



HARYANA BUILDING CODE, 2016



HARYANA GOVERNMENT

Preface

Whereas the Government of Haryana has observed that the different Development Agencies, Authorities/ Departments are 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citizens, the existing Building Rules being followed by the different Agencies/ Departments/ Authorities are now repealed by Government and the Haryana Building Code 2016 is applicable to entire State of Haryana.

CONTENT

| | |
|---|-----------|
| 1. Short title, extent and commencement. | 1 |
| 2. Definitions..... | 1 |
| 3. Application for erection or re-erection of building..... | 11 |
| 4. Procedure for submitting application through self-certification. | 12 |
| 5. Online receipt and approval. | 14 |
| 6. Preparation of building plans by Government Departments. | 14 |
| 7. Constitution of committees | 14 |
| 8. Size of drawing sheets and colouring of plans..... | 14 |
| 9. Site Plan..... | 15 |
| 10. Clearance zone for buildings near High Tension electrical line. | 15 |
| 11. Building Plan | 16 |
| 12. Constructing building as per Architectural Control Sheet | 16 |
| 13. Validity of building plan application | 17 |
| 14. Scrutinize and sanction of building plan..... | 17 |
| 15. Validity of sanctioned plans | 17 |
| 16. Re-validation of building plans..... | 17 |
| 17. Deemed sanction..... | 18 |
| 18. Submission of revised building plans during the validity period of sanction..... | 18 |
| 19. Revocation of sanction | 18 |
| 20. Maintenance of E-Register for sanction /Registration of Building Plans..... | 18 |
| 21. Notice of commencement of work | 18 |
| 22. Damp Proof Course certificate..... | 18 |
| 23. Occupation Certificate | 19 |
| 24. Revocation of Occupation certificate | 20 |
| 25. Risk based classification of building applications. | 20 |
| 26. Use of site, type and character of building. | 21 |
| 27. Sub-division and amalgamation of plots..... | 21 |
| 28. Proportion of the site which may be covered with buildings. | 22 |
| 29. Architectural Control and siting of building. | 27 |

| | |
|---|-----------|
| 30. Green building measures and incentives | 27 |
| 31. Parking | 28 |
| 32. Courtyard | 29 |
| 33. Plinth | 29 |
| 34. Minimum area, size, height and light and ventilation of different components of Residential premises | 29 |
| 35. Boundary Wall, Fence, Gate and Porch | 32 |
| 36. Staircase | 32 |
| 37. Ramps and Lifts..... | 33 |
| 38. Passages and corridors | 34 |
| 39. Exit..... | 35 |
| 40. Means of Access | 35 |
| 41. Light and Ventilation of building | 36 |
| 42. Cantilevered roof and chajja projections | 37 |
| 43. Mezzanine floor | 38 |
| 44. Motor Garage | 38 |
| 45. Minimum provisions with regard to dwelling unit..... | 38 |
| 46. Basement | 38 |
| 47. Fire..... | 41 |
| 48. Rain Water Harvesting | 41 |
| 49. Provision of Rooftop Solar Photo Voltaic Power Plant | 43 |
| 50. Provision of Energy Conservation Building Code | 43 |
| 51. Water Re-use and recycling..... | 43 |
| 52. Sustainable Building Materials | 43 |
| 53. Provision/ facilities for differently-abled persons | 44 |
| 54. Materials | 46 |
| 55. Foundations | 46 |
| 56. Building Services | 46 |
| 57. Plumbing Services | 47 |
| 58. Construction Practices and Safety | 47 |

| | |
|---|----|
| 59. Damp Proof Course | 47 |
| 60. Two pipe system in drainage | 47 |
| 61. Minimum sanitary facilities required for various type of buildings | 48 |
| 62. Method of disposal | 48 |
| 63. Septic tank | 49 |
| 64. Absorption pit | 49 |
| 65. Sub-soil irrigation for disposal of effluent | 50 |
| 66. Zero waste water discharge | 50 |
| 67. Notice and certificate of completion of work | 50 |
| 68. Application for connection with public sewer | 50 |
| 69. Sewer connection | 51 |
| 70. Drainage of roof | 51 |
| 71. Inspection of work | 51 |
| 72. Effect on the transferred areas | 51 |
| 73. Applicability of this Code | 51 |
| Appendix "A" | 53 |

1. Short title, extent and commencement.

- (1) This Code shall be called the Haryana Building Code, 2016.
- (2) This shall be applicable to entire State of Haryana with effect from 01 July 2016.

2. Definitions

- (1) In this Code, unless the context otherwise requires,-
 - (i) "abut" in relation to a building means when it is on a street and the outer face of any of its external walls is on the street boundary;
 - (ii) "Act" means the respective Act of Competent Authority;
 - (iii) "ancillary zone" in the industrial/ commercial/ institutional plot means the building ancillary to and serving the main industrial building and includes meter-room, security room, Sewerage Treatment Plant, godown, guard room, cycle-shed, dispensary, canteen, electric substation and labour quarters for watch and ward staff but shall not include residential accommodation for supervisory staff;
 - (iv) "apartment" means a part of a property, intended for any type of independent use, including building having one or more rooms with enclosed spaces located on one or more floors or any part or parts thereof, to be used for residence, office or for practicing any profession or for carrying on any occupation, trade, business or manufacturing or other uses relating to Information Technology or for such other type of independent use, as may be prescribed, with a direct exit to a public street, road or highway or to a common area leading to such street, road or highway and includes any garage or room (whether or not adjacent to the building in which such apartment is located) provided by the colonizer/owner of such property for use by the owner of such apartment for parking any vehicle or for the residence of any person employed in such apartment, as the case may be.
 - (v) "applicant" means a person(s) including legal heirs who is owner(s) of the site and who applies to the Competent Authority, of his/ her intention to erect or re-erect a building under this Code and includes his/ her legal heirs;
 - (vi) "apparel industry" means the industrial unit primarily engaged in the design, cutting and sewing of garments from fabrics, processed leather and its variant;
 - (vii) "approved" means approved by the Competent Authority;
 - (viii) "Architect" shall mean a person registered with valid membership of the Council of Architecture, India as prescribed under the Architect Act 1972 (Please see Appendix "A");
 - (ix) "Architectural Control Sheet" shall mean sheet of drawing with directions signed by the Competent Authority and kept in his office showing the measures of architectural control;
 - (x) "area" means area under the jurisdiction of Competent Authority;

- (xi) "atrium" means a high open area or central court within multi-storeyed building, covered with transparent material at the terrace;
- (xii) "authorized officer" or "officer authorized" means an officer authorized by the Competent Authority;
- (xiii) "balcony" means a horizontal projection, cantilevered or otherwise, not more than 1.8 metres, including a parapet or railing to serve as a passage or sit out place, open to air at least on one side.
- (xiv) "basement or cellar" means the storey of a building, which is next below the ground storey of such building or which is in any part more than half of its height below the mean level of the street or ground adjoining the building, with one or more than one levels;
- (xv) "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;
- (xvi) "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 a wall and a well;
- (xvii) "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;
- (xviii) "carpet area" shall mean the net usable area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;
Explanation.- For the purpose of this sub-Code, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.
- (xix) "canopy"- shall mean a cantilevered projection from the face of the wall over an entrance to the building at the lintel or slab level provided that:
 - (a) It shall not project beyond the plot line.
 - (b) It shall not be lower than 2.3 metres when measured from the ground.
 - (c) There shall be no structure on it and the top shall remain open to sky.
- (xx) "chimney" means the ventilating shaft/ absorber provided in the building for intake and disposal of smoke;

(xxi) "class of building" shall mean a building in one of the following categories:-

- (a) Assembly building;
- (b) Commercial and mercantile building;
- (c) Educational building;
- (d) Industrial building;
- (e) Information Technology building;
- (f) Inland Container Depot/ Custom bounded area;
- (g) Institutional building;
- (h) Mixed land-use building;
- (i) Residential building;
- (j) Storage building;
- (a) **"Assembly Building"**- A building or part thereof, where groups of people (not less than 50) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes;
- (b) **"Commercial and Mercantile Building"**- includes a building or complex or part thereof used as shops, stores or market for display and sale of wholesale and/ or retail goods or merchandise, including office, Restaurant, Banquet Hall, Hotel, Motel, Resort, Dhaba, Boarding house, Guest house, Amusement Park, office establishments and service facilities incidental thereto and located in the same building;
- (c) **"Educational Building"**- includes a building exclusively used for a school, college, training/ research institute, vocational institute & University including quarters for essential staff required to reside in the premises, and building used as a hostel captive to such educational institution in its campus;
- (d) **"Industrial Building"**- includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plant, cold storage, laboratory, power plant, refinery, gas plant, mill, dairy and factory etc.;
- (e) **"Information Technology building"**- includes building for software development activities, and IT enabled services and/ or IT related manufacturing;
- (f) **"Inland/ Freight Container Depot/ Custom bounded area"**- includes a building being used as an inland intermodal terminal directly connected by road or rail to a seaport/ airport and involved as operating centre for the transshipment of a sea/ air cargo to inland destination, which may include temporary storage;

- (g) **"Institutional Building"**- includes a building constructed by Government, Semi- Government Organization or Registered Trust/ Society and used for medical or other treatment and care for persons suffering from physical or mental illness, disease or infirmity, care of orphans, differently-abled persons, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation. It shall also include 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.
- (xxii) "colony" means colony as defined in the Haryana Development and Regulation of Urban Areas Act, 1975;
- (xxiii) "Competent Authority" shall mean an officer/ agency duly authorized;
- (xxiv) "core area" means thickly built up area of the old town, laldora/ phirni of villages included in the municipalities or area shown as existing land-use in the Development Plan of the town;
- (xxv) "courtyard" means a space permanently open to sky, enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- (xxvi) "covered area" means the area covered immediately above the plinth level by the building but does not include the space covered by –
 - (a) soakpit, rain water harvesting tank, sewage treatment plant, swimming pool (uncovered);

- (b) cantilevered porch (without any storey above) and areas covered by canopy and portico, open staircases for fire escape;
- (c) area under solar panel, service floor and service shaft, atrium;
- (xxvii) "damp proof course (DPC)" means a course consisting of some appropriate water proofing material provided to prevent seepage/ penetration of dampness or moisture from any part of the structure to any other part;
- (xxviii) "digital signature" means "digital signature" defined in the Information Technology Act, 2008.
- (xxix) "drain" means a conduit or channel for the carriage of storm water, sewage, waste water or other waterborne wastes in a building drainage system.
- (xxx) "drainage system" means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage; and includes an open channel for conveying surface water or a system for the removal of any waste water.
- (xxxi) "dwelling unit" means a building or a part thereof which is used or is intended to be used by a person or family for habitation comprising of Kitchen, toilet and room;
- (xxxii) "Engineer" means a person graduate in civil engineering from recognised Indian or Foreign University or Associate Membership of the Institute of Engineers (India), engaged for the supervision, construction or for the preparation of structural design/ drawing or both (Please see Appendix "A");
- (xxxiii) "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;
- (xxxiv) "exit" means a passage channel or means of egress from the building, its storey or floor to a street or, other open spaces;
- (xxxv) "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;
- (xxxvi) "factory" shall have the same meaning as defined in the Factories Act, 1948 (Act LXIII of 1948);
- (xxxvii) "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;
- (xxxviii) "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.

(xxxix) "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 if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking and pedestrian plaza only, open staircase (without mumty), open court yard of permitted size shall not be counted towards FAR;

- (xl) "form" means a form appended to this Code;
- (xli) "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;
- (xlii) "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;
- (xliii) "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;
- (xliv) "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;
- (xlv) "garage" shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;
- (xlvi) "group housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (xlvii) "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.

- (xlviii) "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 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;
- (xlix) "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;
- (l) "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;
- (li) "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;
- (lii) "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;
- (liii) "material change of use" shall mean a change from one class building to another;
- (liv) "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;

- (lv) "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 height of 2.3 metres and shall not be lower than 2.3 metres above floor level;
- (lvi) "mumti" means a small structure erected on the roof of a building to protect such staircase from weather;
- (lvii) "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;
- (lviii) "occupancy" means the main purpose for which a building or a part of building is used or intended to be used;
- (lix) "open space" means a space forming an integral part of the plot left open to sky;
- (lx) "parapet" means a low wall built along the edge of a roof or a floor not more than 1.2 metre in height;
- (lxi) "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;
- (lxii) "partition" means a wall which bears no load other than its own weight;
- (lxiii) "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;
- (lxiv) "plinth" means the portion or structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
- (lxv) "plinth area" means the built up covered area measured at floor level on the basement or of any storey;
- (lxvi) "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;
- (lxvii) "plinth level" means the level of the ground floor of building;
- (lxviii) "plot" means piece of land or site enclosed by definite boundaries;
- (lxix) "porch" means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (lxx) "premises" means messuages, buildings, land easements and hereditaments of any tenure;
- (lxxi) "proof consultant" shall be a person who is a Structural Engineer 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(A1) or BR-V(A2)** (Please see Appendix "A"): -

- (a) Institute of Structural Engineers (India)
- (b) Central Building Research Institute, Roorkee
- (c) Various engineering institutes, like
 - I. Indian Institute of Technology;
 - II. Punjab Engineering College, Chandigarh;
 - III. National Institute of Technology;
 - IV. Any other institute of repute;

- (lxxii) "public sewer" means a sewer line owned and maintained by competent authority for carrying out the sewage;
- (lxxiii) "public street" means any street heretofore leveled, paved, metalled, channeled, sewerred or repaired out of municipal or other public funds, unless before such work was carried out, there was an agreement with the proprietor that the street shall not thereby become a public street, or unless such work was done without the implied or express consent of the proprietor.
- (lxxiv) "rain water pipe" means a pipe or drain used or constructed to be used solely for carrying off rain water directly from roof surfaces;
- (lxxv) "rear" as applied to a building means that portion which is on the opposite side of the 'front';
- (lxxvi) "self-certification" means seeking approval of building plans duly prepared and certified by Architect as per relevant building Code, zoning plan and as per parameters/ policies issued by the Competent Authority from time to time;
- (lxxvii) "service floor" means the floor of a building with maximum height of 2.4 metres, where service equipment, utility lines and various machinery are located;
- (lxxviii) "setback" means a line usually parallel to the plot boundary as laid down in each case by the Competent Authority beyond which nothing can be constructed towards the plot boundary unless specifically allowed by Competent Authority;
- (lxxix) "site" same as "plot" defined at **code 2(1) (lxviii)**;
- (lxxx) "site plan" means a detailed plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the building Code;
- (lxxxii) "storage tank" means a tank or a cistern for storage of water which is connected to water main by means of a supply pipe;
- (lxxxii) "storey" mean the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it;

- (lxxxiii) "stilt" means poles, posts or pillars or columns used to allow a structure or building to stand at a distance above the ground;
- (lxxxiv) "street line" means the line defining the side limits of a street;
- (lxxxv) "Structural Engineer" means a person who is a graduate in Civil Engineering of 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 the structural design for residential and commercial buildings upto 12.5 metres height (15.0 metres in case of stilt). However, only the Structural Engineer possessing post graduate qualification in structural engineering along with a minimum of three years experience in the design of multi storey and specialized structure, and/or registered as such with the Competent Authority, shall be employed to undertake and submit the structural design of buildings other than residential and commercial buildings upto 12.5 metres height, as per the requirements of the relevant **Form BR-V(A1) or BR-V(A2)** (Please see Appendix "A").
- (lxxxvi) "structural wall" means a load bearing wall or wall that carries load in addition to its own load;
- (lxxxvii) "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;
- (lxxxviii) "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;
- (lxxxix) "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;
- (xc) "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.
- (xci) "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;
- (xcii) "water closet" means a privy with arrangement for flushing the pan with water. It does not include a bathroom;

- (xciii) "zoning plan" mean the detailed layout plan of the sector or municipal area or a part thereof 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.

3. Application for erection or re-erection of building

- (1) Any person who intends to erect, re-erect or make alternation in any place in a building or demolish any building shall give notice in writing to the Competent Authority of his/ her intention in the **Form BR-I**, accompanied by the following documents:-
- (i) Ownership documents-lease deed/ sale deed or possession letter in the name of owner issued by the allotment authority or permission to use the land issued by Competent Authority;
 - (ii) a site plan as required by **Code 9**;
 - (iii) a building plan or plans along with an un-editable Compact Disc/ DVD or any other electronic medium permissible by the Competent Authority from time to time containing the drawings in ".DWG" format as required by **Code 11**;
 - (iv) details of specifications of the work to be executed in **Form BR-II**;
 - (v) Structural drawings (for record) as per **Form BR-V(A1) or BR-V(A2)**;
 - (vi) fire safety design as required under National Building Code or under Haryana Fire Services Act, 2009, if applicable;
 - (vii) Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required;
 - (viii) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the **relevant Form BR-V(A1) or BR-V(A2)**;
 - (ix) Public health services plan in un-editable compact Disc/ DVD or any other electronic medium, containing drawings in ".DWG" Format;
 - (x) scrutiny fees (non-refundable) at the rate of ten rupees per square metre of the covered area achieved, shall be deposited in favour of Competent Authority through any prescribed payment mode.

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

- (2) Every person applying under **sub-Code (1)** shall appoint an Architect/ Engineer for drawing up of building plans/ structural drawings and for the supervision of erection

or re-erection of the building. The supervision of erection or re-erection of residential or commercial building upto 12.5 metres height (15.0 metres in case of provision of stilt) may be undertaken by the Architect or the Engineer. However, in case of buildings more than 12.5 metres height, 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.

4. 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 3** 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 of industrial plotted colony (upto 2000 square metres) & residences (upto 500 square metres), under self-certification by giving fifteen days 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 along with Form BRS-V.**
- (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 altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Competent Authority or any other person authorized by him may demolish the said building at the expense of the owner.

Notes:-

- (i) The decision of Competent Authority, in case of any dispute shall be final and binding on all concerned.
- (ii) At any stage during construction, if an Architect notices that violations (except sanctionable ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He/ She shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs shall be submitted to the concerned authority. The Competent Authority shall immediately issue a notice to the owner on the basis of the Architect's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self certification and the owner may, after removal of violations, engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site.
- (iii) Sanctionable changes shall be allowed to be done, provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Competent Authority. While seeking occupation certificate, the Architect shall give a certificate that all changes done are as per Code and policies of the Government from time to time.
- (iv) After submitting of application or during the construction of building if the Owner/ Architect/ Structural Engineer are changed, he shall intimate the Competent Authority by email or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ Architect/ Engineer. The construction work shall have to be suspended until the new owner/ Architect/ Structural Engineer, as case may be, undertakes the full

responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

5. Online receipt and approval.

- (1) All functions performed under this building Code be performed through electronic form.
- (2) Without prejudice to the generality of **sub-Code (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.

6. 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.

7. 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.

8. Size of drawing sheets and colouring of plans

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

| Sr. no. | Sheet name | Sheet size (in mm) |
|---------|------------|--------------------|
| 1 | A0 | 841 x 1189 |
| 2 | A1 | 594 x 841 |
| 3 | A2 | 420 x 594 |
| 4 | A3 | 297 x 420 |

| | | |
|---|----|-----------|
| 5 | A4 | 210 x 297 |
| 6 | A5 | 148 x 210 |

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

9. Site Plan

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

- (i) the boundaries of the site and any contiguous features.
- (ii) the position of the site in relation to neighbouring street/ revenue rasta.
- (iii) the names and width of the streets on which the building is proposed to be situated, if any.
- (iv) all existing buildings standing on, over or under the site.
- (v) the position of the building and of all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (i).
- (vi) the means of access from the street to the building, and to all other buildings, if any which the applicant intends to erect upon his contiguous land, referred to in (i)
- (vii) the width of the street, in front, if any at the sides or rear of building.
- (viii) the direction of north point relative to the plan of the buildings.
- (ix) any existing physical features such as well, drains, trees, overhead/ underground electric supply lines including its capacity, etc.
- (x) the site area of the property and the covered area on each floor along with its percentage covered to the total area of the site.
- (xi) such other particulars as may be prescribed by the Competent Authority; and
- (xii) plot number or revenue particulars of the property on which the building is intended to be erected.

10. Clearance zone for buildings near High Tension electrical line.

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

| Type of supply line | Horizontal clearance (in metres) (including both sides and from the center line of the tower) |
|---|---|
| a. High voltage lines upto and including 11 KV. | 11.50 |
| b. High voltage lines upto 11 KV and upto and including 33KV. | 15.00 |
| c. High voltage lines upto 33 KV and upto and | 18.00 |

| | |
|---|-------|
| including 66KV. | |
| d. High voltage lines upto 66 KV and upto and including 132KV. | 27.00 |
| e. High voltage lines upto 132 KV and upto and including 220KV. | 35.00 |
| f. High voltage lines upto 220 KV and upto and including 440KV. | 52.00 |

11. Building Plan

(1) The plans, elevations and sections of the building accompanying the notice with dimensions shall be drawn to a scale of:-

- (i) 1:50 for plots measuring upto 500 square metres;
- (ii) 1:100 for plots measuring from 500 square metres to 1000 square metres;
- (iii) 1:200 for plots measuring more than 1000 square metres.

(2) These shall show:

- (i) the plans of all the floors including basements and all external elevations and cross sections illustrating distinctly all the different levels and minimum one section through stair case, water closet, bath, kitchen and garage;
- (ii) the plinth level of the building with reference to the level of the mean level of street from where approach to the site is taken;
- (iii) the schedule indicating the size of the doors, windows, openings and other methods of ventilation of each room/ area;
- (iv) the means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific law/ Ac; along with ramps and steps with respect to the building;
- (v) in case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colours along with index;
- (vi) the method of disposal of waste water, sewage, storm water and water supply in detail;
- (vii) provision of rain water harvesting system as per **Code 48**;
- (viii) provision for photo voltaic solar power plant as per **Code 49**;
- (ix) provision for differently-abled person as per **Code 53**;

12. 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.

13. Validity of building plan application

All building plan application submitted under **Code 3** shall not be considered valid, if 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.

14. Scrutinize and sanction of building plan

- (1) The Competent Authority shall constitute such Committees for the purpose specified in **Code 7**, for scrutiny of applications received as specified under **Code 3** 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;
- (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**.

15. 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 within 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 3** 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.

16. 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 (for once only) before the sanction has lapsed simply by submitting re-validation fee @ Rs 10/- (rupees ten only) per square metre for the proposed covered

area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee.

17. Deemed sanction

The Competent Authority shall pass an order within a period of sixty days of submission of building plans, accompanied by all necessary documents as mentioned in **Code 3**, either sanctioning or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building Code and in accordance with the permitted land use of the area and all leviable fee/ charges have been deposited by the applicant but no orders have been passed by the Competent Authority within the specified time.

18. Submission of revised building plans during the validity period of sanction

- (1) If during the construction of a building, any deviation from the sanctioned plan is intended to be made, approval of the Competent Authority for the same shall be obtained before the change is made. The revised plan showing the deviations shall be submitted and the procedure laid down for the sanction of building plan as stated in **Code No. 3 and 4**, shall be followed for all revised plans, along with the depositing balance scrutiny fee, if any.
- (2) Any notice and building approval is not necessary for compoundable alterations/ violations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of this building Code.

19. Revocation of sanction

The sanction granted under **Code 14** can be revoked by the Competent Authority, if it is found that such sanction has been obtained by the owner by misrepresentation of material facts or fraudulent document submitted along with the building plan application or otherwise or the construction is not being done in accordance with the sanction granted.

20. Maintenance of E-Register for sanction /Registration of Building Plans

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

21. Notice of commencement of work

A person who has been given permission under **Code 14** and intends to commence the erection or re-erection, shall give a notice of not less than 15 days at which the erection or re-erection of the building shall commence, in writing to the Competent Authority or to the authorized officer in this behalf in **Form BR-III(A)**.

22. Damp Proof Course certificate

The owner (or the Architect, in case of self certification) shall submit a certification from an Architect (or by himself, in case of self certification) that the construction of building

upto DPC level is as per sanctioned plan. The Competent Authority shall verify the certification and shall issue consent/ comments within 15 days of receiving the certification. The DPC certificate shall be deemed to accepted, if it is in conformity with Code, but no consent/ comments have been passed by Competent Authority within specified time.

23. 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, along with demand draft of the due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with Form **BRS-III**.
 - (ii) Complete Completion drawings or as-built drawings.
 - (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.
- (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-VIII**. 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 for the first time or as specified by the Government.
 - (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-VIII**. The E-register be maintained as specified in **Code-21** 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-VIII** 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 **sub-Code 2 (iv)** 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-representated 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.

24. 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.

25. 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 sub-Code 2(i) above are under the low risk category, therefore, the building shall be approved under **Code 4**.
- (4) The building under high risk category shall be approved under **Code 3**.

Siting, Planning and Architectural Control

26. 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, wherever this building Code is silent.

27. Sub-division and amalgamation of plots

- (1) Division of plot into smaller units is permissible only 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) In case plots which are to be amalgamated are back to back, then rear setback shall be maintained as per already approved zoning plan.

28. Proportion of the site which may be covered with buildings.

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

(2) Core Areas**(i) Residential**

| Sr. no. | Plot area slabs | Maximum permissible Ground Coverage | Permissible basement | Maximum permissible Floor Area Ratio (FAR) | Maximum permissible Height (in metres)/ including stilt parking |
|---------|-------------------------------|-------------------------------------|----------------------|--|---|
| 1 | Upto 60 square metres | 85% | Single level | 220 % | 12.50/ 15.0 |
| 2 | From 61 to 150 square metres | 80% | Single level | 200 % | 12.50/ 15.0 |
| 3 | From 151 to 225 square metres | 70% | Single level | 180% | 12.50/ 15.0 |
| 4 | From 226 to 450 square metres | 60% | Single level | 160 % | 12.50/ 15.0 |
| 5 | Above 451 square metres | 50% | Single level | 140 % | 12.50/ 15.0 |

(ii) Commercial

| Sr. no. | Plot area slabs | Maximum permissible Ground Coverage | Permissible basement | Maximum permissible Floor Area Ratio (FAR) | Maximum permissible Height |
|---------|--------------------------------|-------------------------------------|----------------------|--|----------------------------|
| 1 | upto 50 square metres | 100% | Single level | 200 % | Unrestricted |
| 2 | From 51 to 150 square metres | 85% | Single level | 200 % | Unrestricted |
| 3 | From 151 to 225 square metres | 75 % | Single level | 200 % | Unrestricted |
| 4 | From 226 to 450 square metres | 60 % | Single level | 175 % | Unrestricted |
| 5 | From 451 to 1000 square metres | 40% | Single level | 175 % | Unrestricted |

(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. | From 61 to 150 square metres | 1.5 | 1.0 |
| 3. | From 151 to 225 square metres | 2.5 | 2.0 |
| 4. | From 226 to 450 square metres | 3.0 | 3.0 |
| 5. | Above 451 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 slabs | Maximum permissible Ground Coverage | Permissible Basement | Maximum permissible Floor Area Ratio (FAR) | Maximum permissible Height (in metres) / including stilt parking |
|---------|-------------------------------|-------------------------------------|----------------------|--|--|
| 1 | Upto 75 square metres | 66% | Single level | 165 % | 12.50/ 15.0 |
| 2 | From 76 to 100 square metres | 66% | Single level | 165 % | 12.50/ 15.0 |
| 3 | From 101 to 150 square metres | 60% | Single level | 145 % | 12.50/ 15.0 |
| 4 | From 151 to 250 square metres | 60 % | Single level | 145 % | 12.50/ 15.0 |
| 5 | From 251 to 350 square metres | 50 % | Single level | 125 % | 12.50/ 15.0 |
| 6 | From 351 to 500 | 50 % | Single level | 120 % | 12.50/ 15.0 |

| | | | | | |
|---|--------------------------------|------|--------------|------|-------------|
| | square metres | | | | |
| 7 | From 501 to 1000 square metres | 45 % | Single level | 1.00 | 12.50/ 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 2(1)(lix)** 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 Ratio | Area | Maximum Permissible height |
|---------|-------------------------------------|----------------------|-------------|------|----------------------------|
| 1. | 35% | Upto four levels | 175% | | Unrestricted |

Note:

- I. The height of mumti/ lift room/ Building Maintenance Unit shall be exclusive of building height;
- II. The parking requirement of group housing shall be governed by Code 32 or any other policy issued by the Government in this regard, from time to time.

(ii) Commercial

| Sr. no. | Type of building | 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 | As per the Architectural Control Sheets | | | |
| 2 | Commercial licensed colony- includes shopping mall, multiplex, Departmental store, Integrated commercial Complex, Service Apartment, Hotel | 35 to 50 % (subject to the zoning plan) | Single level | 175 % | Unrestricted |
| 3 | Dhabas | 40 % | Single level | 40 % | 5 metres |
| 4 | Banquet Hall | 30 % | Single level | 40 % | Unrestricted |
| 5 | Starred Hotels, Restaurants | 40 % | Single level | 175 % | Unrestricted |
| 6 | Amusement Park | 30 % | Single level | 50 % | Unrestricted |
| 7 | Resort, 5 star Hotels, Motel (with banquet hall facilities) | 30% | Single level | 175 % | Unrestricted |

Note:

Four levels basement may be allowed on site having area more than 8000 square metres & in other cases as decided by Competent Authority.

(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 | 33.33 % | 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% | Single level | 150 | 30 Metres | -- |

| | | | | | | |
|----|--|-----|-------------------|-----|--------------|---|
| 2. | Apparel and Footwear | 40% | Upto three levels | 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% | Upto four levels | 250 | Unrestricted | Subject to condition that the plot must be located on roads with a Right Of Way of 30 metres and above. |

Note:

The facility of enhanced FAR beyond the General level of 125 shall be permissible on payment of proportionate charges/ infrastructure strengthening charges as prescribed by the Government/ development Agency.

(v) **Ware house/ Storage/ Go-down**

| Sr. no. | Type of building | Maximum permissible Floor Area Ratio (FAR) | Setbacks all around the plot (in metres) |
|---------|--|--|--|
| 1 | Integrated Inland Container Depots/ Custom Bounded Areas | 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) **Mixed land use**

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

(vii) **General note:-**

- (a) The height of 30 metres and above shall only be allowed subject to submission of No Objection Certificate from the Airport Authority of India.
- (b) The basement may be allowed to 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 be flush with the ground level.

29. Architectural 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.

30. 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 (except plotted residential) on various plot sizes above 100 square metres shall comply with the green norms.
- (2) The applicant shall be awarded benefits of additional Floor Area Ratio 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 the GRIHA rating as specified in sub-Code (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) | 5% | 10% | 15% | 20% |

(ii) **For installing Solid Waste Treatment Plant:**

| Installing Solid Waste Treatment Plant for treatment of total generated waste. | |
|--|----|
| Additional FAR for all building uses (except plotted residential) | 5% |

- (4) The details of Green Rating for Integrated Habitat Assessment (GRIHA) rating and Additional Floor Area Ratio (FAR):

| GRIHA rating | 1 star | 2 star | 3 star | 4 star | 5 star |
|---|--------|--------|--------|--------|--------|
| Additional FAR for all building uses (except plotted residential) | 5% | 10% | 15% | 20% | 25% |

Note: The additional FAR shall be given over and above the maximum permissible FAR as stated in **Code 28**.

31. Parking

- (1) In Group Housing minimum 2.0 Equivalent Car Space (ECS) for each dwelling unit shall be required. Also minimum 75% of the total car parking is to be provided in the form of covered parking. Further minimum 5% of the total car parking area shall be made available to the EWS category flats.
- (2) In Integrated/ Multi Storey Commercial Building, 1 ECS for every 50 square metres of covered area shall be required. Further 15% of the total parking requirement has to be at surface level and remaining 85% shall be in the form of covered parking.
- (3) In Cyber Park/ IT Park/ Cyber Cities, 1 ECS for every 40 square metres of covered area shall be required.
- (4) The covered parking in the basement or in the form of multi-level parking above ground level shall not be counted towards Floor Area Ratio (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.
- (5) 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.

- (6) No storage and commercial activities shall be permitted in the covered parking areas.
- (7) 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: 1 ECS = 23 square metres for open parking, 28 square metres for parking on stilts and 32 square metres for basement parking.

32. 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 sq. metres in area and the minimum width of every such courtyard in any direction shall not be less than 3.00 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.

33. 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 in case of habitable rooms.
- (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.

34. 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 10 metres or as stated in National Building Code 2005, away from the opening provided for lighting that portion.

(3) Kitchen

- (i) In case there is a separate store, the floor area of the kitchen shall be reduced to 4.5 square metres.
- (ii) In case of houses constructed on plots up to 100 square metres, the size of the kitchen shall be reduced to 3.8 square metres.
- (iii) The kitchen which is intended for use as a dining space also shall have a floor area of not less than 9.5 square metres with a minimum width of 2.45 metres.
- (iv) For the purpose of this regulation, a kitchen shall be deemed to be a habitable room and all the aforementioned requirements regarding ventilation shall apply to it provided that the minimum area of the kitchen shall not be less than 5.5 square metres with a minimum width of 1.8 metres.
- (v) In case of Group Housing Scheme the minimum area of the kitchen shall not be less than 5.5 sq. metres with a minimum width of 1.8 metres.

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

- (i) Every bathroom and water closet shall:-
 - (a) preferably be so situated that at least one of its walls shall have opening for circulation of external air, with provision of exhaust fan.
 - (b) not be directly over any room other than another W.C, washing place, bath or terrace unless it has a water-tight floor;
 - (c) have a platform or seat made of water tight non-absorbent materials;
 - (d) preferably be enclosed by walls and partitions and the surface of every such walls or partition, shall be finished with a smooth impervious material to a height not less than 1.5 metres above the floor of such room; and
 - (e) be provided with impervious floor covering sloping towards the drain with a suitable gradient and not towards verandah or any other room.
- (ii) Where the water-closet room in a building is not connected to exterior, it shall be ventilated by mechanical means or through a vertical shaft open to sky of a minimum size of 1.25 metre X 1.50 metre for ventilation to toilet, bath and water closet, but it shall be counted towards covered area.
- (iii) No room containing water-closet shall be used for any other purposes except as lavatory and no such room shall open directly into any kitchen or cooking space by a door/ window or another opening. Every room containing water-closet shall have a door completely closing the entrance to it.
- (iv) Soil or ventilating pipes shall not be allowed on the exterior face of any building, provided these shall either be embedded in the walls or pipe ducts to be provided to accommodate them.

35. Boundary Wall, Fence, Gate and Porch

- (1) The location of gate/ gates shall be as per zoning plan.
- (2) Maximum permissible height of front side boundary wall shall be not more than 1.2 metres from the mean level of abutting street in front of the plot from where entry to the plot has been taken.

Note: The owner/ applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

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

36. Staircase

- (1) Every building intended to be used as multiple residential building or commercial or educational and institutional or industrial building shall be provided with required number of staircases (accessible from a maximum distance of 30 metres (45 metres, if building has automatic sprinklers for fire fighting) from any part of the building, extending from ground floor level to the highest floor, having following specifications:

| Sr. no. | Type of building | | Minimum permissible clear width of staircase (in metres) | Minimum permissible width of tread (in metres) | Maximum permissible height of riser (in metres) |
|---------|------------------|------------------------------|--|--|---|
| 1 | Residential | Plots upto 15 metres height | 0.9 | 0.25 (without nosing) | 0.19 |
| | | Plots above 15 metres height | 1.2 | | |

| | | | | | |
|---|--|-----------------------------------|-----|-----------------------|------|
| 2 | Commercial | Plots upto 50 square metres area | 0.9 | 0.30 (without nosing) | 0.15 |
| | | Plots above 51 square metres area | 1.2 | | |
| 3 | Assembly building | | 2.0 | 0.30 (without nosing) | 0.15 |
| 4 | Educational building | | 1.5 | 0.30 (without nosing) | 0.15 |
| 5 | Institutional building | | 2.0 | 0.30 (without nosing) | 0.15 |
| 6 | Inland Container Depot & Custom bounded area | | 1.5 | 0.30 (without nosing) | 0.15 |
| 7 | Industrial building; | | 1.5 | 0.30 (without nosing) | 0.15 |
| 8 | Any other buildings | | 1.5 | 0.30 (without nosing) | 0.15 |

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

37. Ramps and Lifts

- (1) Every building having more than 15 metres height shall be provided with a lift or a ramp with an inclination of 1:10 in addition to the staircases.
- (2) In case of public building with only ground floor, ramp shall be provided for reaching its plinth level. Further, in case of public building is more than one storey lift or ramp shall be provided.
- (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 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.

38. Passages and corridors

- (1) The minimum width of corridors and passages in a residential building shall be at least 1.0 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 | 1.0 |
| 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.

39. 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 m. 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.
- (ii) The travel distance to an exit from the remote point shall not exceed half the distance as stated above.

Note: Provided for fully sprinklered building, the travel distance may be increased by 50 percent of the values specified.

(4) Width of Exit

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

40. Means of Access

- (1) No Building shall be erected as to deprive any other building of its means of access.
- (2) If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 metres radius.

- (3) Other provisions of means of access for buildings other than plotted residential and commercial:
 - (i) The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
 - (ii) Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case it shall measure less than 6.0 metres. The entrance gate shall fold/ slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.
 - (iii) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.
- (4) Every person who applies for permission for erection or re-erection of building shall also submit NOC for accessing the road (whether National Highway, State Highway) if applicable from the concerned authority.

41. Light and Ventilation of building

- (1) Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space.
- (2) The setback area can be sunk for light, ventilation and access to basement, provided fire tender movement is not hindered.
- (3) The whole or part of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width in all directions shall be 3.0 metres in case of buildings not more than 15 metres in height, and in case of buildings above 15 metres it shall have mandatory mechanical ventilation in addition.
- (4) Sunken courtyard up to the lowest floor of basement(s) shall be allowed as 'light well' within building envelop for light and ventilation for basement area.
- (5) Other provisions of light and ventilation for buildings other than plotted residential and commercial:

If exterior open air space is intended to be used for the benefit of more than one building on same plot/ site, then the width of such open air space shall be the one specified for the tallest building abutting on such open air space, shall be as given below:

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

(6) Ventilation shaft:

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

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

Notes:

- (i) For buildings above 30.0 metres height, mechanical ventilation system shall be installed on ventilation shaft.
- (ii) For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply.
- (iii) Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.

42. Cantilevered roof and chajja projections

- (1) No building verandah, chajja or other projections from the face of the building shall be allowed to be erected or re-erected on or over a road or beyond the boundaries of the applicants own land/ plot.

- (2) Balcony of a width of maximum 1.80 metres in front and rear sides of a plot can be permitted within the plot, provided the width of balcony do not exceed half of the width of setback.
- (3) On plots of the size of 300 square metres or above, where side setback has been provided, a balcony of maximum width of 1.0 metre, in side set back shall be permitted.
- (4) Sun-shades over opening shall be allowed subject to the following:-
 - (i) Sun-shade of 0.23 metre width is permitted over any road/ over any park/ public place.
 - (ii) Sun-shade if provided, shall be at a height of 2.3 metres from the ground level shall be permitted to project up to a maximum of 0.45 metre within the applicants own land, provided it does not exceed half of the width of setback/open space.

43. Mezzanine floor

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

44. Motor Garage

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

45. Minimum provisions with regard to dwelling unit

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

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

46. Basement

- (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.

- (2) The basement shall be constructed within the zoned area and may be put to following uses:
 - (i) Storage of household or other goods of ordinarily non-combustible material;
 - (ii) Strong rooms, bank cellars, etc.;
 - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 - (iv) Modern automated laundry shall be allowed only in the basement of Hotel and Hospital/ Nursing Home sites, group housing, service apartment, as an ancillary services for the purpose for which permission is granted by Competent Authority and meant for in-house services only subject to the condition that the effluent of the laundry shall be properly pumped up to ground floor inspection chambers and discharged to the main sewer;
 - (v) Car wash, security room, ticketing booth, driver waiting room, toilets, loading/ unloading activities, lift/ escalator lobbies and parking.
- (3) The basement may be used for habitable purpose subject to fulfilment of fire safety, light & ventilation and exit provisions on opposite directions. However, in case basement is used for habitable purpose, the area utilized will be counted towards total covered area of building i.e. FAR. The basement is used for uses other than specified in **sub-code (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 3 and 4**.
- (5) The basement shall have the following provisions:
 - (i) **Light and ventilation of basement:**
 - (a) An open area of a minimum width of 1.8 metres shall be provided across the full length and/ or width of the basement storey. This area shall be within the limits of the site and shall be paved with impervious material above a concrete bed. It shall be completely unobstructed except that in this area steps may be allowed for access to it, if considered necessary.
 - (b) In the case of buildings governed by the zoning, basement storeys shall be lighted and ventilated by means of windows of the minimum area within $1/10^{\text{th}}$ to $1/25^{\text{th}}$ of the total floor area, at least half of which must open subject to the condition that the deficit of light and ventilation shall be made up by providing artificial lighting and mechanical ventilation as per provision of National Building Code.

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 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 any basement shall be 0.9 metre and the maximum, 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 rendered 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 38.

- (e) The "Exit" requirements in basements shall comply with the provisions of Part 4 'Fire and Life Safety'
- (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.

47. 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.
- (2) The fire provisions made in the building wherever applicable, shall have to be got verified from the Competent Authority or office authorized from fire safety point of view and accordingly a certificate shall be submitted by the owner.

48. Rain Water Harvesting

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

- (iv) The complete system of rain-water harvesting shall be constructed within the plot area available with the owner.
 - (v) The recharge well shall be located at a distance of not less than 10 metres away from any structure handling sewage or industrial waste water (such as septic tank or effluent treatment plant etc.). This minimum distance of 10 metres shall not be applicable to manholes or sewer lines although it shall be ensured that they are leak proof.
 - (vi) The detailed proposal of the system comprising collection, conveyance and dispersion of rain-water harvesting well/ tube well shall have to be shown on the building plan submitted for approval.
 - (vii) An Architect/ Engineer duly engaged for supervision and execution of the construction of the building shall submit the certificate stating that the rain water harvesting system is functional at site and same conforms to the provisions of this code. However, if the Architect/ Engineer found guilty of misrepresentation of the facts, penal proceedings shall be initiated along with debarring the concerned Architect/ Engineer from practicing in the State of Haryana.
 - (viii) The provision of Water (Prevention and Control of Pollution) Act, 1974 (Act 6 of 1974), with all amendments made from time to time, shall be applicable.
 - (ix) The construction of the building as laid down in sub-clause (1) shall be the part of occupation certificate. Unless such construction is completed as per the approval, no occupation certificate shall be issued.
 - (x) The owner of every building in the code shall ensure that the rain water harvesting structure is maintained in good repair for storage of water of Non-potable purposes and recharge of ground water at all time.
- (4) The above said provisions of Rain Water Harvesting shall be strictly implemented in following districts/ towns:
- (i) Panchkula
 - (ii) Kurukshetra
 - (iii) Shahabad
 - (iv) Karnal
 - (v) Panipat
 - (vi) Sonapat
 - (vii) Gohana
 - (viii) Faridabad
 - (ix) Yamuna Nagar
 - (x) Gurgaon

49. 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 **sub-Code-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.

50. 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.

51. 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.

52. 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.

53. 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.

STRUCTURAL MATERIALS AND CONTROL

54. Materials

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

55. Foundations

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

56. Building Services

The planning, design and installation of air-conditioning and heating installations of the building shall be in accordance with Part VIII, Building Services, Section 2-Electrical

Installations and Section 3- Air-conditioning and Heating of the National Building Code of India, as amended from time to time.

57. Plumbing Services

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

58. Construction Practices and Safety

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

59. Damp Proof Course

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

Public Health Installations

60. 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, 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.

61. 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.

62. 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.

63. Septic tank

- (1) No septic tank shall be located -
 - (i) at a distance of less than 25 metres from a dwelling unit or any other building used for human habitation or for work or recreation;
 - (ii) within a public through fare;
 - (iii) within 60 (sixty) metres from any percolation well, watercourse or stream used or likely to be used for drinking or domestic purposes or for manufacture or preparation of any article of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operation being carried out without interference with the operation of any water borne sanitary installation as a whole.
- (2) Every septic tank intended to serve a population of 24 (twenty four) or more persons shall be constructed into two separate compartments so that one compartment when required can be put out of use for cleaning purposes. The capacity of every compartment of the septic tank shall be 2 ½ (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.

64. 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 63**.
- (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.

65. 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.

66. 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 100 square metres.

67. 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.

68. 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 67** 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 through an officer authorized by the Competent Authority.

69. 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.

70. 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.

71. 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.

72. 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.

73. 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 thereunder. Accordingly, where the validity of sanction has expired and construction has not commenced, construction shall be governed by the provisions of this Building Code.

The Haryana Building Code, 2016

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 15 metres height. |
| 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. |
| 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 to in relevant Form BR-V(A2) or Form BR-V(A1). |

FORM BR-I

[See Code 3(1)]

Form of application

Class of Building –

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

From

.....

.....

To

.....

.....

Sir,

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

Phone no.

E-mail address.

FORM BR-II

See Code 3(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.

FORM BR-V (A1)

(See code 2(1)(lxxi), (lxxxv), 3(1)(vii))

Certificate of conformity to Code and structural safety for Residential and Commercial Buildings less than 15 metres height

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

Details of the building for which the certificate is issued

Plot No. _____, Sector _____, Colony _____

City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

A. Building Plan :

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

B. Structural Design:

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

Certificate

It is hereby certified that the plans submitted in Form BR-1 for the building detailed above, are in accordance with the Haryana Building Code – 2016 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Indian Standard Code (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated _____

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

Signature of
Architect

Signature of
Structural Engineer

FORM BR-V (A2)

[See code 3 (1) (vii)]

Certificate of conformity to rules and structural safety for buildings other than Residential and Commercial Buildings less than 15metresheight

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

Details of the building for which the certificate is issued

Plot No. _____, Sector _____, Colony _____

City/Town _____.

Name of the owner _____.

Complete address of the owner _____

A. Building Plan :

vi. Name of Architect:

vii. Council of Architecture Registration No. _____, valid up to _____.

viii. Complete Address

ix. E-Mail

x. Mobile no.

B. Structural Design:

vi. Name of Engineer:

vii. Qualifications:

viii. Complete Address

ix. E-Mail

x. Mobile no.

Certificate

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

Dated _____

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

Signature of Architect

Signature of Structural
Engineer

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

The Haryana Building Code, 2016

FORM BR-III
(See code 14(III))
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 -2016 subject to the following amendments, terms and conditions ;

(ii) rejected for reasons given below :-

Enclosures

Competent Authority,

FORM BR-IIIA

(See Code 21)

Form for notice of commencement of work

To,

_____,
_____,
Haryana,.

Sir,

I/ we hereby give notice that the erection/ re-erection/ addition/ alteration of the building on plot no._____, block no._____, street/ road and in colony/Sector no._____, shall be commenced on _____ (date) as per your permission granted vide memo no._____ dated _____ under the supervision of _____ Architect (Registration No._____) / Engineer, and in accordance with the plans sanctioned.

Date: _____

Place: _____

Signature of Applicant/ Owner

Name of the Applicant _____

Permanent Address _____

Temporary Address _____

Telephone No. _____

(with STD Code)

Mobile No. _____

E-mail address _____

FORM BR-IV (A)

(See code – 23(1))

For Residential and Commercial Buildings less than 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 _____

Name _____ of the owner _____ alongwith _____ mob.no.and _____ E-mail _____.

Complete address of the owner _____ .

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

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

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

5. Kindly issue an occupation certificate as required by Haryana Building Code - 2016

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, 2016

FROM BR-VII

(See Code 23 (1))

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 the workmanship and the whole of the materials used are good; that no provision of the Haryana Building Code, 2016 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-IV (B)

(See code 25)

For Buildings other than Residential and Commercial Buildings less than 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 _____

Name of the owner alongwith mob.no.and E-mail _____.

Complete address of the owner _____.

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

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

4. Completion certificate (Form BR-VII) 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 -2016

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.

The Haryana Building Code, 2016

FORM BR-V (1)

[See code 23(1)]

For Residential and Commercial Buildings less than 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 -2016 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 23(1))

**For Buildings other than Residential and Commercial Buildings less than
15metres height**

**Completion certificate by the Architect and the 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 -2016 and no rules made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated _____

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-VIII

(See Code 23(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

Form-BRS-I

(See Code 4(1))

Form of application under self-certification

Class of Building –

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

From

.....

.....

To

.....

.....

Sir,

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

2. I/We attach:

- a. a site plan showing the position of site proposed to be built upon as required by the Code (in triplicate) an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required by Code 3;
- b. Plans, elevations and sections as required by the Code (in triplicate) an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawing as required by Code 41;
- c. Drainage plans (in triplicate), as required by Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required under this code;
- d. Structural drawings (for record) as per Form BRS-V;
- e. Fire Safety design as required in the National Building Code as approved by the State Fire Authority. Alternatively an undertaking to the effect that the fire safety

- plans duly approved by the State Fire Authority will be submitted within sixty days;
- f. Heating, Ventilation, Air conditioning (H.V.A.C.) service plans, wherever required;
 - g. specifications of the proposed building (in triplicate) in Form BRS-II;
 - h. Certificate of conformity to regulation and structural safety for the relevant buildings;
 - i. An affidavit from the owner and architect, as required under Code 4;
 - 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

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

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

Form BRS-II

(See Code4(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 Haryana Building Code-2016 and the approved zoning plan of the plot. The structure has been designed in accordance with the provision of National Building Code for structures resistance to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc have been kept in view while designing the same.

Dated _____

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

Signature of Architect

Signature of Structural
Engineer

FORM BRS-V
(See code4 (2))

Certificate of conformity to rules and structural safety for Residential and Commercial Buildings less than 15metresheight

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

Details of the building for which the certificate is issued

Plot No. _____, Sector _____, Colony _____

City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

A. Building Plan :

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

B. Structural Design:

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

Certificate

It is hereby certified that the plans submitted in **Form BRS-I** for the building detailed above, are in accordance with the Haryana Building Code -2016 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions,

its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated_____

Signature of

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

Form-N-I

(See Code 2(1)(lvii), 28(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 2(1)(lvii), 28(3)(i)(a)IV)

From

To

Memo No.

Dated:

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

This is with reference to your application dated_____.

2. Permission is hereby granted to provide _____services, within the premises of your land/house bearing number_____Sector_____town/city_____. The above permission shall be subject to the following terms and conditions:-

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

(2) Total charges paid i.e. Rupees_____is for a period of five years.

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

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

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

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

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

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

Signatures of Permission Issuing Authority along with seal.

The Haryana Building Code, 2016

1st SCHEDULE IV-A

(See Code 2(1)(lvii), 28(3)(i)(a)IV)

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

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