

From

Principal Secretary to Government Haryana,
Town & Country Planning Department,
Haryana, Chandigarh.

To

The Director,
Town & Country Planning Department,
Haryana, Chandigarh.

Memo No. Misc-2339(ULB)-Vol-III/SD(DK)/2019/7/19/2019-2TCP

Dated:04.06.2019

Subject: Amendment in Haryana Building Code-2017 Chapter-4 & 6.

The Government has approved the following amendments in the Haryana Building Code, 2017.

1. Amendments in Chapter-4.

(a) Code 4.10 (3) (i) shall be substituted as under:

- “(i). (a) For residential plots, minimum 25% of the total permissible ground coverage, shall be essential to be constructed to obtain occupation certificate, wherein one habitable room, a kitchen and a toilet forming part of submitted building plan is completed.
(b) For Inland Container Depot (ICD) minimum area for considering approval of grant of occupation certificate shall be 2.5% of the permissible ground coverage.
(c) For other buildings, the minimum area norm for grant of occupation certificate shall be as under:-

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

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

(b). After Code 4.10 (6), the following Code 4.10 (7) shall be added as under:

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

2. Amendment in Chapter 6

(a) Code 6.3 (2)(i) :-

The Maximum permissible Ground Coverage, Permissible basement, Maximum permissible Floor Area Ratio (FAR), Maximum permissible Height [G+3 Floor

(including stilt (S+4))(in metres)] in Residential Plots of Core Areas shall be substituted as under:-

Sr. No.	Plot area slabs	Maximum permissible Ground Coverage	Permissible basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (S+4 Floor)) (in metres)
1.	Upto 60 square metres	85%	Single Level	220%	15.0 or with NOC of Fire Department upto 16.5
2.	Above 60 to 150 square metres	80%	Single Level	200%	15.0 or with NOC of Fire Department upto 16.5
3.	Above 150 to 225 square metres	70%	Single Level	180%	15.0 or with NOC of Fire Department upto 16.5
4.	Above 225 to 450 square metres	60%	Single Level	160%	15.0 or with NOC of Fire Department upto 16.5
5.	Above 450 square metres	50%	Single Level	140%	15.0 or with NOC of Fire Department upto 16.5

(b) Code 6.3 (3)(i)(a): -

The Maximum permissible Ground Coverage, Permissible basement, Maximum permissible Floor Area Ratio (FAR), Maximum permissible Height [G+3 Floor (including stilt (S+4))(in metres)] in Residential Plotted for Areas other than Core areas shall be substituted as under:-

Sr. No.	Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (S+4 Floor)) (in metres)
1.	Upto 100 square metres	66%	Single Level	165%	15.0 or with NOC of Fire Department upto 16.5
2.	Above 100 to 250 square metres	66%	Single Level	145%	15.0 or with NOC of Fire Department upto 16.5
3.	Above 250 to 350 square metres	60%	Single Level	130%	15.0 or with NOC of Fire Department upto 16.5
4.	Above 350 to 500 square metres	60%	Single Level	120%	15.0 or with NOC of Fire Department upto 16.5
5.	Above 500 to 1000 square metres	60%	Single Level	100%	15.0 or with NOC of Fire Department upto 16.5

(c) Code 6.3 (3) (iv) Sr. No. 2:

The Maximum Ground Coverage, Permissible Basements, Maximum permissible Floor Area Ratio, Maximum Permissible Height at 6.3 (3) (iv) Sr. No. 2 relating to Apparel and Footwear shall be substituted as under:

Sr. No.	Type of Industry	Maximum ground coverage	Permissible basement	Maximum permissible Floor Area Ratio	Maximum Permissible Height	Remarks
2.	Apparel and Footwear	60%	Unrestricted	250%	Unrestricted	To be located on roads with a Right Of Way of 15 meters and above

These amendments shall come into force from the issue of this memo and the amendments be incorporated in the Haryana Building Code-2017 and hosted on the Department's website.

-Sd/-
Superintendent
for Principal Secretary to Government Haryana,
Town & Country Planning Department

Endst. No. Misc-2339(ULB)-Vol-III/SD(DK)/2019/7/19/2019-2TCP

Dated:04.06.2019

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

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

-Sd/-
Superintendent
for Principal Secretary to Government Haryana,
Town & Country Planning Department