

**OFFICE ORDER**

**Subject: Construction of ramp (road in slope) within setback of building, addition of construction on existing Building/basement, construction of Helipad on top of the building and construction of underground High Speed Diesel tank in setback.**

Building Plan Approval Committee (BPAC) held on 07.01.2013 deliberated the issues in respect of construction of RCC retaining wall in case of ramp in setback area, revision of building plans, construction of Helipad on the top of the building and allowing underground High Speed Diesel tanks in setback area. Henceforth, following shall be allowed:-

1. (i) Provision of Ramp in Setback:- If the ramp (road in slope) is proposed within setback area then RCC retaining wall shall be provided along the boundary wall.
- (ii) Location of High Speed Diesel (HSD) underground tank:- HSD underground tank in setback area shall be allowed provided that the level of the cover of tank flushes with the surrounding ground level and is designed for taking load of fire tender weighing 48 tonnes. In this regard, the owner/colonizer shall liable to take clearance from Explosive Department for storage of HSD.
2. Construction of Helipad on High Rise Building:- The helipad on the multi storied building shall be approved in case of Group Housing colony, Commercial colony and Cyber Park/Cyber City subject to clearance by Ministry of Civil Aviation, Ministry of Environment and Forest/ Haryana State Pollution Control Board. If the said colony is situated in urbanizable area where defence installations are located, then clearance from Ministry of Defence, Government of India shall also be required. Such type of cases shall be submitted to Director General, Town & Country Planning, Haryana for his approval/decision.
3. Addition of structure on already approved building including basement:- Every request for revision of Building Plans shall be accompanied by a detailed justification covering different parameters of the sanctioned Building Plans and proposed revisions as per the check list provided below:-
  - (a) Area of the scheme (in acres).
  - (b) Ground Coverage.
  - (c) Floor Area Ratio (FAR).
  - (d) Number of Towers/Blocks.
  - (e) Height of Towers/Blocks (in metres).
  - (f) Number of floors (Tower/Block wise).
  - (g) Provision of stilt parking Block/Tower wise.
  - (h) Basement.
  - (i) Covered parking.

- (j) Open parking.
- (k) Number of main units.
- (l) Number of EWS units.
- (m) Compliance report in respect of policy dated 28.01.2013, as amended from time to time.
- (n) Green area/open space-any change in respect of earlier approved plan.
- (o) Community sites- any change in respect of earlier approved plan.

The revision proposals alongwith detailed justifications as per the check list will be got verified from the concerned STP for submitting the plans before Building Plan Approval Committee. In addition to above, in case of revision of Building Plans wherein the construction is added/alterd on already existing building and/or basement then the owner/colonizer shall submit the structural design and Structure Stability Certificate from Structure Engineer regarding stability of existing structure after the proposed revisions are carried out. The owner/colonizer shall also submit a certificate regarding Structure Stability from reputed institutes like IIT-Delhi, IIT Roorkee, PEC-Chandigarh or NIT-Kurukshetra for record purpose.

The above instructions shall be meticulously followed.

*Sd/-*  
**(Anurag Rastogi, I.A.S.)**  
Director General, Town & Country Planning,  
Haryana, Chandigarh.

**Endst. No. BPAC-III/JD(BS)/2013/ 37311-315**

**Dated: 22/04/2013**

A copy is forwarded to the following for information & necessary action:-

- (i) All the Senior Town Planners of the State.
- (ii) All the District Town Planners of the State.
- (iii) All the District Town Planners (HQ).
- (iv) All the Assistant Town Planners (HQ).
- (v) Drawing Branch, O/o DGTCP, Haryana.

*Sd/-*  
(Devendra Nimbokar)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning,  
Haryana, Chandigarh