

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING, DEPARTMENT

Notification

The 13th May, 1977

No. 2259-2TCP-77/14685.— In exercise of the powers conferred by section 25 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and all other powers enabling him this behalf and with reference to Haryana Government, Town and Country Planning Department notification No. 3658-2TCP-76/28951, dated the 31st August, 1976, the Governor of Haryana hereby makes the following rules namely :—

Rules

1. These rules may be called the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development (Haryana First Amendment) Rules, 1977.

2. In the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 the following rule shall be substituted, namely:—

Section 8(2) and 25(2)(f). *“Proportion of the site which may be covered with buildings—*The proportion up to which a site may be covered with building including ancillary buildings shall be in accordance with the following slabs, remaining portion being left open in the form of an open space around the buildings or courtyard:—

RESIDENTIAL

For the first 225 square metres of the total area of the site	60 per cent of such portion of the site.
For the next 225 square metres, i.e., portion of the area between 225 and 450 square metres	40 per cent of such portion of the site.
For the remaining portion of the site, i.e., for the portion of the area exceeding 450 square metres	33 per cent of such portion of the site.

Provided that the building shall conform to the restriction contained in the zoning plans of the respective area or sector ;

Provided further that in the case of houses already constructed or which are under construction before the issue of this notification the benefit or additional covered area, i.e., the difference between the aggregate permissible coverage on all floors as now stipulated and that already provided in the rules may be allowed on barsati floor subject to the production of a certificate from a qualified Engineer/Architect that the existing building is structurally sound,

INDUSTRIAL

Area of the site	Maximum permissible coverage on ground	Maximum permissible FAR excluding the ancillary zone	Maximum height of the Industrial Building
(a) For the first 4500 sq. metres of the area of the site	55 per cent of such portion of the site	70 per cent	21 metres
(b) For the portion in excess of 4500 sq. metres	40 per cent of such portion of the site	55 per cent	21 metres

In addition to the above, 5 per cent of the site area may be covered on ground in the ancillary zone or buildings such as garages, cycle stand quarters for watch and ward staff and transformer room, etc; provided that that such building shall be single storeyed not exceeding 4 metres in height.

COMMERCIAL

In the case of sites for shop-cum-residential purposes or for shopping booths, the coverage on each floor shall be in accordance with the architectural control sheets.

INSTITUTIONS AND OTHER PUBLIC BUILDINGS

(a) *Coverage* :— The maximum permissible coverage including covered parking on a plot of the size mentioned in column I below shall be as shown in column 2 below :—

Area of plot	Maximum permissible coverage
Upto 10,000 square metres	331 per cent of the area of the plot
Above 10,000 square metres	25 Per cent of the area of the plot

(b) *Floor Area Ratio* :— The maximum Floor Area Ratio shall be as determined by the Director/Government, as the *case* may be on the merits of each individual case, considering the location and the nature of use.

(c) *Set Backs* :— Every institutional building shall be constructed with setbacks as provided in the zoning plan prepared for the site:

Provided that a basement, not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking servicing and storage may be allowed if it satisfies the public health and structural requirements.

Notes :—1. Floor Area Ratio (FAR) means the quotient obtained by dividing the multiple of the accurate covered area on all floors and 100 by the area of the plot, i.e.

$$\text{FAR} = \frac{\text{Total covered area on all floors} \times 100}{\text{Plots area}}$$

2. Set-back line means a line usually parallel to the plot boundaries and laid down in each case in the zoning plan beyond which nothing can be constructed towards the she boundaries.

The following projections shall not be counted towards the covered area namely :—

- (i) Pergola constructed purely for architectural effects.
- (ii) A canopy, sunshade, chhajja, balcony, or an architrave cantilever from the face of any wall; provided that canopy projecting over an entrance to the building at the linter level shall not be allowed at more than one entry and it shall not exceed five square metres in area.
- (iii) Cantilevered projections referred to in clause (ii) in the case of plots where architectural or frame control does not apply projecting not more than 1.80 metres beyond the building lines on the front and rear of the main residential building and 1.00 metre along the sides thereof, when measured at right angle to the outer face of the respective wall.
- (iv) Any such projection referred to in clause (ii) shall not be lower than 2.3 metres when measured from the ground.

“*Building lines* :— No building shall project beyond the building lines as shown on the zoning plan.”

B. S. OJHA,

Commissioner and Secretary to Government, Haryana,
Town and Country Planning Department.