

From

The Principal Secretary to Govt., Haryana,
Town and Country Planning & Urban Estates Department.

To

1. Director, Town & Country Planning Department,
Haryana, Chandigarh.
2. Chief Administrator, HUDA, Panchkula.

Memo No. Misc-138-A-Loose/7/5/2006-2TCP

Dated: 7-3-17

Subject:- Adoption of the Haryana Building Code, 2017.

Please refer to this office previous Memo No. Misc-138-A/7/5/2006-2TCP, dated 30.06.2016 on the matter cited as subject.

2. It is intimated that the Government has approved the revision of the Haryana Building Code, 2016, known as the Haryana Building Code, 2017. It will now supersede the Haryana Building Code, 2016 previously published on 30.06.2016. Henceforth, all cases/ applications for seeking approval of building plans and Occupation Certificate shall be governed by the Haryana Building Code, 2017.(except issuance of environmental clearance as per Code 12, of the Haryana Building Code, 2017, which is yet to be approved by Ministry of Environment, Forest and Climate Change, GOI)
3. However, Building plans and occupation certificate applications which are in pipeline and received before 25th January 2017, shall be free to opt either under the since repealed Haryana Building Code, 2016 or the Haryana Building Code, 2017.
4. The copy of the Haryana Building Code, 2017 be hosted on the website of the Department.

Superintendent

for Principal Secretary to Government Haryana,
Town & Country Planning & Urban Estates Department.

Endst.No. Misc-138-A-Loose/7/5/2006-2TCP

Dated:

A copy is forwarded to the following with a request to take necessary action with regard to adoption of the Haryana Building Code, 2017:-

1. The Principal Secretary to Government Haryana, Department of Industries and Commerce, Chandigarh.
2. The Principal Secretary to Government Haryana, Urban Local Bodies Department, Chandigarh.
3. Managing Director, Haryana State Industrial and Infrastructural Development Corporation, Panchkula.
4. Chief Administrator, Housing Board, Haryana, Panchkula.
5. Director, Urban Local Bodies Department, Haryana, Panchkula.
6. Chief Administrator, Haryana State Agricultural Marketing Board, Panchkula.
7. PS/PSTCP for kind information of W/PSTCP.

Superintendent

for Principal Secretary to Government Haryana,
Town & Country Planning & Urban Estates Department.



THE HARYANA BUILDING CODE

2017



Circulated vide PSTCP Memo No. Misc-138-A-Loose/7/5/2006-2TCP dated: 07/03/2017

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 were then 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.

Original published on 30.06.2016

1st Revision: 06.01.2017

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- (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) "big-box retail stores" means a large retail establishments, generally two or more floors structure with roof generally flat and sell general goods as department 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 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

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;

(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;
- (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;
- (xlix) "group housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
 - (i) "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.
 - (ii) "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 munties, 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;

- (Ixi) "occupancy" means the main purpose for which a building or a part of building is used or intended to be used;
- (Ixii) "open space" means a space forming an integral part of the plot left open to sky;
- (Ixiii) "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;
- (Ixiv) "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;
- (I xv) "partition" means a wall which bears no load other than its own weight;
- (Ixvi) "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;
- (Ixvii) "plinth" means the portion or structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
- (Ixviii) "plinth area" means the built up covered area measured at floor level on the basement or of any storey;
- (Ixix) "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;
- (Ixx) "plinth level" means the level of the ground floor of building;
- (Ixxi) "plot" means piece of land or site enclosed by definite boundaries;
- (Ixxii) "porch" means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (Ixxiii) "premises" means messuages, buildings, land easements and hereditaments of any tenure;
- (Ixxiv) "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;

- (lxxxviii) "Structural Engineer" means a person who is a post graduate in structural engineering from a recognized Indian or Foreign 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;
- (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;
- (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.
- (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.

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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) Any person intending to erect or re-erect building shall apply on Form BRS-I along with documents stated in Code 2.1 to the Competent Authority for approval of building plans of architectural controlled commercial booths, Shop-cum-Office (SCO), Shop-cum-Flat (SCF), Shop-cum-Office-cum Flat (SCOF), Double Storey Shop (DSS), plots (all sizes) of industrial plotted colony & residences (upto 500 square metres), under self-certification by giving fifteen day notice to the Competent Authority for approval of building plans intimating the date of start of construction. The construction can be started after fifteen days, in case any objection is not conveyed to the applicant.
- (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. 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

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.

(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-

certification. The DPC certificate shall be 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.
 - (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:-

- (i) Minimum 25% of total permissible ground coverage, excluding ancillary zone, shall be essential for issue of occupation certificate (except for industrial buildings) for the first time or as specified by the Government:
Provided, in case of residential plotted, minimum 50% of the total permissible ground coverage shall be essential to be constructed to obtain occupation certificate, where one habitable room, a kitchen and a toilet forming a part of submitted building is completed.
- (ii) The debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.
- (4) After receipt of application, the Competent Authority shall communicate in writing within 60 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 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.

4.11. Occupation Certificate through Self Certification from industrial buildings

- (1) The owner who had applied under Code 2.2, 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 F o r m BRS-III.
 - (ii) Both the Owner and Architect shall give an affidavit 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 F o r m BRS-V within ten working days of receipt of the F o r m 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 F o r m 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 C o d e 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 ten 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 F o r m 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 F o r m BRS-V within the above mentioned period. However, minimum permissible covered area as mentioned below shall have to be constructed to obtain occupation certificate.

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.

4.12. 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.

Chapter-5: Risk Based Classification

5.1. 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 two risk categories:
 - (i) Low Risk consist of residential buildings and industrial buildings upto 15 metres height including the buildings covered under Architectural Control Sheet.
 - (ii) High Risk consist of buildings other than stated above at (i).
- (3) Since the buildings as stated in Code 5.1(2)(i) above are under the low risk category, therefore, the building shall be approved under Code 2.2.
- (4) The building under high risk category shall be approved under Code 2.1.

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) Except as otherwise expressly provided at the time of sale or the colony approved under specific scheme by the Competent Authority, not more than one building unit shall be erected on any one plot, but in any case two or more plots may be combined for purposes of erection of one "building unit".

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 into two or more independent building units. A building unit may, however, be owned by an individual 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	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	3.0	3.0

	metres		
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) Plotted

Sr. no.	Plot area	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	66%	Single level	165 %	15.0
2	Above 100 to 250 square metres	66%	Single level	145 %	15.0
3	Above 250 to 350 square metres	60%	Single level	130 %	15.0
4	Above 350 to 500 square metres	60 %	Single level	120 %	15.0
5	Above 500 to 1000 square metres	60 %	Single level	100 %	15.0

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 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.

(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 mumti/ 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.

(ii) 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	Commercial colony: includes shopping mall, multiplex, Departmental store, Integrated	Unrestricted	60 %	Unrestricted	175 %	Unrestricted

	commercial Complex, Service Apartment, starred Hotel/ Unstarred Hotel, offices.					
3	Dhabas	1000 square metres to 1 acres	40 %	Unrestricte d	40 % (maximum 50 sqm for kiosks like STD, Books, Cassettes, CDs etc.)	5 metres
4	Banquet Hall	Minimum 2.5 acres	<u>50 %</u>	Unrestricte d	50% (10% FAR allowed for gift shop/STD Booths, Toy Centre and flower shops etc.)	Unrestri cted
5	Starred Hotels, Restaurants	Unrestric ted	40 %	Unrestricte d	175 % (with permissible 15% commercial component)	Unrestri cted
6	Amusement Park	Unrestric ted	30 %	Unrestricte d	50 % (with permissible 15% commercial component)	Unrestri cted
7	Resort, 5 star Hotels, Motel (with/ without banquet hall facilities)	Unrestric ted	30%	Unrestricte d	175 %	Unrestri cted
<u>8</u>	Big box retail stores	Unrestric ted	<u>60%</u>	Unrestricte d	<u>175%</u>	<u>Unrestri cted</u>
<u>9</u>	Petrol Stations	Unrestric ted	As per terms and conditions of Oil companies.			

(iii) Institutional and Educational

Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
Upto 10000 Square metres	35 %	Upto four levels	150%	Unrestricted
Above 10000 square metres	25 % of such portion of site	Upto four levels	150 %	Unrestricted

(iv) 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	40%	Unrestricted	250 %	Unrestricted	To be located on roads with a Right Of Way of 15 metres and above.
3.	Biotechnology other than Pharmaceuticals					
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.

Note for above Code 6.3(3)(ii), (iii) and (iv):

- 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.
- Four levels basement shall be allowed only on site having area more than 8000 square metres & in other cases as decided by Competent Authority.
- 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.
- The facility of enhanced FAR of 25% beyond the General level of 150% in resorts, five star 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. 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.

(v) Warehouse/ 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.

(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. Note: a. Not more than 10% of the permitted FAR to be	0.5 acre to 2 acres	35 %	Single level	100 %	Unrestricted

	allowed for rooms. b. Maximum 10% of the total FAR can be utilized for commercial use viz, Canteen/ Restaurants.					
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 Note: 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.

(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.

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 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) 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 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

Note:

- The additional FAR shall be given over and above the maximum permissible FAR as stated in Code 6.3.
- The incentive of additional FAR for achieving GRIHA rating shall be applicable only on new buildings.
- The applicant has to pay only Infrastructure Development Charges on additional FAR granted as incentive under Code 6.5.

(5) Procedure for availing incentive:

- The applicant is required to submit provisional rating from GRIHA at the time of submission of building plan application to the Competent Authority (Code 4.1 and 4.2) for claiming incentive of additional FAR stated at Code 6.5 (4).
- At the time of applying for Occupation Certificate of building, the applicant is required to submit final rating from GRIHA.
- 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.

Chapter-7: Building Design Norms

7.1. Parking

- (1) In plots situated in plotted colony, minimum 1.5 Equivalent Car Space (ECS) for each dwelling unit shall be required.
- (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 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 40 square metres of covered area shall be required.
- (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 and institutions, 1.0 ECS for every 100 square metres of permissible FAR of plot.
- (8) For restaurant, parking shall be provided as 1.0 ECS for every 2 seats and for multiplex/ cinema/ theatre 1 ECS for every 4 seats.
- (9) For hotels and Motels:

Type	Minimum Guests parking requirement	Minimum employees and visitors' parking requirement
4 Star and above	One ECS for each guest room	One ECS for every three guest rooms
3 Star	Two ECS for every three guest rooms	One ECS for every four guest rooms
2 Star	Two ECS for every five guest rooms	One ECS for every five guest rooms
Motels	One ECS for each guest room	25% of the site area

- (10) 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.
- (11) 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.
- (12) No storage and commercial activities shall be permitted in the covered parking areas.

- (13) 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:

For sites other than residential plots, 1ECS = 23 square metres for open parking, 28 square metres for parking on stilts and 32 square metres for basement parking.

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.
- (3) 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.

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 table 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 open-able windows, ventilators)
1	Habitable room	9.5	2.4	2.75	Total area not less than 1/8 th 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 th 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	

(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.

(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, except at entry gate to the building.
 - (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) The minimum width of the ramps in hospitals shall be 2.4 m for stretcher and not for vehicular movement
 - (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. Exit

- (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 and 30.0 metres for assembly, business, mercantile, industrial 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.

- (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 1/10th to 1/25th 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) The minimum height of the roof of basement shall be 0.9 metre 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.

- (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) Fire protection measures provided in Part IV of National Building Code of India, dealing with the fire protection measures as amended from time to time, shall be followed.

- (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 21st 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 31st 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- Environmental 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-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 tap 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 thorough 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 drain 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.

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 flyash bricks: Fly ash should be used as building	Along with notice

		material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	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 gardening and flushing.	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 be 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 mis-represented 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 the 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 there under. 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" - Qualification and Competence of Architect/ Engineer/ Structural Engineer/ Proof Consultant

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.	The prepare, sign all plans and submissions of building plans under Code 4 Further supervise construction of any building and issue certificate of supervision and completion of all buildings pertaining to Architectural aspects, as stated in this code.
2.	Engineer	Graduate in Civil Engineering from recognized Indian or foreign university, having Associate membership of Institute of Engineer, India.	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 BR-V(A1).
3.	Structural Engineer	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum three years experience in structural engineering practice with designing and field work.	The Structural Engineer shall be competent to prepare the structural design, calculations and details for all buildings and undertake their supervision referred in Form BR-V(A2).
4.	Proof Consultant	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: (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;	Evaluation/ checking of the structural design of the buildings referred in relevant Form BR-V(A2).

FORM BR-I

[See Code 2.1(1)]

Form of application

Class of Building –

Residential	☐	Warehousing	☐
Commercial	☐	Industrial	☐
Educational	☐	Any other	☐
Institutional	☐		

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)

2. I/We attach:

- 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;
- 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 Director from time to time containing the drawings so submitted;
- Drainage plans (in triplicate), as required by Code along with an un-editable compact Disc/DVD or any, other electronic medium permissible by Director from time to time containing the drawings so submitted;
- Structural drawings (for record) as per Form BR-V(A1)/BR-V(A2), as may be applicable;
- 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-IV(A2); and
 - g. Scrutiny fee @ Rs. 10 per square metre deposited as per prescribed mode
- _____
3. The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, and got supervised through the following Architect/Engineer:
- A. Architect:
- i. Name of Architect:
 - ii. Council of Architecture Registration No. _____, valid upto _____.
 - iii. Complete Address
 - iv. E-Mail
 - v. Mobile no.
- B. Engineer:
- i. Name of Engineer:
 - ii. Qualifications:
 - iii. Complete Address
 - vi. E-Mail
 - vii. Mobile no.

Dated _____

Enclosures

Signature of applicant

(No digital signatures are required)

- 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.

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

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,

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 along with 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 Architect/Engineer
supervising the construction at
site

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

The Haryana Building Code, 2017

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 along with 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-VI) from the Architect/Engineer who supervised the construction of the building is submitted herewith.
5. Kindly issue an occupation certificate as required under 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 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 _____

Signature of

- iii) Architect:
 - a. Complete Address
 - b. E-Mail
 - c. Mobile no.

"or"

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

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 the Structural 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 there under has been transgressed in the course of the work.

Dated _____

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.

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. _____ 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

- 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 F o r m 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 C o d e 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.

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

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.

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

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.

SPECIMEN

MODEL 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 C o d e 7.3.
- (d) All building block(s) shall be constructed so as to maintain an inter-se distance as per C o d e 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 C o d e 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 C o d e 6.3(3)(i)(a) and shall be constructed, used and maintained as per C o d e 7.16.

xii. BOUNDARY WALL.

The boundary wall shall be constructed as per C o d e 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.

The Haryana Building Code, 2017

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.

- (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).

The Haryana Building Code, 2017

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)

The Haryana Building Code, 2017

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.

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. 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.

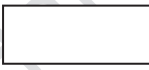
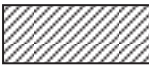
iii. LAND USE.

The 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.

- 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. 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. 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.

x i. 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.

x ii. 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.

x iii. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

x iv. 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.

x v. 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.

x vi. BASEMENT.

- (a) The number of basement storeys in Group Housing shall be as per C o d e 6.3(3)(i)(b).
- (b) The construction of basement shall be executed as per C o d e 7.16.

x vii. PROVISIONS OF PUBLIC HEALTH FACILITIES.

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

x viii. 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.

