Sub code 7A.2, confirming that the requisite infrastructure as per norms prescribed in National Building Code or/and guidelines issued by Department of Telecommunications (DoT), have been followed.
2. For providing In-Building Solutions (IBS) for Common Telecom Infrastructure (CTI) in buildings specified at Sub-Code 7A.2, the owner/builder/Resident Welfare Association (RWA) shall be mandated to ensure adherence to the following conditions, which shall be imposed at the time of approval of building plans: -
  - i. There should be properly demarcated sections within buildings and on roof tops for housing Broadband/Digital Connectivity Infrastructure/Antenna. These areas should have access to power supply for reliable and always-on services.
  - ii. Access to building as well as CTI facilities inside the building should be available on fair, transparent and non-discriminatory manner to all service providers for provisioning as well as for maintenance purposes.
  - iii. No person shall obstruct and object to laying of CTI by Telecom Service Provider (TSP). The CTI shall be allowed to be shared by subsequent TSPs on the terms as may be decided by Telecom Enforcement Resource and Monitoring (TERM) Cell/Licensed Service Area (LSA), Haryana.
  - iv. The permission to in-building access and/ or CTI facilities inside the building shall not be seen as a source

of revenue generation for owner(s)/builder(s)/RWA(s) but as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.

- v. Charges (rentals/power rates etc.) levied on the TSP should be fair, transparent and non-discriminatory and should be on residential rates.

#### **7A.4. Procedure to be followed at the time of grant of Occupation Certificate**

Occupation Certificate of buildings specified at Sub code 7A.2 shall be issued after ensuring IBS NOC from TERM Cell/ LSA, Haryana regarding laying of requisite infrastructure as per norms prescribed in National Building Code or/and guidelines issued by Department of Telecommunications (DoT).

## Chapter-8: Sustainable Measures

### 8.1 Rain Water Harvesting

- (1) In the areas specified by the Competent Authority, through a notification arrangement of roof rain-water harvesting within the plot shall have to be made by the plot owner, constructing the building on the plot where the area of the rooftop is 100 square metres or more.
- (2) **Ground Water Recharge:**
  - (i) Recharging of ground water shall be mandatory not only for residential buildings but for all types of buildings, including Group Housing Societies having a plot area more than 500 square metres and above.
  - (ii) The Ground Water Recharge shall be mandatory for open spaces like parks, parking, plazas, playgrounds and other common areas. The harvesting and recharge structures could be constructed by the Authority with the involvement of communitybased organizations like Resident Welfare Associations.
- (3) **Rain Water Harvesting System Measures:**
  - (i) The system of collection, conveyance and dispersion of rain-water for harvesting shall be made in such a manner that only clear water is able to enter and no contaminated waste water from the building or surrounding area finds its way in this system.
  - (ii) The entry points of the rain-water for harvesting shall be designed in such a manner that, in normal days, these remain covered. Arrangements of segregation of the rain-water from the first shower (Containing wash water) shall also be made.
  - (iii) The arrangement of quick filtration of rain-water shall also be made in the rain-water harvesting well/ tubewell so that rain-water does not pollute or choke the strata.
  - (iv) The complete system of rain-water harvesting shall be constructed within the plot area available with the owner.
  - (v) The recharge well shall be located at a distance of not less than 10 metres away from any structure handling sewage or industrial waste water (such as septic tank or effluent treatment plant etc.). This minimum distance of 10 metres

shall not be applicable to manholes or sewer lines although it shall be ensured that they are leak proof.

- (vi) The detailed proposal of the system comprising collection, conveyance and dispersion of rain-water harvesting well/ tube well shall have to be shown on the building plan submitted for approval.
  - (vii) An Architect/ Engineer duly engaged for supervision and execution of the construction of the building shall submit the certificate stating that the rain water harvesting system is functional at site and same conforms to the provisions of this code. However, if the Architect/ Engineer found guilty of misrepresentation of the facts, penal proceedings shall be initiated along with debarring the concerned Architect/ Engineer from practicing in the State of Haryana.
  - (viii) The provision of Water (Prevention and Control of Pollution) Act, 1974 (Act 6 of 1974), with all amendments made from time to time, shall be applicable.
  - (ix) The construction of the building as laid down in sub-clause (1) shall be the part of occupation certificate. Unless such construction is completed as per the approval, no occupation certificate shall be issued.
  - (x) The owner of every building in the code shall ensure that the rain water harvesting structure is maintained in good repair for storage of water of Non-potable purposes and recharge of ground water at all time.
- (4) The above said provisions of Rain Water Harvesting shall be strictly implemented in following districts/ towns:
- (i) Panchkula
  - (ii) Kurukshetra
  - (iii) Shahabad
  - (iv) Karnal
  - (v) Panipat
  - (vi) Sonapat
  - (vii) Gohana
  - (viii) Faridabad
  - (ix) Yamuna Nagar
  - (x) Gurgaon

## **8.2 Provision of Rooftop Solar Photo Voltaic Power Plant**

- (1) The mandatory installation of Rooftop Solar Photovoltaic Power Plant for the buildings/ areas shall be in accordance with the order

bearing no. 22/52/2005-5 Power, dated 21<sup>st</sup> March 2016 notified by Renewable Energy Department, Haryana and as amended from time to time.

- (2) Installation of Solar Photovoltaic Power Plant as laid down in **Code 8.2(1)** above, shall be part of the occupation certificate.
- (3) The Competent Authority shall empanel consultants (experts in solar photo voltaic power plant installations) for inspecting, verifying and issuing certification for installation of Rooftop Solar Photovoltaic Power Plant.

### **8.3 Provision of Energy Conservation Building Code**

- (1) The provision for Energy Conservation Building Code shall be mandatory applicable on buildings/ areas in accordance to the direction no. 19/6/2016-5P, dated 31<sup>st</sup> March 2016 notified by Renewable Energy Department, Haryana and as amended from time to time.
- (2) The applicant/ owner along with building plan application shall submit a certificate from an Architect confirming that the building plans confirms to the Energy Conservation Building Code.
- (3) Occupation certificate of building shall be issued by the Competent Authority only after the applicant/ owner submit a certificate from an Architect (who has supervised the construction of building) that the building has been constructed in accordance with the provision of the Energy Conservation Building Code.

### **8.4 Water Re-Use and Recycling**

- (1) All buildings having a minimum discharge of 50,000 litres and above per day shall incorporate waste-water recycling system. The recycled water shall be used for horticultural, flushing and cooling tower purposes.
- (2) The dual pipe system shall be adopted for these buildings.

### **8.5 Sustainable Building Materials**

The following supplementary building materials (derived or processed waste) may be suitably used while constructing building in combination with conventional resources:

- (i) Panels, hollow slabs, hollow blocks - Conservation of materials, less water requirement.

- (ii) Fly Ash bricks, Portland Pozzolana cement, Fly ash concrete, phosphor gypsum based walling & roofing panels, particle wood – Recycled use of industrial/ agricultural by-products.
- (iii) Fly ash/ AAC (Autoclaved Aerated light weight Concrete) panels/ CLC (Cellular Light weight Concrete) panels- Ensures thermal comfort (significant reduction in air-conditioning requirement)
- (iv) Use of bamboo & rapidly growing plantation timbers- Environmental benefits.
- (v) Compressed Soil Earth Block and Rammed Earth Walls and Vaults- Environmentally friendly.

## Chapter-9: Norms for Differently-abled Persons

### 9.1 Provision/ facilities for Differently-abled Persons

- (1) In all public buildings/ places of public gathering, the level of the roads, access paths and parking areas shall be described in the plan, along with specification of the materials.
- (2) The specified facilities in public buildings for differently-abled persons shall be as follows: -
  - (i) **Parking-** For parking of vehicles of differently-abled people the following provisions shall be made: -
    - (a) surface parking for two car spaces shall be provided, near the entrance, for the differently-abled persons, with maximum travel distance of 30 metres from building entrance;
    - (b) the width of parking bay shall be minimum 3.6 metres;
    - (c) information stating that the space is reserved for wheel chair users shall be conspicuously displayed; and
    - (d) guiding floor materials shall be provided or a device which guides the visually impaired persons, with audible signals or other devices which serve the same purpose, shall be provided.
  - (ii) Every building shall have at least one entrance accessible to the differently-abled and shall be indicated by proper signage. This entrance shall be approachable through a ramp together with the stepped entry.
    - (a) **Ramped approach-** Ramp shall be finished with non-slippery material to enter the building. Minimum width of ramp shall be 1.5 metres with maximum gradient 1:12, length of ramp shall not exceed 9.0 metres having 0.8 metres high handrail on both sides extending 0.3 metres beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 5 cms.
    - (b) **Stepped approach-** For stepped approach size of tread shall not be less than 0.3 metres and maximum riser shall be 0.15 metres. Provision of 0.8 metres high handrail on both sides of the stepped approach similar to the ramped approach shall be made.
    - (c) **Exit/ entrance door-** Minimum clear opening of the entrance door shall be 0.9 metres and it shall not be

provided with a step that obstructs the passage of a wheel chair user.

- (d) **Entrance landing-** Entrance landing shall be provided adjacent to the ramp, with the minimum dimension 1.8 metres x 2.0 metres. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of the visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously surrounding floor material that emit different sound to guide visually impaired persons, hereinafter referred to as “guiding floor material”). Finishes shall have a nonslip surface with a texture traversable by a wheel chair. Kerbs, wherever provided shall blend to a common level.

- (iii) **Corridor connecting the entrance/exit for the differently-abled-** The corridor connecting the entrance/exit for differently-abled leading directly outdoor to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows: -

- (a) guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons;
- (b) the minimum width of corridor shall not be less than 1.5 metres;
- (c) in case there is a difference of level, slope-ways shall be provided with a slope of 1:12;
- (d) handrails shall be provided for ramps/slope-ways.

- (iv) **Stair-ways-** One of the stair-ways near the entrance/ exit, for the use of differently-abled, shall have the following provisions: -

- (a) the minimum width shall be 1.35 metres;
- (b) height of the riser shall not be more than 0.15 metres and width of the tread 0.30 metre. The steps shall not have abrupt (square) nosing;
- (c) maximum number of risers on a flight shall be limited to 12;
- (d) handrails shall be provided on both sides.

- (v) **Lifts-** Wherever lift is required as per Code, provision of at least one lift shall be made for the wheel chair users, with the following cage dimensions, recommended for passenger lift of 13 persons capacity by the Bureau of Indian Standards: -
- Clear internal depth 1.1 metres.
  - Clear internal width 2.0 metres.
  - Entrance door width 0.9 metre.
- (a) a handrail not less than 0.6 metre long and 1.0 metre above floor level shall be fixed adjacent to the control panel;
- (b) the lift lobby shall be of an inside measurement of 1.8 metres x 2.0 metres or more;
- (c) the time of an automatically closing door shall be minimum 5 seconds and the closing speed shall not exceed 0.25 metre/ second;
- (d) the interior of the cage shall be provided with a device that audibly indicates the floor. When the cage reaches on floor, it shall indicate that the door of the cage for entrance/ exit is either open or closed.
- (vi) **Toilets:** -One special water closet in a set of toilets shall be provided for the use of differently-abled, with essential provision of wash basin inside toilet near the entrance for the differently-abled. It shall have-
- (a) the minimum size of 1.50 metres x 1.75 metres;
  - (b) minimum clear opening of the door of 0.90 metre and it shall swing out;
  - (c) suitable arrangement of vertical/horizontal handrails with 50mm clearance from the wall;
  - (d) at least 0.50 metre distance between the water closet seat and the floor.
- (vii) **Drinking Water-** Suitable provision of drinking water shall be made for the differently-abled persons near the special toilet provided for them.
- (viii) **Designing for Children-** In the building meant for the predominant use of children, the height of the handrail and other fittings and fixtures, shall suit the requirements of children.

## Chapter-10: <sup>50</sup>[Construction Materials and Safety]

### 10.1 <sup>51</sup>[Construction Materials and Structural Designs]

The requirement of building materials to be used in construction shall conform to Part V Building Materials of the National Building Code of India, as amended from time to time.

#### 10.1.1 <sup>52</sup>[Foundations]

- (1) The loads and forces on buildings shall be calculated in accordance with Part VI-Structural Design Section on Loads in the National Building Code of India, as amended from time to time.
- (2) The structural design of foundations and elements of substructures and superstructures of wood, masonry, reinforced, or pre-stressed concrete shall be in accordance with Part VI-Structural Design, Section 1-Loads, Section 2- Foundations, Section 3- Wood, Section 4- Masonry, Section 5- Concrete, Section 6- Steel and Section 7- Prefabrication and Systems Building, of the National Building Code of India, as amended from time to time.
- (3) After obtaining Occupation Certificate, the building shall not be modified or any additional structure be erected, which may induce such loads on foundation which may cause in stability of such settlements of the building or any part of the building.
- (4) For building more than three storeys high, foundations shall be designed after making standard tests and establishing the safe bearing capacity of the soil.

#### 10.1.2 <sup>53</sup>[Building Services]

The planning, design and installation of air-conditioning and heating installations of the building shall be in accordance with Part VIII, Building Services, Section 2-Electrical Installations and Section 3- Air-conditioning and Heating of the National Building Code of India, as amended from time to time.

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<sup>50</sup> Substituted vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

<sup>51</sup> Substituted vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

<sup>52</sup> Renumbered vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

<sup>53</sup> Renumbered vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

### 10.1.3 <sup>54</sup>[Plumbing Services]

The planning design and installation of water supply systems, drainage, sanitary installations and gas supply installations in buildings, shall be in accordance with Part IX- Plumbing Services, Section 1- Water Supply, Section 2- Drainage and Sanitation and Section 3- Gas supply of the National Building Code of India, as amended from time to time.

### 10.1.4 <sup>55</sup>[Construction Practices]

- (1) The various construction activities like: demolition, excavation, blasting, actual construction from foundation level upto completion shall be in accordance with Part VII – Construction Practices and Safety of the National Building Code of India, as amended from time to time.
- (2) The Safety Measures to be adopted during the various construction operations, including storage of materials on the construction site and Corporation/ public land shall be in accordance with Part VII- Construction Practices and Safety of the National Building Code of India, as amended from time to time.

### 10.1.5 <sup>56</sup>[Damp Proof Course]

- 1.1. Wall of a building including a pier forming a part of the wall or a compound wall shall be provided with a damp proof course, except when built up of materials such as cement concrete known as 1:2:4 cement concrete with or without the addition of any damp proofing material.
- 1.2. The materials specified as Damp Proof Course shall be as indicated in the Haryana Public Works Department or as per the Indian Standard Institution specifications, specified for this purpose and as amended from time to time.
- 1.3. In external wall, the horizontal Damp Proof Course shall be laid immediately above the plinth protection and a vertical damp proof course shall be provided on the interior face of the wall extending between the horizontal Damp Proof Course and the level of the upper surface of the concrete in finished floor.

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<sup>54</sup> Renumbered vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

<sup>55</sup> Renumbered vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

<sup>56</sup> Renumbered vide Misc-2339-(HBC)-Loose-II/7/9/2022-2TCP dated: 27.06.2022

- 1.4. In an internal wall, the horizontal Damp Proof Course shall be laid in level with the upper surface of the concrete in the finished floor. The section continuity of damp proof course between the internal and external wall shall be secured by the insertion any damp proof material.

## 10.2 <sup>53</sup>[Structural Safety Measures for high risk buildings

Notwithstanding anything to the contrary, as contained in this Code, in order to ensure the structural safety measures in high risk buildings, the provisions laid down hereunder shall be mandatory for the purpose of obtaining various approvals for building plan, undertaking construction, occupancy of a building and its post construction maintenance.

### 10.2.1 **Empanelment of Structural Engineer, Proof Consultant, Supervising Engineer and Geo Technical Engineer:**

- a. For building of height more than 70m, the Form BR-I as well as Form BR-V (A2) shall also be signed by Geotechnical Engineer, having a Masters degree in Geotechnical Engineering from a recognized institution and having atleast 10 years of professional experience in the said field.
- b. structural engineer, proof consultant, supervising engineer and geotechnical engineer shall be empanelled through an online application. The eligibility criteria in this regard is laid down at Appendix-A.
- c. <sup>57</sup>[Committee shall be constituted for such empanelment by the Government from time to time].
- d. an application for empanelment shall be accompanied by the documents as follows:
  - i. identification card (Aadhar card/Passport/PAN card)
  - ii. qualification degree (As per eligibility)
  - iii. detail of experience alongwith list of projects carried out.
  - iv. undertaking regarding experience declared by the applicant in point no. iii. above

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<sup>57</sup>Substituted vide Memo No.Misc-2339-Loose-ULB-7/19/2023-2TCP Dated 04.12.2023

- v. undertaking that the applicant has not been blacklisted from any association/organization.
- e. on receipt of application for such empanelment, the committee shall scrutinize the same and assign a specific date and time to the applicant for physical verification of the documents. The committee shall have the discretion to call the applicant for personal interview.
- f. the empanelment of structural engineer, proof consultant, supervising engineer and geotechnical engineer shall remain an ongoing process.
- g. after approval of the committee, a unique empanelment ID shall be assigned to each applicant and this unique ID shall be applicable for all future requests for approval of building plans and occupation certificate.

#### **10.2.2 Third party inspection during Construction:**

Third Party Inspection Agencies (TPIA) working in the field shall be empanelled to ensure desired quality of construction and structural safety.

- a. TPIAs shall be empanelled after following the process of advertisement in leading newspapers and publication on the departmental website.
- b. the minimum eligibility criteria for empanelment as Third-Party Inspection Agencies (TPIA) shall be as follows:
  - i. be a member of Indian Association/Society of Structural Engineers or registered with municipal corporations/ CPWD/ State PWD or other similar Government organisations.
  - ii. possess at least 05 years of experience in the field of consultancy and conducting structural audit of high rise buildings.
  - iii. have at least two empanelled structural engineers with atleast 10 years' experience as structural engineer.
  - iv. the company must have clear track record and not be blacklisted from any organization/Government department/authority.

- c. an application for empanelment as TPIA shall be accompanied by the documents as follows:
  - i. registration ID of the firm/company
  - ii. PAN card of the firm/company alongwith ITR of last three years.
  - iii. address Proof of the company
  - iv. list of technical staff alongwith details of their qualification.
  - v. detail of Experience alongwith list of projects carried out.
  - vi. authorisation letter/board resolution from the company.
  - vii. undertaking that the applicant has not been blacklisted from any association/organization.
- d. the scope of work for such TPIA shall comprise of following but not limited to:
  - i. scrutinizing/verifying drawings and specifications
  - ii. ensure that execution of work is undertaken at site in accordance with architectural as well as structural drawings.
  - iii. reporting of on-site inspections periodically.
  - iv. inspection/testing and sampling of quality of material, water, workmanship, safety parameters at construction site etc.
  - v. performing final inspections upon building completion and certify that the building is safe to occupy before grant of occupation certificate.
- e. the firms/companies intending to be empanelled shall apply online alongwith the requisite documents. The constitution of empanelment committee as envisaged for empanelment of structural engineer, proof consultant, supervising engineer and geotechnical engineer under sub-code 10.2.1 above shall be adopted.
- f. on receipt of application, the committee shall assign a specific date and time to the applicant for physical verification of documents. The committee shall have the discretion to call the applicant for personal interview.
- g. after approval of the committee, a unique empanelment ID shall be assigned to the TPIA and this unique ID shall be applicable for all future third-party inspections.
- h. at the time of approval of building plan, the developer shall have an option to select a TPIA of its choice, who shall be engaged by the

developer for such purpose. The cost of third-party inspection of the site shall be borne by the developer. The consent of the TPIA shall also be submitted alongwith the approval of building plan.

- i. the inspection agency shall carry out periodic inspection of site, not less than once every quarter during the progress of construction works and submit their periodic report directly to the Department. A TPIA once engaged shall not be replaced by any other under normal circumstances. Under exceptional circumstances, the Director may allow such change based on merits, after receipt of a joint request in writing citing specific reasons for such change.
- j. on the completion of construction, the TPIA shall submit a certificate to the effect that the construction has been carried out in accordance with the approval as well as after following all statutory requirements including Bureau of Indian Standards Code and that the building is fit to occupy.

#### **10.2.3 Action against complaints on quality of construction:**

Empanelment of 'Fact Finding Agency' (FFA) shall be undertaken to carry out the inspection of site on the complaints referred by competent authority and submit a clear fact-finding report within 15 days as to whether detailed 'Structural Audit' is required or not.

- a) the empanelment of FFAs shall follow the same procedure as that prescribed for TPIA. The FFAs shall be awarded assignments either on rotation or as per the procedure finalized by the competent authority in this regard.
- b) the FFA shall give a clear report on whether the damage requires maintenance work or an extensive structural audit is required.
- c) the payment to FFAs may be made from the 1% labour cess fund as maintained and operated by the respective competent authority.
- d) the FFAs shall recommend the remedial measures to be carried out by **the** developer company immediately.

#### **10.2.4 Post construction Structural Audit:**

After receipt of recommendation of the FFA regarding necessity of detailed structural audit, the structural audit shall be carried out by one of

the empanelled Structural Audit Agency (SAA) to perform structural audit of the buildings post construction.

- a. The eligibility for empanelment of Third-Party SAA and the documents required would be same as for TPIA as prescribed in sub-code 10.2.2 above.
- b. the scope of work for such TPIA shall comprise of following but not limited to:
  - i. structural audit shall be carried out as a qualitative assessment in accordance with latest guidelines of Indian Society of Structural Engineers. Visual health inspection of buildings covering internal, external and common areas, marking in floor plans all the visible defects, deterioration and quantification.
  - ii. assessment of damages of RCC members through NDT (Non-Destructive Testing).
  - iii. finding the probable causes of damages, seepage/leakages and status of external plumbing installations.
  - iv. preparation of detailed report based on visual inspection, NDT, suggesting/ phasing out priority wise repair/ remedial and retrofitting measures.
  - v. detailed inspections of the quality of material, workmanship etc.
  - vi. scrutinizing/verifying drawings and specifications
  - vii. field testing and sampling of construction material etc.
  - viii. review of structural drawings to evaluate the structural stability and safety of the building constructed as per current circumstances.
  - ix. estimation of structural capacity on the basis of the tests (Non-Destructive Evaluation Tests).
  - x. Analysis of observation and test for assessment of mechanism and cause of damage, distress and durability requirements.
  - xi. tests to confirm reinforcement locations, types of reinforcement, bar diameters and their mechanical properties, strength of existing concrete and other properties for reinforced concrete structures.

- xii. for load bearing masonry constructions, appropriate testing be done to evaluate the masonry strength.
  - xiii. analysis of test results to establish statistical equivalent material properties.
  - xiv. limits of faulty construction.
  - xv. structural audit agency shall give clear recommendation on the safety of the building, possible remedial and retrofitting steps.
- c. for empanelment as SAA, the procedure prescribed for TPIA shall be followed.
  - d. the SAA shall prepare detailed report based on visual inspection, Non-Destructive Testing (NDT), suggesting/ phasing out priority wise repair/ remedial and retrofitting measures.
  - e. the agency carrying out the structural audit shall give clear recommendation on the safety of the building, possible remedial and retrofitting steps.
  - f. the cost of structural audit shall be borne by developer company or the Residents Welfare Association (RWA), as applicable.
  - g. the report of the structural audit shall also be forwarded to the concerned 'Haryana RERA Authority' for further necessary action against the Developer Company (Penal action/Penalty/Cost) as per the provisions of the Real Estate (Regulation and Development) Act, 2016.
  - h. the SAA carrying out the structural audit shall be different from the TPIA for the same project to avoid conflict of interest in such matter.

#### **10.2.5 Alteration in building by allottees/RWA**

- a. The developer company shall handover all the approved as built drawings and structural drawings to the respective allottee as well as to the RWA on grant of possession for an apartment and handing over of the colony to RWA, as the case may be. The drawing may be in soft/hard copy.
- b. No alteration shall be carried out by the allottees/RWA from the approved as built drawings and structural drawings. Any alteration, without damaging the load bearing structural components, after occupation can be carried out only with prior

approval/recommendation of empanelled structural engineer engaged by Resident Welfare Association/Developer Company. In case of alteration, allottee shall be solely responsible for any structural damage to the building.

- c. The RWA shall be responsible for maintaining a record of various works got carried out by different allottees and the supervising Architect and Structural Engineer on whose advise such renovation/ refurbishment of the apartment is carried out.
- d. The RWA shall also be responsible for getting structural audit conducted for a building which is more than 30 years old. Further, periodical structural audit may be got conducted based on the advice received from SAA in this regard. The cost of all such structural audits shall be borne by the respective RWAs.]

### <sup>58</sup>[10.3 Procedure for design and review of Code Exceeding Tall Buildings

The procedure for design and review of Code Exceeding Tall Buildings alongwith list of Engineers and consultants on Expert Review Panel (ERP) for such buildings shall be duly notified and amended from time to time, as per requirement of Bureau of Indian Standards and National Building Code.]

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<sup>58</sup>Inserted/amended vide Misc-2339-Loose-Vol-I/2024/7/16/2024-2TCP Dated: 05.08.2024

## Chapter-11: Public Health Installations

### 11.1 Two pipe system in drainage

- (1) The drainage system of building shall be of two pipe system in which the soil and waste pipes are distinct and separate. The soil pipes being connected to the drain direct and waste pipes through a trapped gully. All traps of all appliances are completely ventilated in this system.
- (2) In Group housing, commercial complexes, commercial (other than plotted), institutional, industrial, other building specified by the competent authority in accordance with **Code 8.4**, the water from waste pipes shall be treated within the premises from appropriate treatment plant. The treated water shall be used for flushing, horticulture and cooling tower purposes. Further, no soil/ waste pipe shall be allowed in common wall.

### 11.2 Minimum sanitary facilities required for various type of buildings

- (1) Dwellings with individual convenience shall have at least the following fitments namely: -
  - (i) one bath room provided with a tap;
  - (ii) one water closet; and
  - (iii) for kitchen wash basin, one nahani trap in the floor or a sink trap raised from the floor shall be provided.

Where only one water closet is provided in a dwelling, the bath and water closet shall be separately provided.

All waste water outlets shall be provided with suitable traps for preventing back flow of water or foul smell or both.
- (2) Dwellings (tenements) without individual conveniences shall have the following fitments namely: -
  - (i) one water taps with draining arrangements in each tenement;
  - (ii) one water closet and one bath for every two tenements; and
  - (iii) water tap in common bath room and common water closet.
- (3) The requirements for fitments for drainage and sanitation, in case of buildings other than residences such as office buildings, factories, cinemas, concert halls, theatres, hospitals, hotels, restaurants, schools and hostels shall be in accordance with relevant Bureau of Indian Standards of “Basic Requirements for Water Supply, Drainage and Sanitation” with such modifications as may be made from time to time.

### **11.3 Method of disposal**

- (1) Every water borne drainage installation shall be connected with the public sewer, but in case no public sewer exists in the vicinity of the said premises the drainage system may as a temporary measure and subject to the previous written approval of the Competent Authority be connected to a septic tank from which the effluent shall be drained off –
  - (i) into absorption pits; or
  - (ii) by sub-soil drain:

Provided that no absorption pit shall be allowed in the case of any premises or area in which domestic supply is taken from sub soil water:

Provided further that if in future a public sewer is constructed in the nearby area, which can serve the premises, the owner shall at his own expense cause the said drainage system to be connected to the sewer.
- (2) Effective arrangements shall be made to treat the effluents upto the parameters/ guidelines issued from time to time by Central Pollution Control Board (CPCB) or Haryana State Pollution Control Board from the sewer system so as to ensure that the untreated effluents do not enter any canal, river or water body.

### **11.4 Septic tank**

- (1) No septic tank shall be located -
  - (i) at a distance of less than 25 metres from a dwelling unit or any other building used for human habitation or for work or recreation;
  - (ii) within a public through fare;
  - (iii) within 60 (sixty) metres from any percolation well, watercourse or stream used or likely to be used for drinking or domestic purposes or for manufacture or preparation of any article of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operation being carried out without interference with the operation of any water borne sanitary installation as a whole.
- (2) Every septic tank intended to serve a population of 24 (twenty four) or more persons shall be constructed into two separate compartments so that one compartment when required can be put out of use for cleaning purposes. The capacity of every compartment of the septic tank shall be 2½ (two and half) times

the total water supply allowances for the total number of residents of the buildings in premises.

- (3) Every inlet pipe into a septic tank shall be effectively trapped.
- (4) The design of septic tank shall be in accordance with the National Building Code and guidelines issued by Public Works Department, Haryana.

### **11.5 Absorption pit**

- (1) In the matter of location, every absorption pit shall conform to same restrictions as are laid down for a septic tank in **Code 11.4**.
- (2) No absorption pit shall have any outlet into, a means of communication with any sewer, storm water drains and surface drain.
- (3) The walls of every absorption pit shall be at least 0.5 metres above ground level so as to exclude effectively the entry of storm water into the absorption pit.
- (4) The absorption pits shall be constructed in duplicate so that one pit can be put out of use for cleaning purposes. The capacity of the absorption pit shall be as approved by the Competent Authority.
- (5) Other details shall conform to the National Building Code.

### **11.6 Sub-soil irrigation for disposal of effluent**

- (1) No Sub-soil irrigation work for disposal of effluent from a septic tank shall be laid out within a premise till a suitable area of open land, the situation and extent and sub-soil of which is previously approved by the Competent Authority, is set apart within the premises to be used as a farm or a garden.
- (2) The area set apart shall be one hectare for every 25,000 liters of effluent per day.
- (3) No part of any area reserved for sub soil irrigation, shall be within a distance of 25 metres from the nearest point of any dwelling unit or any other building used for human habitation or for work or for recreation and of any canal or irrigation well.
- (4) No such works shall be laid out within a distance of 75 metres from any percolation well, tube well, or water-course or stream used or likely to be used for drinking or domestic purposes or for the manufacture or preparation of any articles of food or drink for human consumption.

### **11.7 Zero waste water discharge**

- (1) The group housings, industries, commercial, institutions and any other building specified by the competent authority shall ensure zero waste water discharge to main sewer line and shall install suitable treatment plant for treatment of waste water. The applicant shall submit completion certificate of installation of treatment plant from independent expert agency along with the application of Occupation Certificate.
- (2) For water conservation in the building, provision shall be made whereby the waste water generated from the sources such as dishwashing or washing machines, is used for sub-surface irrigation, or if treated, for non-potable purposes e.g. to flush toilets and for washing cars.

**Note:** The above restriction shall not apply in case of plots upto 4000 square metres.

### **11.8 Notice and certificate of completion of work**

No connection to any public sewer shall be made nor any water borne sanitary and drainage installations intended to be connected through the connection, shall be brought into use until a certificate after completion of these works, has been applied for by the applicant to the Competent Authority and a certificate has been issued by the letter to the effect that the sanitary installations and drainage have been satisfactorily completed in compliance with this Code. If no decision is communicated on the application for a certificate within 30 days of the receipt of the application, the certificate shall be deemed to have been granted.

### **11.9 Application for connection with public sewer**

- (1) After the grant of a certificate referred to in the building Code or in the event of the said certificate having been deemed to have been granted, every person intending to connect a drain to a public sewer shall apply to the Competent Authority at least seven days before the date on which such connection is required.
- (2) The application shall be accompanied by a certificate referred to the **Code 11.8** and such amount as may be laid down from time to time by the Competent Authority and calculated on the basis of the current schedule of rates to meet the cost of the proposed connection.

- (3) On receipt of the application and subject to the requirement of the foregoing clauses, the Competent Authority shall sanction or reject the request.
- (4) In the event of the required connection having been sanctioned, it shall be made only under the supervision of an officer authorized by the Competent Authority.

#### **11.10 Sewer connection**

- (1) Every drain discharging into a public sewer shall join the sewer obliquely in the direction of the flow of the sewer.
- (2) If practicable, the connection shall be made at an existing junction in the sewer and if not possible, then there shall be an intercepting manhole before the connection.

#### **11.11 Drainage of roof**

The roof of every building shall drain rain water into gutters, chutes or trough and shall be carried down through adequate number of down pipes without causing dampness in any part of the wall or foundation of the building or any adjacent building:

Provided that in the case of detached or semidetached building not exceeding one storey, in height, rain water pipe, khasi or exposed parnalas may be provided for so long as these do not discharge into any public roadway, footpath or on private land of adjoining owner.

#### **11.12 Inspection of work**

Every person by or for whom any water borne sanitary installation or drainage installation or any other work in connection therewith is carried out for any existing or new building or any other premises, shall at all reasonable times, afford the Competent Authority or any other officer/official duly authorised by him, free access to such water borne sanitary installations or drainage installations or work in connection therewith, for the purpose of inspection.

#### **11.13 Effect on the transferred areas**

Where the planned areas are transferred to the Competent Authority then the norms/ bye-laws/ zoning bye-laws applicable to them at the time of transfer of these areas shall remain same, as defined by the concerned Department/ Authority.

## Chapter 12 – Environmental Clearance

### 12.1 Environmental clearances for building and construction

- (1) The Competent Authority shall approve and certify the compliance of environmental clearances requirements for following categories building:

Sr. No.	Building Category	Built up area (in square metres)
1	Category A	5000- 20000
2	Category B	Above 20000-50000
3	Category C	Above 50000-150000

- (2) The Competent Authority shall approve and certify the compliance of environmental clearances by ensuring the conditions stated below are fulfilled:

#### Environmental conditions for Category A buildings:

Sr. No.	Medium	Environmental conditions	Schedule for submitting self-certification
1	Natural Drainage.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	Along with Occupation Certificate application.
2	Water Conservation- Rain Water Harvesting and Ground Water Recharge.	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Along with Occupation Certificate application.
2a		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	Along with Occupation Certificate application.
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	Along with Occupation Certificate application.
4	Energy	In common areas, LED/ solar lights must be provided.	Along with Occupation Certificate application.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/	Along with notice of commencement of construction

		tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	
5a		The exhaust pipe of the DG set, if installed, must be minimum 10 metres away from the building. In case it is less than 10 metres away, the exhaust pipe shall be taken up to 3 metres above the building.	Along with Occupation Certificate application.
6	Green cover	A minimum of 1 tree for every 80 square metres of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	Along with notice of commencement of construction.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	Along with notice of commencement of construction.

**Environmental conditions for Category B buildings:**

Sr. No.	Medium	Environmental conditions	Schedule for self-certification
1	Natural Drainage.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	Along with Occupation Certificate application.
2	Water Conservation-Rain Water Harvesting and Ground Water Recharge.	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Along with Occupation Certificate application.
2a		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	Along with Occupation Certificate application.
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	Along with Occupation Certificate application.

4	Energy	In common areas, LED/ solar lights must be provided.	Along with Occupation Certificate application.
4a		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	Along with Occupation Certificate application.
4b		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed.	Along with Occupation Certificate application.
4c		Use of flyash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	Along with notice of commencement of construction.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	Along with notice of commencement of construction.
5a		The exhaust pipe of the DG set, if installed, must be minimum 10 metres away from the building. In case it is less than 10 metres away, the exhaust pipe shall be taken up to 3 metres above the building.	Along with Occupation Certificate application.
6	Green cover	A minimum of 1 tree for every 80 square metres of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	Along with notice of commencement of construction.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	Along with notice of commencement of construction.

**Environmental conditions for Category C buildings:**

Sr. No.	Medium	Environmental conditions	Schedule for submitting self-certification
1	Natural Drainage.	The inlet and outlet point of natural drain system should be maintained	Along with Occupation

		with adequate size of channel for ensuring unrestricted flow of water.	Certificate application.
2	Water Conservation-Rain Water Harvesting and Ground Water Recharge.	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Along with Occupation Certificate application.
2a		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	Along with Occupation Certificate application.
2b		The ground water shall not be withdrawn without approval from the competent authority.	Along with notice of commencement of construction.
2c		Use of potable water in construction should be minimized.	Along with notice of commencement of construction.
2d		Low flow fixtures and sensors must be used to promote water conservation.	Along with notice of commencement of construction.
2e		Separation of grey and black water should be done by the use of dual plumbing system.	Along with notice of commencement of construction.
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	Along with Occupation Certificate application.
3a		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	Along with Occupation Certificate application.
3b		Organic waste composter/vermiculture pit with a minimum capacity of 0.3 Kg/tenement/day must be installed wherein the STP sludge may be used to be converted to manure which could be used at the site or handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	Along with Occupation Certificate application.

4	Energy	In common areas, LED/ solar lights must be provided.	Along with Occupation Certificate application.
4a		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	Along with Occupation Certificate application.
4b		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed.	Along with Occupation Certificate application.
4c		Use of fly ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	Along with notice of commencement of construction.
4d		Use of concept of passive solar design of buildings using architectural design approaches that minimize energy consumption in buildings by integrating conventional energy-efficient devices, such as mechanical and electric pumps, fans, lighting fixtures and other equipment, with the passive design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass.	Along with Occupation Certificate application.
4e		Optimize use of energy systems in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Code (ECBC) 2007 of the Bureau of Energy Efficiency, Government of India.	Along with Occupation Certificate application.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	Along with notice of commencement of construction.

5a		The exhaust pipe of the DG set, if installed, must be minimum 10 metres away from the building. In case it is less than 10 metres away, the exhaust pipe shall be taken up to 3 metres above the building.	Along with Occupation Certificate application.
6	Green cover	A minimum of 1 tree for every 80 square metres of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	Along with notice of commencement of construction.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	Along with notice of commencement of construction.
7	Sewage Treatment Plant	Sewage treatment plant with capacity of treating 100% waste water shall be installed. Treated water must be recycled for <u>gardening and flushing</u> .	Along with Occupation Certificate application.
8	Environment Management Plan	The environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conservation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility.	Along with Occupation Certificate application.

- (3) The applicant shall self-certify the above stated environmental conditions with the certification of supervision/ completion from the Architect or Engineer or Bureau of Energy Efficiency Certified Energy Auditors, as the case may be, responsible for supervising the construction of building and/ or installing the solar photovoltaic power plant. Sewage Treatment Plant, Solid waste management system, ECBC Code & others.
- (4) The applicant shall submit the self-certification of environmental conditions to the Competent Authority as per schedule given in **Code 12.1(2)**.
- (5) The Competent Authority shall verify the certification and shall issue consent/ comments within 10 (Ten) working days of receiving the certification. The Environmental Clearance certificate shall deemed to be accepted, if it is in conformity with

conditions stated above, but no consent/ comments have been passed by Competent Authority within specified time.

- (6) If the owner or Architect or Engineer or Consultant as mentioned in **Code 12.1(3)** as the case may be, submits a wrong/ false self-certification or if any additional construction or violation is reported to exist at site or has concealed any fact or misrepresented regarding environmental conditions stated in **Code 12.1(2)**, he shall be jointly and severally held responsible for such omission and complaint against the Architect for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the Competent Authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Engineer/ Consultant/ Owner, necessary penal proceedings will be initiated along with debarring Engineer/ Consultant/ Architect from practicing in the State of Haryana.
- (7) In case environmental clearance is issued by Competent Authority, no separate prior environmental clearance shall be required.
- (8) In case the building is certified from GRIHA, there is no requirement for issue environmental clearance.

## Chapter 13 – Code Applicability

### 13.1 Applicability of this Code

Where any building permit which has been issued by the Competent Authority before the commencement of this Code and where construction is in progress and has not been completed within the specified period from the date of such approval, the said permission shall be deemed to be sanctioned under this Code and shall only be eligible for revalidation thereunder. Accordingly, where the validity of sanction has expired and construction has not commenced, construction shall be governed by the provisions of this Building Code.

### 13.2 Power of relaxation

The Government may relax any restrictions or conditions or norms stated in the Code or may issue direction to revise the Code, if the relaxation or revision is in public interest at large.

## Appendix A

### 59 [Appendix A: Qualification and Competence of Architect/ Engineer/ Supervising Engineer/ Structural Engineer/ Proof Consultant/ Supervisor/ Geotechnical Engineer.

Sr.No.	Professional	Qualification	Competency/ Functions
1	Architect	Registered with valid membership of the Council of Architecture, India as prescribed under the Architect's Act 1972.	<ul style="list-style-type: none"> <li>• Prepare, sign all plans and submissions of building plans under Code 4</li> <li>• Further supervise construction of all buildings and issue certificate of supervision and completion of all buildings pertaining to Architectural aspects, as stated in this code.</li> </ul>
2	Engineer	Graduate in Civil Engineering from recognized Indian or foreign university, having Associate membership of The Institution of Engineers (India) including Architectural Engineer as specified in clause A-2.2, Annex A of Part 2 Administration of National Building Code-2016.	<ul style="list-style-type: none"> <li>• Supervise all building construction including preparation of service plans, structural drawings, details and calculations of buildings upto 1000 square metres plot area and 15.0 metres height referred in Form BRV(A1).</li> </ul>
3	Supervising Engineer	Graduate in Civil Engineering from recognized Indian or foreign university, having Associate membership of The Institution of Engineers (India), with minimum three years of experience.	<ul style="list-style-type: none"> <li>• Supervise all building construction and issue certificate of supervision and completion of all buildings pertaining to structural aspects, as stated in this code.</li> </ul>
4	Structural Engineer	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with	<ul style="list-style-type: none"> <li>• The Structural Engineer shall be competent to prepare the structural design, make calculations and design details for all</li> </ul>

<sup>59</sup>Substituted vide memo no. Misc-2339-Loose-ULB-7/19/2023-2TCP dated 04.12.2023

		minimum three years experience in structural engineering practice with designing and field work.	buildings referred in Form BR-V(A2).
5	Proof Consultant	<p>i. Structural Engineer or a group/ firm of Structural Engineers having post-graduate qualification in structural engineering, having Associate membership of Institute of Engineer, India with ten years experience in structural design and evaluation thereof, for multi-storeyed and specialized structure, and/ or an institute of the following type:</p> <p>ii. Institute of Structural Engineers (India).</p> <p>iii. Central Building Research Institute, Roorkee.</p> <p>v. Various engineering institutes, like:</p> <p>a) Indian Institute of Technology;</p> <p>b) Punjab Engineering College, Chandigarh;</p> <p>c) National Institute of Technology;</p> <p>d) Any other institute of repute;</p>	<ul style="list-style-type: none"> <li>• Evaluation/ checking of the structural design of the buildings referred in relevant Form BR-V(A2).</li> </ul>
6	Supervisor	<p>i. Two years diploma in Draftsman Civil with seven years experience under a qualified Architect/Civil Engineer for building design, construction and supervision; or</p> <p>ii. Three years diploma in Civil Engineering/Architectural Assistantship with five years experience under a</p>	<ul style="list-style-type: none"> <li>• To prepare, sign and submit building plans and supervise construction of building upto 200 Sqm (8 marla) and 15 mtr. Height, under Code 4.</li> <li>• The Supervisor shall get his/her empanelment renewed annually for the first 2 years and it shall be renewed for a period of 3 years thereafter.</li> </ul>

		qualified Architect/Civil Engineer for building design, construction and supervision; or iii) iii. B.Tech Civil, B.Tech (Building Engineering Management or equivalent);	
7	Geotechnical Engineer	Post graduate in geotechnical engineering with minimum 10 year experience in geotechnical engineering practice in designing and field work. or Doctorate in civil engineering or geotechnical engineering with minimum 5 year experience in geotechnical engineering practice in designing and field work.	<ul style="list-style-type: none"> <li>• Evaluation/checking of the design of the buildings above 70 m height as mentioned in BR-V (A2)</li> </ul>

*“Note: Any post graduate qualification with at least 50% of the subjects relating to Structural Engineering (by credit), including research thesis, shall also be treated at par with Post Graduate in Structural Engineering.”]*

**Annexure “B” – Standard Affidavit**

I ..... son/daughter/wife of .....  
....., applied for building plan approval/ DPC Level/  
occupation certificate vide application dated..... on Form  
BR....., and resident of ....., hereby solemnly  
state & affirm as under:

1. That I shall not use basement as habitable space, as the same has not been included in the FAR and has not been shown as habitable space in the approved plans.
2. That I shall use the building only for the purpose for which approval and occupation certificate has been obtained.
3. That I shall comply with all the condition(s) implied by the competent authority at the time of approval of building Plan and Occupation certificate.
4. That .....(condition/ indemnity/ affirmity required by the Competent Authority)-I.
5. That .....(condition/ indemnity/ affirmity required by the Competent Authority)-II.
6. That .....(condition/ indemnity/ affirmity required by the Competent Authority)-III.
7. ....

Place:  
Date:

DEPONENT

**VERIFICATION**

I ..... son/daughter/wife of .....  
....., applied for building plan approval/ DPC Level/  
occupation certificate vide application dated..... on Form  
BR....., and resident of ....., hereby verify and  
affirm that the contents of this affidavit are true and correct to the best of my  
knowledge, belief and information in witness whereof I have signed hereunder on  
\_\_\_\_\_ day of \_\_\_\_\_.

Place:  
Date:

DEPONENT

**Annexure “C” – Standard report format for Single Joint Inspection.**

I. Inspection report Format for Pre-Construction Stage (to be conducted within 1-2 week of submission of building plan application/ self certification:

Name of applicant:.....	Address of site/ building Plot no. .... Khasra no..... Sector/ area..... Colony.....	Application no.:.....
Geo-coordinates of site: Lat/ Long points: (as many required to survey the site)	Area of site:..... (in square metres)	Building use type: <ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Commercial</li> <li>▪ Industrial</li> <li>▪ Institutional</li> <li>▪ Any other.</li> </ul>

<b>Name of Department</b>	<b>Appointed Nodal Officer for joint inspection</b>	<b>Inspection details</b>	<b>Inspection parameters</b>	<b>Sign of Nodal officer</b>
Urban Local Bodies	District Town Planner/ Building Inspector/ Engineer	Site inspection w.r.t site dimension, area, etc.	<ul style="list-style-type: none"> <li>▪ Area of site</li> <li>▪ Site dimensions along with Geo-coordinates.</li> <li>▪ Physical features.</li> <li>▪ Applicability of Acts on site/ HT line/ Gas line, etc.</li> </ul>	
HSIIDC	To be appointed by the Corporation.	Temporary Water Connection	Water Connection inspection	
Town and Country Planning Dept.	District Town Planner	Site inspection w.r.t site dimension, area, etc.	<ul style="list-style-type: none"> <li>▪ Area of site</li> <li>▪ Site dimensions along with Geo-coordinates.</li> <li>▪ Physical features.</li> <li>▪ Applicability of Acts on site/ HT line/ Gas line, etc.</li> </ul>	
Forest Department	To be appointed by	Inspection for any acquisition or	As per Department requirement.	

	the Department.	grabbing of forest land or any cutting of marked trees.		
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II. Inspection report Format for During-Construction Stage (to be conducted within 1 week of submission of self certified DPC level certificate:

Name of applicant:.....	Address of site/ building Plot no. .... Khasra no..... Sector/ area..... Colony.....	Application no.:.....
Area of site:..... (in square metres)		Building use type: <ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Commercial</li> <li>▪ Industrial</li> <li>▪ Institutional</li> <li>▪ Any other.</li> </ul>

Name of Department	Appointed Nodal Officer for joint inspection	Inspection details	Inspection parameters	Sign of Nodal officer
Labour Department	Joint Director/ Deputy Director/ Assistant Director	Cess Assessment inspection	▪ As per Department requirement	
Urban Local Bodies	District Town Planner/ Building Inspector/ Engineer	DPC level inspection	▪ Inspection at DPC level of building w.r.t approved building plan.	
Town and Country Planning Dept.	District Town Planner	DPC level inspection	▪ Inspection at DPC level of building w.r.t approved building plan.	
HUDA	Junior Engineer	<ul style="list-style-type: none"> <li>▪ Inspection for temporary Water connection (only new construction)</li> <li>▪ DPC level inspection (only new construction).</li> </ul>	As per Authority requirement.	

UHBVN	Concerned SDO/ OP	Inspection for Temporary Electricity Connection	As per Department requirement.	
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III. Inspection report Format for Pre-Construction Stage (to be conducted within 1-2 weeks of submission of building plan application/ self certification:

Name of applicant:.....	Address of site/ building Plot no. .... Khasra no..... Sector/ area..... Colony.....	Application no.:.....
Area of site:..... (in square metres)		Building use type: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Any other.

Name of Department	Appointed Nodal Officer for joint inspection	Inspection details	Inspection parameters	Sign of Nodal officer
Labour Department	Joint Director/ Deputy Director/ Assistant Director	<ul style="list-style-type: none"> <li>▪ Inspection at time of completion of construction.</li> <li>▪ In case of start of manufacturing in factory (Manufacturing)</li> </ul>	<ul style="list-style-type: none"> <li>▪ As per Department requirement</li> </ul>	
Fire Department	Fire Officer	Site inspection for Fire Safety norms and fixtures after completion of building	As per Department requirement	
Urban Local Bodies	District Town Planner/ Building Inspector/ Engineer	<ul style="list-style-type: none"> <li>▪ Inspection for Occupation certificate to check that the building has been constructed as per approved plan or not</li> <li>▪ Site inspection for public health services.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Site inspection for OC.</li> <li>▪ Site inspection of health services</li> </ul>	
HSIIDC	To be appointed by the Corporation	<ul style="list-style-type: none"> <li>▪ Inspection for Occupation certificate to check that the building has been constructed as per approved plan or not</li> </ul>	As per Corporation requirement.	

		<ul style="list-style-type: none"> <li>▪ Sewerage Connection</li> </ul>		
Town and Country Planning Dept.	District Town Planner/ Engineer	<ul style="list-style-type: none"> <li>▪ Inspection for Occupation certificate to check that the building has been constructed as per approved plan or not</li> <li>▪ Site inspection for public health services.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Site inspection for OC.</li> <li>▪ Site inspection of health services</li> </ul>	
Public Health Engineering Department	To be appointed by the Dept.	<ul style="list-style-type: none"> <li>▪ Inspection for potable water connection</li> </ul>	As per Department requirement.	
PWD (B & R)	To be appointed by the Dept.	<ul style="list-style-type: none"> <li>▪ Inspection at the time of road cutting for laying of services like water, sewerage line, etc.</li> </ul>	As per Department requirement.	
Pollution Control Board	To be appointed by the Board.	<ul style="list-style-type: none"> <li>▪ Inspection at the time manufacturing of products</li> </ul>	As per Board requirement.	
HUDA	Junior Engineer	<ul style="list-style-type: none"> <li>▪ Inspection for Permanent Water connection (only new construction)</li> <li>▪ Inspection for Occupation certificate to check that the building has been constructed as per approved plan or not.</li> </ul>	As per Authority requirement.	
<b>UHBVN</b>	Concerned SDO/ OP	Inspection for Permanent Electricity Connection	As per Department requirement.	
<b>Chief Electrical Inspector, Power Department</b>	Concerned District Electrical Inspection	Inspection for granting NOC for installation of electrical connection and fixtures	As per Department requirement.	
<b>HAREDA</b>	To be appointed by the Dept.	<ul style="list-style-type: none"> <li>▪ Inspection for ECBC compliance.</li> <li>▪ Inspection for solar related installation.</li> </ul>	As per Department requirement.	

**1) Transit Oriented Development** (as per the policy dated 09.02.2016, as amended from time to time)

	TOD Zone	Maximum Permissible Ground Coverage	Maximum Permissible FAR	Minimum/ Maximum Density (Persons Per Acre)	Parking norms - based on the carpet area* of the additional FAR availed
Multi storeyed Group Housing	Intense	40%	3.5	600 (±10%)	Upto 100 sqm-0.5 ECS • Between 100 sq. mtrs. - 150 sq. mtrs. - 1.0 ECS • More than 150 sq.mtrs. - 1.5 ECS
	Transition	40%	2.5	430 (±10%)	Size of ECS (Equivalent Car Space):- (i) 1 ECS = 23 sq. mts. for open parking. (ii) 1 ECS = 28 sq. mts. for stilt parking (iii) 1 ECS = 32 sq. m
Integrated Commercial/ Office spaces/ mixed land use	Intense	60%	3.5	-	
	Transition	60%	2.5	-	
IT/ITes	Intense	40%	3.5	-	
	Transition	40%	3.0	-	
<ul style="list-style-type: none"> <li>For the purpose of calculation of parking, the definition of Carpet Area as mentioned in the policy dated 09.02.2016, as amended from time to time, shall be followed.</li> </ul>					

**2) Affordable Group Housing** (as per the policy dated 19.08.2013, as amended from time to time)

Density	Maximum Permissible FAR (Residential Component)	Maximum permissible Ground Coverage	Minimum are under organized Green spaces	Commercial component		Parking Norms
				Maximum NPA permissible	Max permissible FAR	
750- 900 (persons per acre)	225	50%	15% of Net Planned Area (NPA)	8%	175	<ul style="list-style-type: none"> <li>Mandatory nonchargeable 0.5 ECS for each Dwelling Unit (0.8m X 2.5m)</li> <li>Optional and chargeable parking space at the extent of 0.5 ECS for</li> </ul>

<sup>60</sup>Inserted vide Misc-2339-ULB-C/7/5/2006-2TCP dated 18.10.2022

						each Dwelling Unit. • The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as freevisitor-car-parking space.
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**2) Maximum FAR and Density to be permitted with TDR**(as per the policy dated 19.08.2013, as amended from time to time)

Sr. NO.	Type of Colony/ Site Project	Applicable FAR	Applicable Density (persons per acre)	Maximum permissible FAR with TDR	Maximum Density (persons per acre with TDR)
1.	GH	1.50/1.75	300-400	3.0	Existing + 200
2.	AGH	2.25	750-900	3.0	Existing + 175
3.	HDGH	1.75	450	3.0	Existing + 200
4.	TOD-GH	3.5/2.5	600/430 (±10%)	5.0/4.0	Existing+ 150
5.	CL	1.75	NA	3.0	NA
6.	TOD-CL	3.5/2.5	NA	5.0/4.0	NA
7.	NILP-CL	3.0	NA	4.5	NA
8.	MLU	1.75	80	3.0	Existing +70
9.	TOD-MLU	3.5/2.5	NA	5.0/4.0	NA
10.	NILP-R	1.25	300	2.5	Existing + 125
11.	CP/CC	2.5	NA	5.0	NA
12.	TOD-IT/ITES	3.0/3.5	NA	4.5/5.0	NA
13.	IIILP-IND	1.0	NA	2.0	NA
14.	CS/I-CLU	1.0/1.5	NA	2.0	NA
15.	Res. Plot	1.0 to 1.65	18	2.4/2.64 (as applicable)	Co change

Notations:

- GH**=Group Housing Components (1.5/1.75 FAR) in such colonies where permitted, except NILP;
- AGH**=Affordable Group Housing Component in all such colonies where permitted as per the Policy dated 19.08.2013, as amended from time to time
- HDGH**=High Density Group Housing Project as provided in development plan
- TOD-GH**=Group Housing Licence under TOD as per the Policy dated 09.02.2016, as amended from time to time
- CL**=Commercial Components in all colonies where permitted or Commercial CLU projects;
- TOD-CL**= Commercial Licenced Colony under TOD Policy dated 09.02.2016, as amended from time to time
- NILP-CL**= Commercial Licence granted under the NILP Policy dated 26.10.2015 as amended from time to time

8. **MLU**= Mixed Land Use Licence granted under policy dated 03.01.2014, as amended from time to time
9. **TOD-MLU**= Mixed Land Use Project under TOD Policy dated 09.02.2016, as amended from time to time
10. **NILP**=Residential Licence granted under New Integrated Licencing Policy dated 09.02.2016, as amended from time to time
11. **CP/CC/ IT-ITES**= Cyber Park/Cyber city/ IT or ITES Units
12. **TOD-IT/ITES**= IT/ITES Project under TOD Policy dated 09.02.2016, as amended from time to time.
13. **IILP-IND**=Industrial Component under IILP policy dated 11.10.2017, as amended from time to time
14. **CS**=Community Sites in licenced colonies
15. **I-CLU**= CLU Projects for Institutional Use
16. **Res. Plot**= Residential Plot in a Residential Plotted colony

Note: The word 'colony' shall be as defined in the Act No. 8 of 1975. Further, the parameters as above shall be applicable on the specified use irrespective of such use being either the main use or and ancillary use unless specifically excluded to such effect. For example, the group housing parameters shall be applicable to the group housing components availed either in a group housing colony or in a Cyber City or in an Industrial colony and so on, except group housing components in a NILP projects for which the parameters are separately specified.]

**61[ FORM BR-I**

[See Code 2.1(1)]

*Application for erection/re-erection of Building(s)  
(Other than building(s) applied under self-certification)*

From

.....  
.....

To

.....  
.....

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on Site no. \_\_\_\_\_; Street no. \_\_\_\_\_; at \_\_\_\_\_/Khasra no. \_\_\_\_\_, Village \_\_\_\_\_ (strike out whichever is not applicable)

i. I/We attach:

- a. Site plan (in triplicate) showing the position of site proposed to be built upon as required by the Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by competent authority from time to time containing the drawings so submitted;
- b. Plans, elevations and sections (in triplicate) as required by the Code along with an un-editable compact Disc/DVD or any, other electronic medium permissible by competent authority from time to time containing the drawings so submitted;
- c. Drainage plans (in triplicate), as required by Code along with an un-editable compact Disc/DVD or any, other electronic medium permissible by competent authority from time to time containing the drawings so submitted;
- d. Structural drawings (for record) signed by the empanelled Structural Engineer and/ or Proof Consultant/ Geo-Technical Engineer, in original, as per Form BR-V(A1)/ BR-V(A(2), as may be applicable, alongwith complete list of such drawings, certified by all concerned, i.e. structural engineer and proof consultant, in A3 size;
- e. Specifications of the proposed building (in triplicate) in **Form BR-II**;
- f. Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in **Form BR-V(A1) or BR-V(A2)**; and
- g. Receipt of Scrutiny fee @ Rs. 10 per square metre deposited online on Department Portal
- h. In case of revision of building plans, the reasons on account of which such changes are being proposed to be specified as follows:

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<sup>61</sup>Substituted vide Memo No. MISC-720/2024/7/16/2024-TCP dated 25.07.2024

Tick mark whichever applicable	Reason for revision	Specify Block/ Tower/Phase of such revision	Specify Area (in Sqm) under corresponding Block/Tower/Phase proposed for revision
<input type="checkbox"/>	Additional FAR on account of utilisation of Transferable Development Rights Certificate		
<input type="checkbox"/>	Additional FAR on account of Purchasable Development Rights		
<input type="checkbox"/>	Additional FAR on account of TOD		
<input type="checkbox"/>	Additional FAR on account of Green rating/ incentives		
<input type="checkbox"/>	Additional FAR on account of installation of Solid Waste Management plant		
<input type="checkbox"/>	Additional FAR on account of installation of solar photovoltaic power plant		
<input type="checkbox"/>	On account of the following in respect of licence(s) issued under Act of 1975:-		
<input type="checkbox"/>	(i) Grant of licence for additional land.		
<input type="checkbox"/>	(ii) Migration of part licenced land.		
<input type="checkbox"/>	(iii) De-licence of part licenced land.		
<input type="checkbox"/>	(iv) Surrender of part licenced land.		
<input type="checkbox"/>	Any other, specify		
I/ We hereby undertake that the proposed revision of building plans is limited to the extent as indicated above and no parameter other than above is proposed or intended for revision.			

- ii. The construction of the building will be undertaken as per the approved building plans, Structural design and specifications as submitted by the Engineer/ Structural Engineer/Proof Consultant/Geo Technical Engineer, as applicable.

The construction of the building will be got supervised through the following Architect/ Engineer/ Supervising Engineer, whichever applicable:

A	Class of Building	Tick whichever applicable
1.	Residential	
1.1.	Residential Plotted	

<b>1.1.a.</b>	Upto 1000 sqmts and 16.5 mts height	
<b>1.1.b.</b>	Above 1000 sqmts upto 16.5 mts	
<b>1.2.</b>	Residential (other than plotted)	
<b>1.2.a.</b>	Upto 1000 sqmts and 15 mts height	
<b>1.2.b.</b>	Above 1000 sqmts upto 15 mts	
<b>1.2.c.</b>	Above 15 mts.	
<b>2.</b>	<b>Commercial</b>	
<b>2.1.</b>	Upto 1000 sqmts and 15 mts height	
<b>2.2.</b>	Above 1001-2000 sqm upto 15 mts height	
<b>2.3.</b>	Above 2000 sqm upto 15 mts height	
<b>2.4.</b>	Above 15 mts.	
<b>3.</b>	<b>Industrial/IT/ITES</b>	
<b>4.</b>	<b>Warehousing</b>	
<b>5.</b>	<b>Educational</b>	
<b>6.</b>	<b>Institutional</b>	
<b>7.</b>	<b>Any other, please specify</b>	
<b>B. Technical Persons (Whichever applicable)</b>		
<b>FOR DESIGN</b>		
(I) Architect (For all classes of buildings)		
	i. Name:	
	ii. Council of Architecture Registration No. _____, valid upto _____	
	iii. Complete Address	
	iv. E-Mail	
	v. Mobile no.	
(II) Engineer (For 1.1.a, 1.2.a & 2.1):		
	i. Name:	
	ii. Qualifications:	
	iii. Complete Address	
	iv. E-Mail	
	v. Mobile no.	
(III) Empanelled Structural Engineer (For 1.1.b, 1.2.b, 1.2.c, 2.2, 2.3, 2.4, 3, 4, 5, 6)		
	i. Name:	
	ii. Qualifications:	
	iii. Department TPR No.	
	iv. Complete Address	
	v. E-Mail	
	vi. Mobile no.	

<p>(IV) Empanelled Proof Consultant (For 1.1.b, 1.2.b, 1.2.c, 2.3, 2.4, 3, 4, 5, 6)</p> <p>i. Name :</p> <p>ii. Qualifications:</p> <p>iii. Department TPR No.</p> <p>iv. Complete Address</p> <p>v. E-Mail</p> <p>vi. Mobile no.</p>
<p>(V) Empanelled Geo-technical Engineer (For evaluation of all classes of buildings with height more than 70 m)</p> <p>i. Name :</p> <p>ii. Qualifications:</p> <p>iii. Department TPR No.</p> <p>iv. Complete Address</p> <p>v. E-Mail</p> <p>vi. Mobile no.</p>
<p><b>FOR SUPERVISION</b></p>
<p>(VI) Architect (For all classes of buildings)</p> <p>i. Name:</p> <p>ii. Council of Architecture Registration No. _____, valid upto _____</p> <p>iii. Complete Address</p> <p>iv. E-Mail</p> <p>v. Mobile no.</p>
<p>(VII) Engineer (for 1.1.a, 1.2.a, 2.1)</p> <p>i. Name:</p> <p>ii. Qualifications:</p> <p>iii. Complete Address</p> <p>iv. E-Mail</p> <p>v. Mobile no.</p>
<p>(VIII) Empanelled Supervising Engineer (1.1.b, 1.2.b, 1.2.c, 2.2, 2.3, 2.4, 3, 4, 5, 6)</p> <p>i. Name:</p> <p>ii. Qualifications:</p> <p>iii. Department TPR No.</p> <p>iv. Complete Address</p> <p>v. E-Mail</p> <p>vi. Mobile no.</p>

Dated \_\_\_\_\_

Enclosures

Signature of applicant

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.]

**FORM BR-II**  
See Code 2.1(1)(iv))  
**Specifications**

The materials to be used in the construction to be clearly specified under the following heads:-

Items	Specifications
(a) Foundations	
(b) Walls	
(c) Damp-proof course	
(d) Floors	
(e) Roofs	
(f) Windows and Doors and other wood-work	
(g) Steel work	
(h) Internal finish	
(i) External finish.	

Signature of applicant  
(No digital signatures are required)

Signature of Architect/Engineer  
i. Complete  
Address  
ii. E-Mail  
iii. Mobile no.

**62[ FORM BR-V (A1)**

(See code 1.2(1)(lxxi), (lxxxv), 2.1(1)(vii))

**Certificate of conformity to Code and structural safety for Residential and Commercial Buildings upto 15 metres height.**

Certificate to be submitted along with the building application in **Form BR-1** duly signed by the Architect and the Structural Engineer.

**Details of the building for which the certificate is issued**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.

Name of the owner \_\_\_\_\_.

Complete address of the owner \_\_\_\_\_.

**A. Building Plan :**

- i. Name of Architect:
- ii. Council of Architecture Registration No. \_\_\_\_\_, valid up to \_\_\_\_\_.
- iii. Complete Address
- iv. E-Mail
- v. Mobile no.

**B. Structural Design:**

- i. Name of Engineer:
- ii. Qualifications:
- iii. Complete Address
- iv. E-Mail
- v. Mobile no.

**Certificate**

It is hereby certified that the plans submitted in Form BR-I alongwith duly signed Structural drawings (for record) as per the counter signed list enclosed with this form, are in accordance with the Haryana Building Code-2017 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Indian Standard Code (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Owner  
(No digital signatures are  
required)  
Mobile no.  
E-mail

Signature of Architect

Signature of Engineer/  
Structural Engineer

<sup>62</sup>Substituted vide Memo No. MISC-720/2024/7/16/2024-TCP dated 25.07.2024

**Enclosure to FORM BR-V (A1)**

STRUCTURAL DRAWINGS : List of Plans being submitted in accordance with the Structural Design.

1...

2...

3...

4...

..... ]

Haryana Building Code-2017

**Certificate of conformity to rules and structural safety for all buildings except as stated in Form BR-V(A1)**

Certificate to be submitted along with the building application in Form BR-I duly signed by the Architect and Empanelled Structural Engineer, Empanelled Proof Consultant and Empanelled Geo-Technical Engineer, if applicable.

**Details of the building for which the certificate is issued**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.

Name of the owner \_\_\_\_\_.

Complete address of the owner \_\_\_\_\_

**A. Building Plans:**

- i. Name of Architect:
- ii. Council of Architecture Registration No. \_\_\_\_\_, valid upto \_\_\_\_\_.
- iii. Complete Address
- iv. E-Mail
- v. Mobile no.

**B. Structural Design**

(a) Empanelled Structural Engineer:

- i. Name:
- ii. Qualifications:
- iii. Department TPR No.
- iv. Complete Address
- v. E-Mail
- vi. Mobile no

(b). Empanelled Proof Consultant, if applicable:

- i. Name:
- ii. Qualifications:
- iii. Department TPR No.
- iv. Complete Address
- v. E-Mail
- vi. Mobile no.

(c). Empanelled Geo-technical Engineer, if applicable:

---

<sup>63</sup>Substituted vide Memo No. MISC-720/2024/7/16/2024-TCP dated 25.07.2024

- i. Name :
- ii. Qualifications:
- iii. Department TPR No.
- iv. Complete Address
- v. E-Mail
- vi. Mobile no.

### **Certificate**

It is hereby certified that the plans submitted in Form BR-1 the building detailed above, are in accordance with the Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Owner

(No digital signatures are required)

Signature of Architect

Signature of Empanelled  
Structural Engineer

<sup>354</sup>[The structural design as per the duly signed Structural drawings (for record) mentioned in the countersigned list enclosed with this form, has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Empanelled Proof Consultant

The structural design of the buildings above 70 m height, as per the duly signed Structural drawings (for record) mentioned in the countersigned list enclosed with this form, has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Empanelled Geo-Technical  
Engineer along with Mob. No. & E-mail

STRUCTURAL DRAWINGS: List of Plans being submitted in accordance with the Structural Design.

1...

2...

3...

4...

.....

Signature & Stamp of  
Empanelled Structural  
Engineer

Signature & Stamp of  
Empanelled Proof Consultant

Signature & Stamp of Empanelled  
Geo-Technical Engineer  
(If applicable) ]

Haryana Building Code-2017

**FORM BR-III**

(See Code 4.2(4))

**Form of Sanction**

From

\_\_\_\_\_

To

\_\_\_\_\_

Memo No.

Dated the .....

Reference you application for permission to erect/re-erect-add to/alter a building on plot No. \_\_\_\_\_/ Khasra no. \_\_\_\_\_, Village \_\_\_\_\_ in accordance with the plans submitted with it.

Permission is hereby-

(i) granted/sanctioned for the aforesaid construction subject to the provisions of the respective Acts and Haryana Building Code -2017 subject to the following amendments, terms and conditions;

(ii) rejected for reasons given below :-

\_\_\_\_\_

Enclosures

Competent Authority

<sup>64</sup>[FORM BR-IV (A)  
(See Code 4.10(1))

**For Residential and Commercial Buildings upto 15 metres height  
Application for permission to occupy**

From

\_\_\_\_\_  
\_\_\_\_\_

To

\_\_\_\_\_  
\_\_\_\_\_

Sir,

I/We hereby give you notice that the building/part-of-building described below and sanctioned vide your order No.\_\_\_\_\_, dated \_\_\_\_\_, has been completed on \_\_\_\_\_ in all respects according to the sanctioned plans and the structural design made for the same and the suggested modifications have been carried out.

**Description of Building**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.(or)

Khasra no. \_\_\_\_\_, Village \_\_\_\_\_

1. Name of the owner alongwith mob.no. and E-mail \_\_\_\_\_.  
Complete address of the owner \_\_\_\_\_.
2. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:  
\_\_\_\_\_  
\_\_\_\_\_
3. Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.
4. Completion certificate from the architect/engineer who supervised the construction of the building is submitted herewith.
5. Kindly issue an occupation certificate as required by Haryana Building Code -2017

Dated \_\_\_\_\_

Signature of applicant  
(No digital signatures are required)

<sup>64</sup>Substituted vide Memo No.Misc-2339-Loose-ULB-7/19/2023-2TCP Dated 04.12.2023

(I) For Residential sites (other than Residential plotted) and commercial sites measuring upto 1000 sqm upto 15 mts height:-

Signature of Architect and / or Engineer supervising the construction at site

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

(II) For Residential sites (other than Residential plotted) and commercial sites above 1000 sqm upto 15 mts height:-

Signature of Architect and /or Empanelled Supervising Engineer

- i. Department TPR No.
- ii. Complete Address
- iii. E-Mail
- iv. Mobile no.]

<sup>65</sup>[FORM BR-IV (B)

(See Code 4.10(1))

**For all Buildings except as stated in Form BR-IV(A)  
Application for permission to occupy**

From

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To

\_\_\_\_\_  
\_\_\_\_\_

Sir,

I/We hereby give you notice that the building/part-of-building described below and sanctioned vide your order No. \_\_\_\_\_, dated \_\_\_\_\_, has been completed on \_\_\_\_\_ in all respects according to the sanctioned plans and the structural design made for the same and the suggested modifications have been carried out.

**Description of Building**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.(or)

Khasra no. \_\_\_\_\_, Village \_\_\_\_\_

1. Name of the owner alongwith mob.no.and E-mail \_\_\_\_\_.  
Complete address of the owner \_\_\_\_\_.
2. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.
4. Completion certificate (**Form BR-V(2)/VI**) from the Architect/ Empanelled Supervising Engineer/ Third Party Inspection Agency who supervised the construction of the building is submitted herewith.

<sup>65</sup>Substituted vide Memo No.Misc-2339-Loose-ULB-7/19/2023-2TCP Dated 04.12.2023

5. Kindly issue an occupation certificate as required under Haryana Building Code -2017

Dated \_\_\_\_\_

Signature of applicant

(No digital signatures are required)

Signature of Architect

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

Signature of Empanelled Supervising Engineer

- i. Department TPR No.
- ii. Complete Address
- iii. E-Mail
- iv. Mobile no.]

**<sup>66</sup>[FORM BR-V (1)**

[See Code 4.10(1)]

**For Residential and Commercial Buildings upto 15 metres height.  
Completion certificate by an Architect/Engineer in respect of building on :**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.

Name of the owner \_\_\_\_\_.

Complete address of the owner \_\_\_\_\_.

It is hereby certified that the above work has been supervised by us and has been completed to my satisfaction in accordance with the sanctioned building plans and its structural design. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the Haryana Building Code -2017 and no rules made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated \_\_\_\_\_

(I) For Residential sites (other than Residential plotted) and commercial sites measuring upto 1000 sqm upto 15 mts height:-

Signature of Architect and/ or Engineer supervising the construction at site

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

(II) For Residential sites (other than Residential plotted) and commercial sites above 1000 sqm and upto 15 mts height:-

Signature of Architect and/ or Empanelled Supervising Engineer

- i. Department TPR No.
- ii. Complete Address
- iii. E-Mail
- iv. Mobile no.]

---

<sup>66</sup>Substituted vide Memo No.Misc-2339-Loose-ULB-7/19/2023-2TCP Dated 04.12.2023

<sup>67</sup>**[FORM BR-V (2)**  
(See Code 4.10(1))  
**For all Buildings except as stated in Form BR-V(1)**

**Completion certificate by the Architect and Empanelled Supervising Engineer in respect  
of building on:**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.

Name of the owner \_\_\_\_\_.

Complete address of the owner \_\_\_\_\_.

It is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the sanctioned building plans and its structural design as checked and certified by the proof consultant. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the Haryana Building Code -2017 and no rules made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated \_\_\_\_\_

Signature of Architect

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

Signature of Empanelled Engineer supervising the site

- i. Department TPR No.
- ii. Complete Address
- iii. E-Mail
- iv. Mobile no.]

---

<sup>67</sup>Substituted vide Memo No.Misc-2339-Loose-ULB-7/19/2023-2TCP Dated 04.12.2023

**FORM BR-VI**  
(See Code 4.10(1)(ii))  
**Completion Certificate by an Architect**

I do hereby certify-

- i) that the following work has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan.
- ii) that no deviation from sanctioned plan is made while constructing the building/ deviation from sanction plan is made (details as below) and these deviations are duly shown on completion drawings. Due to these deviations, human safety has not been compromised (strike off whichever is not applicable).
- iii) that the workmanship and the whole of the materials used are good; that no provision of the Haryana Building Code, 2017 and no requisition made, conditions prescribed or order issued there under has been violated in the course of the work.

Details of construction on (floor-wise along with covered area on each floor)

City \_\_\_\_\_ Street \_\_\_\_\_  
Plot No. \_\_\_\_\_ House No. (if any) \_\_\_\_\_ (or)  
Khasra no. \_\_\_\_\_, Village \_\_\_\_\_

Dated

Signature of Architect

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

**FORM BR-VII**  
(See Code 4.10(2), (4) and (5))  
**Form of Occupation Certificate**

From

\_\_\_\_\_,  
\_\_\_\_\_.

To

---

Memo No.....

Dated .....

Whereas Shri/ Smt/ M/s ..... has applied for the issue of an occupation certificate in respect of the building described below:-

City \_\_\_\_\_ Street \_\_\_\_\_

Site No. \_\_\_\_\_ HouseNo.(if any) \_\_\_\_\_

(or) Khasra no. \_\_\_\_\_, Village \_\_\_\_\_

Indicating description of the building, covered area, towers, nature of buildings etc.

I hereby:-

- (i) grant permission for the occupation of the said building with following conditions; or
- (ii) refuse permission for the occupation of the said building for reason given below:-

Competent Authority

**Form-BRS-I**  
(See Code 2.2(1))

**Form of application under self-certification**

Class of Building –

- |               |                          |
|---------------|--------------------------|
| Residential   | <input type="checkbox"/> |
| Commercial    | <input type="checkbox"/> |
| Educational   | <input type="checkbox"/> |
| Institutional | <input type="checkbox"/> |
| Warehousing   | <input type="checkbox"/> |
| Industrial    | <input type="checkbox"/> |
| Any other     | <input type="checkbox"/> |

From

.....  
.....

To

.....  
.....

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on Site No. ....; Street No. ....; at .....

2. I/We attach:

- a. a site plan showing the position of site proposed to be built upon as required by the Code (in triplicate) an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required by **Code 2.1**;
- b. Plans, elevations and sections as required by the Code (in triplicate) an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawing as required by **Code 2.2**;
- c. Drainage plans (in triplicate), as required by Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required under this code;
- d. Structural drawings (for record) along with structure Certificate as per **Form BRS-II**;
- e. Fire Safety design as required in the National Building Code as approved by the State Fire Authority. Alternatively an undertaking to the effect that the fire safety plans duly approved by the State Fire Authority will be submitted within sixty days;
- f. Heating, Ventilation, Air conditioning (H.V.A.C.) service plans, wherever required;
- g. Specifications of the proposed building (in triplicate) in **Form BR-II**;
- h. Certificate of conformity to regulation and structural safety for the relevant buildings;
- i. An affidavit from the owner and architect, as required under **Code 2.2**;
- j. Scrutiny fee through an electronic transfer

3 The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, fire safety design as approved by the Competent Authority and got supervised through the following Architect/Engineer;

Signature of

- i) Architect:
  - a. Complete Address
  - b. E-Mail

- c. Mobile no.
- ii) Structural Engineer supervising the construction at site
  - a. Complete Address
  - b. E-Mail
  - c. Mobile no.

Haryana Building Code-2017

**Form BRS-II**  
(See Code 2.2(2))

**Certificate for structure conforming under self-certification**

Plot No. \_\_\_\_\_ Sector \_\_\_\_\_ Colony \_\_\_\_\_  
City/Town \_\_\_\_\_  
Name of the Owner \_\_\_\_\_.  
Complete address of the owner \_\_\_\_\_.

It is hereby certified that the plans submitted in **Form BRS-I** for the building detailed above are in conformity with the Haryana Building Code-2017 and the approved zoning plan of the plot. The structure has been designed in accordance with the provision of National Building Code for structures resistance to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Owner  
(No digital signatures are required)  
Mobile no.  
E-mail

Signature of Architect

Signature of Structural  
Engineer

**FORM BRS-III**

[see Code 4.11(1), (2) and (3)]

**For Buildings Residential and Industrial Buildings applied under Code 2.2  
Application for permission to occupy**

From

.....  
.....

To

.....  
.....

Sir,

I/We hereby give you notice that the building/part of building described below and sanctioned vide your order No. \_\_\_\_\_, dated \_\_\_\_\_, has been completed on \_\_\_\_\_ in all respect according to the sanctioned plans and the structural design made for the same and suggested modifications have been carried out.

**Description of Building**

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.(or)

Khasra no. \_\_\_\_\_, Village \_\_\_\_\_

1. Name of the owner alongwith mob.No \_\_\_\_\_ and E-mail \_\_\_\_\_

Complete address of the owner \_\_\_\_\_.

2. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.

4. Completion certificate from the architect/engineer who supervised the construction of the building is submitted herewith.

5. Kindly issue an occupation certificate as required by Haryana Building Code -2017

Dated \_\_\_\_\_

Signature of applicant

(No digital signatures are required)

Signature of

i) Architect:

a. Complete Address

b. E-Mail

c. Mobile no.

ii) Engineer supervising the construction at site

a. Complete Address

b. E-Mail

c. Mobile no.

## FORM BRS-IV

(See Code 4.11(1) and (2))

### Certificate of conformity to rules and structural safety.

Certificate to be submitted along with the building application in **Form BRS-III** duly signed by the Architect and the Structural Engineer.

#### Details of the building for which the certificate is issued

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.

Name of the owner \_\_\_\_\_.

Complete address of the owner \_\_\_\_\_.

A. Building Plan :

i. Name of Architect:

ii. Council of Architecture Registration No. \_\_\_\_\_, valid up to \_\_\_\_\_.

iii. Complete Address

iv. E-Mail

v. Mobile no.

B. Structural Design:

i. Name of Engineer:

ii. Qualifications:

iii. Complete Address

iv. E-Mail

v. Mobile no.

#### Certificate

It is hereby certified that the plans submitted in **Form BRS-I** for the building detailed above, are in accordance with the Haryana Building Code-2017 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of

i) Architect:

a. Complete Address

b. E-Mail

c. Mobile no.

ii) Engineer/ Structural Engineer

supervising the construction at site

a. Complete Address

b. E-Mail

c. Mobile no.

**In case of the building is above 15 metres height, the certificate shall be signed by the proof consultant, as followed:**

The structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian

Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Proof Consultant along  
with Mob. No. & E-mail

Haryana Building Code-2017

## FORM BRS-IVA

(See Code 4.12(1) and (2))

### 3<sup>rd</sup> party certification for conformity to rules and structural safety.

Certificate to be submitted along with the building application in **Form BRS-III** duly signed by the 3<sup>rd</sup> party Architect and 3<sup>rd</sup> party Structural Engineer.

#### Details of the building for which the certificate is issued

Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Colony \_\_\_\_\_

City/Town \_\_\_\_\_.

Name of the owner \_\_\_\_\_.

Complete address of the owner \_\_\_\_\_.

#### A. Building Plan :

- i) Name of Architect:
- ii) Council of Architecture Registration No. \_\_\_\_\_, valid up to \_\_\_\_\_.
- iii) Complete Address
- iv) E-Mail
- v) Mobile no.

#### B. Structural Design:

- i. Name of Engineer:
- ii. Qualifications:
- iii. Complete Address
- iv. E-Mail
- v. Mobile no.

### Certificate

It is hereby certified that the site has been inspected and construction has been found in order as per plans submitted in **Form BRS-I**, in accordance with the Haryana Building Code-2017 and the approved zoning plan of the plot, for the building detailed above. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of

- i) Architect (3<sup>rd</sup> party):
  - a. Complete Address
  - b. E-Mail
  - c. Mobile no.
- ii) Engineer/ Structural Engineer (3<sup>rd</sup> party):

- a. Complete Address
- b. E-Mail
- c. Mobile no.

**In case of the building is above 15 metres height, the certificate shall be signed by the proof consultant (3<sup>rd</sup> party), as followed:**

The structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated \_\_\_\_\_

Signature of Proof Consultant  
(3<sup>rd</sup> party) along with Mob. No. & E-mail

Haryana Building Code-2017

**FORM BRS-V**

[see Code 4.11(4)]

**Occupation Certificate for Industrial Buildings applied under Code 4.11**

From

\_\_\_\_\_,  
\_\_\_\_\_

To

---

Memo No.....

Dated .....

Whereas Shri/ Smt/ M/s ..... has applied for the issue of an occupation certificate in respect of the building described below:-

City \_\_\_\_\_ Street \_\_\_\_\_

Site No. \_\_\_\_\_ House No.(if any) \_\_\_\_\_

(or) Khasra no. \_\_\_\_\_, Village \_\_\_\_\_

Indicating description of the building, covered area, towers, nature of buildings etc.

I hereby:-

- (i) grant permission for the occupation of the said building with following conditions; or
- (ii) refuse permission for the occupation of the said building for reason given below:-

Competent Authority

**Form-N-I**

(See Code 1.2(1) (ix), 6.3(3)(i)(a)IV)

**Application form for rendering non-nuisance professional consultancy in residential premises.**

To

\_\_\_\_\_  
\_\_\_\_\_

1. Name of applicant\_\_\_\_\_
2. Premises Number and size\_\_\_\_\_
3. Name of colony/change of land use site\_\_\_\_\_
4. Sector\_\_\_\_\_
5. Detail of floor-wise built up area\_\_\_\_\_ (Square metres)
6. Copy of approved building plan showing duly marked area upon which mixed land use is applicable.
7. Whether occupation certificate has been issued, if so, attested copy thereof to be attached.
8. Details of profession\_\_\_\_\_
9. Numbers of anticipated visitors\_\_\_\_\_
10. Working hours of consultancy\_\_\_\_\_
11. Detail of fee\_\_\_\_\_ through electronic transfer as per **Schedule IV A.**
12. Affidavit to the effect that he shall abide by all the terms and conditions, which shall be imposed by Director from time to time.

Place:

Date:

Signature of Owner  
(No digital signatures are required)  
Mobile no.  
E-mail

**Form-N-II**

(See Code 1.2(1) (ix), 6.3(3)(i)(a)IV)

From

\_\_\_\_\_

To

\_\_\_\_\_

Memo No.

Dated:

**Subject: Permission to provide non-nuisance consultancy services in the residential premises.**

This is with reference to your application dated \_\_\_\_\_.

2. Permission is hereby granted to provide \_\_\_\_\_ services, within the premises of your land/house bearing number \_\_\_\_\_ Sector \_\_\_\_\_ town/city \_\_\_\_\_. The above permission shall be subject to the following terms and conditions:-

(1) You can use the premises of your house upto 25% of the covered area of the premises or 50 square metres, whichever is less for the purpose.

(2) Total charges paid i.e. Rupees \_\_\_\_\_ is for a period of five years.

(3) Water, sewerage and electricity charges for such premises to the extent that is being used for non-residential use would be charged at commercial rates by the service providing agency.

(4) The permission given by Competent Authority shall be valid for a period of five years which may be renewed thereafter for a period of five years and further in block of five years on payment of renewal fee @ 10% of updated commercial charges.

(5) The owners of a premises where mixed land is used is permitted should accept any other condition such as restriction with respect of provision of parking advertisement etc.

(6) Competent Authority can withdraw the permission give for mixed land use at any point of time, if the percentage area permitted under mixed land use is found to exceed the stipulated limit or for any other reason in the public interest.

(7) That the permission shall also be governed by the provision of this code.

(8) That the owners of building shall not further sublet/lease out the premises for which permission is being granted.

Signatures of Permission Issuing Authority along with seal.

**SCHEDULE IV-A**

(See Code 1.2(1) (ix), 6.3(3)(i)(a)IV)

**Rates of conversion of residential premises into non-nuisance professional services for 25% of the covered area of the premises or 50 square metres whichever is less.**

Potential Zone as notified under the Punjab Scheduled Roads and Controlled area Restriction on Unregulated Development Act, 1963 and Rules, 1965	<b>Hyper potential</b>	<b>High potential</b>	<b>Medium potential</b>	<b>Low potential</b>
	Rs. 0.60 Lac	Rs. 0.50 Lac	Rs. 0.30 Lac	Rs. 0.20 Lac.

Haryana Building Code-2017

**SPECIMENMODEL ZONING CLAUSES FOR DIFFERENT BUILDING TYPES**

**1. Model Zoning Clauses for Residential Building**

**i. Code referred in the clause is Haryana Building Code, 2017, amended from time to time.**

**ii. SHAPE & SIZE OF SITE.**

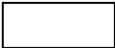
The shape and size of site is in accordance with the demarcation plan shown as ‘ ’ to ‘ ’, as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

**iii. LAND USE.**

The type of buildings use permissible is residential and under no circumstance, the use of building shall be changed.

**iv. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**

The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

**v. SITE COVERAGE AND FLOOR AREA RATIO (FAR).**

- (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
- (b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be as per **Code 6.3(3)(i)(a)**.
- (c) Maximum permissible FAR shall be as per **Code 6.3(3)(i)(a)**.

**vi. HEIGHT OF BUILDING.**

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a) The maximum height of the buildings shall be as **Code 6.3(3)(i)(a) and Code 6.3(3)(vii)**.
- (b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.
- (c) The plinth height of building shall be as per **Code 7.3**.
- (d) All building block(s) shall be constructed so as to maintain an inter-se distance as per **Code 7.11(5)**.
- (e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

**vii. PARKING.**

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per **Code 7.1**.
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

**viii. APPROACH TO SITE.**

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.

**ix. BAR ON SUB-DIVISION OF SITE.**

Sub-division of the site shall not be permitted, in any circumstances.

**x. APPROVAL OF BUILDING PLANS.**

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.

**xi. BASEMENT.**

Basements within the building zone of the site shall be provided as per **Code 6.3(3)(i)(a)** and shall be constructed, used and maintained as per **Code 7.16**.

**xii. BOUNDARY WALL.**

The boundary wall shall be constructed as per **Code 7.5**.

**xiii. PLANNING NORMS.**

The building to be constructed shall be planned and designed to the norms and standards as per **Chapter-7 of the Haryana Building Code, 2017**, and as approved by the Competent Authority.

**xiv. PROVISIONS OF PUBLIC HEALTH FACILITIES.**

The W.C. and urinals provided in the buildings shall conform to **Chapter 11** of the Haryana Building Code, 2017 and National Building Code, 2005.

**xv. EXTERNAL FINISHES.**

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
- (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
- (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course **Chapter 10** of the Haryana Building Code, 2017 shall be followed.

**xvi. LIFTS AND RAMPS:**

- (a) Lift and Ramps in building shall be provided as per **Code 7.7**.
- (b) Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2005

**xvii. BUILDING BYE-LAWS:**

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017.

**xviii. FIRE SAFETY MEASURES:**

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code,

2017/ National Building Code of India and the same should be got certified from the Competent Authority.

- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
- (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

**xix. The rain water harvesting system shall be provided as per Code 8.1.**

**xx. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.**

**xxi. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.**

**xxii. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2.**

## 2. Model Zoning Clauses for Commercial Building

i. Code referred in the clause is Haryana Building Code, 2017, amended from time to time.

### ii. SHAPE & SIZE OF SITE.

The shape and size of site is in accordance with the demarcation plan shown as ' ' to ' ', as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

### iii. LAND USE.

The type of buildings use permissible is commercial for retail outlet/ showroom/ shop/ etc. and under no circumstance, the use of building shall be changed.

### iv. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.

(a) The type of buildings permitted on this site shall be buildings designated and intended to be used for:

(i) retail outlet including saleroom for lubricants, office room, toilet, store installation of fuel pumps, air filling pumps, underground storage of petrol/ diesel, canopy and way side amenities, like repairs/services shop, ATMs & small eating place (Dhaba/ Fast Food Joint). Fuel tanks shall be provided underground within the site after leaving 1.5 mtrs from the boundary.

(ii) Showroom/ shops including sale of goods.

(b) No other building use shall not be permitted.

(c) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

### v. SITE COVERAGE AND FLOOR AREA RATIO (FAR).

(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

(b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be as per **Code 6.3(3)(ii)**.

(c) Maximum permissible FAR shall be as per **Code 6.3(3)(ii)**.

### vi. HEIGHT OF BUILDING.

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

(a) The maximum height of the buildings shall be as **Code 6.3(3)(ii) and Code 6.3(3)(vii)**.

(b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.

(c) The plinth height of building shall be as per **Code 7.3**.

- (d) All building block(s) shall be constructed so as to maintain an inter-se distance as per **Code 7.11(5)**.
  - (e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- vii. PARKING.**
- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per **Code 7.1**.
  - (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- viii. APPROACH TO SITE.**
- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
  - (b) The approach to the site shall be shown on the zoning plan.
  - (c) Entry and Exit shall be permitted as indicated/ marked on the plan.
  - (d) In case of retail outlet no gate and gatepost shall be permitted.
- ix. BAR ON SUB-DIVISION OF SITE.**
- Sub-division of the site shall not be permitted, in any circumstances.
- x. APPROVAL OF BUILDING PLANS.**
- The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.
- xi. BASEMENT.**
- (a) Basements within the building zone of the site shall be provided as per **Code 6.3(3)(ii)** and shall be constructed, used and maintained as per **Code 7.16**.
  - (b) In case of retail outlet basement is not permitted.
- xii. PLANNING NORMS.**
- The building to be constructed shall be planned and designed to the norms and standards as per **Chapter-7 of the Haryana Building Code, 2017**, and as approved by the Competent Authority.
- xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES.**
- The W.C. and urinals provided in the buildings shall conform to **Chapter 11** of the Haryana Building Code, 2017 and National Building Code, 2005.
- xiv. EXTERNAL FINISHES.**
- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
  - (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
  - (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
  - (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course **Chapter 10** of the Haryana Building Code, 2017 shall be followed.

- xv. LIFTS AND RAMPS:**
- (a) Lift and Ramps in building shall be provided as per **Code 7.7.**
  - (b) Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
  - (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2005
  - (d) Not applicable in case of retail outlet.
- xvi. BUILDING BYE-LAWS:**  
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017.
- xvii. FIRE SAFETY MEASURES:**
- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India and the same should be got certified from the Competent Authority.
  - (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
  - (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The rain water harvesting system shall be provided as per Code 8.1.**
- xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.**
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.**
- xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2.**
- xxii. GENERAL**
- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
  - (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
  - (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
  - (d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
  - (e) Provision for flickering amber light shall be as approved in the building plans for the retail outlet site the petrol pump is commissioned (in case of retail Outlet only).
  - (f) Sign boards for entry or exit shall be displayed within the site and shall be provided with proper lighting i.e. green light for entry board and red light for exit board (in case of retail Outlet only).
  - (g) The owner of the retail outlet shall not utilize the portion of the road reservation in front of the site for any purpose whatsoever (in case of retail Outlet only).
  - (h) Garbage collection center of appropriate size shall be provided within the site.

- (i) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.
- (j) No advertisement shall be permitted (in case of retail Outlet only).

Haryana Building Code-2017

### 3. Model Zoning Clauses for Educational and Institutional Building

i. Codereferred in the clause is Haryana Building Code, 2017, amended from time to time.

ii. **SHAPE & SIZE OF SITE.**

The shape and size of site is in accordance with the demarcation plan shown as ' ' to ' ', as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

iii. **LAND USE.**

The type of buildings use permissible is Primary/ Higher/ Secondary School/ College in accordance to permission granted by Competent Authority. and under no circumstance, the use of building shall be changed.

iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**

(a) The type of buildings permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. It may include residence for Principal/ Warden/ or other teaching staff, watch and ward staff and other administrative staff along with hostels for students, extension counter of post office and bank as may be permitted by Competent Authority, subject to maximum limit of 15% of the permissible FAR..

(b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR).**

(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

(b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be as per **Code 6.3(3)(iii)**.

(c) Maximum permissible FAR shall be as per **Code 6.3(3)(iii)**.

vi. **HEIGHT OF BUILDING.**

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

(a) The maximum height of the buildings shall be as **Code 6.3(3)(iii) and Code 6.3(3)(vii)**.

(b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.

(c) The plinth height of building shall be as per **Code 7.3**.

(d) All building block(s) shall be constructed so as to maintain an inter-se distance as per **Code 7.11(5)**.

- (e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- vii. PARKING.**
- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per **Code 7.1**.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- viii. APPROACH TO SITE.**
- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.
- (c) Entry and Exit shall be permitted as indicated/ marked on the plan.
- ix. BAR ON SUB-DIVISION OF SITE.**
- Sub-division of the site shall not be permitted, in any circumstances.
- x. APPROVAL OF BUILDING PLANS.**
- The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.
- xi. BASEMENT.**
- Basements within the building zone of the site shall be provided as per **Code 6.3(3)(iii)** and shall be constructed, used and maintained as per **Code 7.16**.
- xii. PLANNING NORMS.**
- The building to be constructed shall be planned and designed to the norms and standards as per **Chapter-7 of the Haryana Building Code, 2017**, and as approved by the Competent Authority.
- xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES.**
- The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2005.
- xiv. EXTERNAL FINISHES.**
- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
- (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
- (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course **Chapter 10** of the Haryana Building Code, 2017 shall be followed.
- xv. LIFTS AND RAMPS:**
- (a) Lift and Ramps in building shall be provided as per **Code 7.7**.
- (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.

- (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2005

**xvi. BUILDING BYE-LAWS:**

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017.

**xvii. FIRE SAFETY MEASURES:**

- (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India and the same should be got certified from the Competent Authority.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
- (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

**xviii. The rain water harvesting system shall be provided as per Code 8.1.**

**xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.**

**xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.**

**xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2.**

**xxii. GENERAL**

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
- (e) Garbage collection center of appropriate size shall be provided within the site.
- (f) No advertisement shall be permitted.

#### 4. Model Zoning Clauses for Storage/ Godown Building

i. Codereferred in the clause is Haryana Building Code, 2017, amended from time to time.

ii. **SHAPE & SIZE OF SITE.**

The shape and size of site is in accordance with the demarcation plan shown as ' ' to ' ', as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

iii. **LAND USE.**

The site shall be used for Warehouse (For storage of non agro/ agro produce) in accordance with the permission of change of land use granted and its use for any other purpose shall not be permitted in any case.

iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**

- (a) The type of buildings permitted on the site shall be buildings meant for Ware House purpose and their use for any other purposes shall not be permitted. The Building for ware house purposes shall include Ware House and ancillary uses. Ticketing Machine Room/ Cloak Room/Toilets/ Wireless Stations/ Canteen/ Security Rooms/ Generator Room will be allowed. Security Room, Ticketing Machine and Toilets may be allowed in the setback with the condition that whenever the land is required for widening of roads, the same can be acquired by the developing agency. These facilities may be provided at a distance of 9.00 metres from the main building.
- (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR).**

- (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
- (b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be as per **Code 6.3(3)(v)**.
- (c) Maximum permissible FAR shall be as per **Code 6.3(3)(v)**.

vi. **HEIGHT OF BUILDING.**

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a) The maximum height of the building shall not be more than 21 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space.
- (b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.
- (c) All building block(s) shall be constructed so as to maintain an inter-se distance as per **Code 7.11(5)**.

- (d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

**vii. SETBACK:**

Setbacks shall be provided as per **Code 6.3(3)(v)**.

**viii. PARKING.**

15% of the site area shall be reserved for idle parking. To avoid nuisance to the vehicular traffic, no idle parking will be made on the approach road. The segregated area of idle parking of trucks should be located by providing gate in a receded position vis-a-vis the plot boundary.

**ix. APPROACH TO SITE.**

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.
- (c) Entry and Exit shall be permitted as indicated/ marked on the plan.

**x. BAR ON SUB-DIVISION OF SITE.**

Sub-division of the site shall not be permitted, in any circumstances.

**xi. APPROVAL OF BUILDING PLANS.**

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.

**xii. BASEMENT.**

No basement permitted.

**xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES.**

The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2005.

**xiv. EXTERNAL FINISHES.**

- (a) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (b) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course **Chapter 10** of the Haryana Building Code, 2017 shall be followed.

**xv. LIFTS AND RAMPS:**

- (a) Lift and Ramps in building shall be provided as per **Code 7.7**.

**xvi. BUILDING BYE-LAWS:**

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017.

**xvii. FIRE SAFETY MEASURES:**

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India and the same should be got certified from the Competent Authority.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.

- (c) The fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The rain water harvesting system shall be provided as per Code 8.1.**
- xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.**
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.**
- xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2.**
- xxii. GENERAL**
  - (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
  - (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
  - (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
  - (d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
  - (e) Garbage collection center of appropriate size shall be provided within the site.

## 5. Model Zoning Clauses for Group Housing

i. Codereferred in the clause is Haryana Building Code, 2017, amended from time to time.

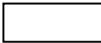
### ii. SHAPE & SIZE OF SITE.

The shape and size of site is in accordance with the demarcation plan shown as ' ' to ' ', as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

### iii. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.

(a) The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by Competent Authority.

(b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

### iv. SITE COVERAGE AND FLOOR AREA RATIO (FAR).

(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

(b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be as per **Code 6.3(3)(i)(b)**.

(c) Maximum permissible FAR shall be as per **Code 6.3(3)(i)(b)**.

### v. HEIGHT OF BUILDING.

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

(a) The maximum height of the building shall be as per **Code 6.3(3)(i)(b)**.

(b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.

(c) All building block(s) shall be constructed so as to maintain an inter-se distance as per **Code 7.11(5)**.

(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

### vi. PARKING.

(a) The parking spaces in group housing shall be as per **Code 7.1**.

(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

**vii. APPROACH TO SITE.**

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.
- (c) Entry and Exit shall be permitted as indicated/ marked on the plan.

**viii. GATE POST AND BOUNDARY WALL**

- (a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
- (b) The boundary wall shall be constructed as per **Code 7.5.**

**ix. DENSITY**

- (a) The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA.

For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 7.5 square metres of living area, whichever is more.

**x. ACCOMMODATION FOR SERVICE POPULATION**

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 13 square metres. In addition 15% of the total number of dwelling units having a minimum area of 20 square metres shall be earmarked for E.W.S category.

**xi. OPEN SPACES**

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

**xii. CONVENIENT SHOPPING**

0.5% of the total site area shall be reserved to cater for essential convenient shopping with the following conditions:

- (a) The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
- (b) The size and height of Kiosk/ Shops/ Departmental Store shall be as specified by the Competent Authority.

**xiii. PROVISION OF COMMUNITY BUILDINGS**

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

**xiv. BAR ON SUB-DIVISION OF SITE.**

- (a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
- (b) Sub-division of the site shall not be permitted, in any circumstances.

**xv. APPROVAL OF BUILDING PLANS.**

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.

**xvi. BASEMENT.**

(a) The number of basement storeys in Group Housing shall be as per **Code 6.3(3)(i)(b).**

(b) The construction of basement shall be executed as per **Code 7.16.**

**xvii. PROVISIONS OF PUBLIC HEALTH FACILITIES.**

The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2005.

**xviii. EXTERNAL FINISHES.**

(a) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.

(b) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course **Chapter 10** of the Haryana Building Code, 2017 shall be followed.

**xix. LIFTS AND RAMPS:**

Lift and Ramps in building shall be provided as per **Code 7.7.**

**xx. BUILDING BYE-LAWS:**

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed.

**xxi. FIRE SAFETY MEASURES:**

(a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India and the same should be got certified from the Competent Authority.

(b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.

(c) The fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

**xxii. The rain water harvesting system shall be provided as per Code 8.1.**

**xxiii. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.**

**xxiv. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.**

**xxv. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2.**

**xxvi. GENERAL**

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.

(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.

- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
- (e) Garbage collection center of appropriate size shall be provided within the site.

Haryana Building Code-2017

## 6. <sup>68</sup>[Model Zoning Clauses for Different Building Types

### Model Zoning Clauses for Dormitory Plots in Licensed Industrial Plotted Colonies

i. Code referred in the clause is Haryana Building Code, 2017, amended from time to time.

#### ii. SHAPE & SIZE OF SITE

The shape and size of site is in accordance with the demarcation plan shown as ' ' to ' ', as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

#### iii. LAND USE

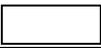
a) The type of building use permissible is residential and under no circumstance, the use of building shall be changed.

b) All such dormitory buildings shall be treated as public building for the purpose of requirement of Fire NOC for its construction and occupation.

#### iv. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.

a) The type of buildings permitted on the site shall be buildings designated and intended to be use for residential purpose and there use for any other purposes shall not be permitted. It shall include dormitory office, common room, kitchen and dining area.

b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

#### v. AREA & DENSITY OF DORMITORY PLOTS

a) Minimum and Maximum Area of dormitory plots: 200-8000 sqm

b) Minimum and Maximum density permitted: 1000-1600 PPA

#### vi. SITE COVERAGE AND FLOOR AREA RATIO (FAR).

a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

b) The Far and Ground coverage of such dormitory building of area upto 500 sqm shall be governed by the parameters as applicable for similar size residential plots in the Haryana Building Code.

c) For dormitory plots greater than 500 sqm size, the following parameters shall be applicable:

(i) Maximum FAR allowed: 250

(ii) Maximum Ground Coverage: 50%

#### vii. NORMS APPLICABLE FOR DORMITORY ROOMS

a) No dormitory room shall have an occupancy of less than four, i.e., no less than four beds shall be provided in a dormitory room. The calculation of occupancy of each dormitory room shall be based on the no. of beds proposed.

b) Bunk beds shall be allowed.

<sup>68</sup> Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

- c) Min. & Max carpet area of dormitory room: 20 to 50 sqm.

**viii. UTILITIES**

- a) Dormitory Office: Min. 10 sqm.
- b) Minimum area under Common Room: 2 sqm per user for 25% strength and max. 60 sqm
- c) Kithen and Dinning area:
- (i) Area norm for provision of kitchen: 0.5 sqm per diner and max. of 60 sqm
- (ii) Area norms for dining area; 1 sqm per user for 50% strength and max. 60 sqm
- (iii) Provision of kitchen can be made either as a common kitchen for the entire building or as a common kitchen or pantry (open or enclosed) provided with each dormitory room, as per norms indicated above. In such case the minimum arearequirement for kitchen/ pantry as per Haryana Building Code shall be applicable.
- (iv) No independent dining area shall be required in case a common kitchen for the entire building is not being provided.

**ix. HEIGHT OF BUILDING.**

The height of building for area upto 500 sqm shall be governed by the parameters as applicable for similar size residential plots in the Haryana Building Code.

- a) For dormitory plots greater than 500 sqm size, the maximum height of the building shall be 30m.
- b) The maximum height of the building shall not be more than 21 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space.
- c) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.
- d) All building block(s) shall be constructed so as to maintain an interse distance as per Code 7.11(5).
- e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (d) above

**x. PARKING.**

The provision for parking space shall be provided at the rate of one 2 wheeler/ bicycle parking unit of 0.8 m X 2.5 m. for 50% of no. of beds proposed in a dormitory plot.

**xi. APPROACH TO SITE.**

- a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- b) The approach to the site shall be shown on the zoning plan.
- c) Entry and Exit shall be permitted as indicated/ marked on the plan.

**xii. OPEN SPACES**

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

**xiii. BAR ON SUB-DIVISION OF SITE.**

Sub-division of the site shall not be permitted, in any circumstances.

**xiv. APPROVAL OF BUILDING PLANS.**

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.

**xv. BASEMENT.**

Provision and use of Basement as per Haryana Building Code shall be allowed.

**xvi. PROVISIONS OF PUBLIC HEALTH FACILITIES.**

- a) Provision of Bathroom/ Water closet/ washbasin can be made either as a common provision for each floor or as an attached facility with each dormitory room, as per norms indicated below.
- b) Common bathroom/ WC Norms:
  - (i) One washbasin for every 6 residents.
  - (ii) One bathroom for every 8 residents.
  - (iii) One water closet for every 6 residents.

**xvii. EXTERNAL FINISHES.**

- a) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- b) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

**xviii. LIFTS AND RAMPS:**

Lift and Ramps in building shall be provided as per Code 7.7

**xix. BUILDING BYE-LAWS:**

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017.

**xx. FIRE SAFETY MEASURES:**

- a) The owner will ensure the provision of proper fire safety measures as required for public buildings for the purpose of fire NOC for its construction and Occupation.
  - b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
  - c) The fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xxi. The rain water harvesting system shall be provided as per central ground water Authority norms/ Haryana government Notification as applicable.

- xxii. That the coloniser/ owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
- xxiii. The coloniser/ owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government New & Renewable Energy Department.
- xxiv. That the coloniser/ owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government New & Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- xxv. That the coloniser/ owner shall ensure the installation of Solar Photo Voltaic Power Plant as per the provisions of Order No. 22/52/2005-5- Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department. xxvi. Fire safety protection measures shall be regulated by Haryana Fire Services Act, 2009 as amended from time to time.

**xxvi. GENERAL**

- a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
- e) Garbage collection center of appropriate size shall be provided within the site.]