

Amendment in Haryana Building Code, 2017

PUBLIC NOTICE

(For the purpose of inviting objections/suggestions)

Certain amendments in Chapter-6 & 7 and Model Zoning Clauses of the Haryana Building Code, 2017, have been approved by the Government. While hosting on the website of the Department, the suggestions/objections on the said amendments are invited from the general public and all stake holders. These may be forwarded through Email to the following within a period of 30 days of the issuance of this public notice i.e. upto 06.03.2022 :-

1. DTCP, Haryana, Chandigarh : tcpharyana7@gmail.com.
2. Architect, HQ : architect.hqhs.tcp@gmail.com.

Proposed Amendment in Chapter-6 & 7 and Model Zoning Clauses.

(A.) The existing table in Code 6.3 (3)(ii) is proposed to be substituted by the following :-

Sr. no.	Type of building	Area norm	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
1	Shop-cum-Flat (SCF) or Shop-cum-Office (SCO) or Shop-cum-Office-cum-Flat (SCOF) or Double Storey Shop (DSS) purposes or for shopping booths	Unrestricted	As per the Architectural Control Sheets			
2	Commercial colony: includes shopping mall, multiplex, Departmental store, Integrated commercial Complex, Service Apartment, starred Hotel/ Unstarred Hotel, offices.	Unrestricted	60 %	Unrestricted	175 %	Unrestricted
3	Dhabas	1000 square metres to 1 acres	40 %	Unrestricted	40 % (maximum 50 sqm for kiosks like STD, Books, Cassettes, CDs etc.)	5 metres
4	Banquet Hall	Minimum 2.5 acres	50 %	Unrestricted	50% (10% FAR allowed for gift shop/STD)	Unrestricted

					Booths, Toy Centre and flower shops etc.)	
5	Starred Hotels	Unrestricted	40 %	Unrestricted	175 % (with permissible 15% commercial component)	Unrestricted
6	Restaurants	Minimum area 1000 square metres	60 %	Unrestricted	175 % (with permissible 10% commercial component)	Unrestricted
7	Amusement Park	Unrestricted	30 %	Unrestricted	50 % (with permissible 15% commercial component)	Unrestricted
8	Resort, Motel (with/without banquet hall facilities)	Unrestricted	30%	Unrestricted	175 %	Unrestricted
9	Big box retail stores	Unrestricted	60%	Unrestricted	175%	Unrestricted
10	Petrol Stations	Unrestricted	As per terms and conditions of Oil companies."			

(B.) The following Note - iv to vi is proposed to be inserted in Code 7.4 (2) after the existing Note (iii) :-

- iv. The carpet area of any 'Store' or 'Utility Room' to be provided in any residential building shall not be more than or equal to the minimum area requirement of a habitable room, i.e. 9.5 sqm;
- v. The dining room, drawing room and dining-cum-drawing room shall be considered as a habitable room;
- iv. The provision of lobby exceeding the size of habitable room, i.e. 9.5 sqm in a residential building shall be allowed subject to prior provision of either a drawing room or dining-cum-drawing room."

(C.) Under the head of Model Zoning Clauses for Different Building Types the Model Zoning Clauses for Dormitory Plots in Licensed Industrial Plotted Colonies be inserted after the Sr. no. 5 as under:-

“6. Model Zoning Clauses for Dormitory Plots in Licensed Industrial Plotted Colonies

- i. Code referred in the clause is Haryana Building Code, 2017, amended from time to time.
- ii. SHAPE & SIZE OF SITE

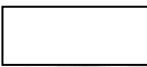

The shape and size of site is in accordance with the demarcation plan shown as ' ' to ' ', as confirmed by Competent Authority, vide drawing no....., issued on DD/MM/YYYY.

iii. LAND USE

- a) The type of building use permissible is residential and under no circumstance, the use of building shall be changed.
- b) All such dormitory buildings shall be treated as public building for the purpose of requirement of Fire NOC for its construction and occupation.

iv. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.

- a) The type of buildings permitted on the site shall be buildings designated and intended to be use for residential purpose and there use for any other purposes shall not be permitted. It shall include dormitory office, common room, kitchen and dining area.
- b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

v. AREA & DENSITY OF DORMITORY PLOTS

- a) Minimum and Maximum Area of dormitory plots: 200-8000 sqm
- b) Minimum and Maximum density permitted: 1000-1600 PPA

vi. SITE COVERAGE AND FLOOR AREA RATIO (FAR).

- a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
- b) The Far and Ground coverage of such dormitory building of area upto 500 sqm shall be governed by the parameters as applicable for similar size residential plots in the Haryana Building Code.
- c) For dormitory plots greater than 500 sqm size, the following parameters shall be applicable:
 - (i) Maximum FAR allowed: 250
 - (ii) Maximum Ground Coverage: 50%

vii. NORMS APPLICABLE FOR DORMITORY ROOMS

- a) No dormitory room shall have an occupancy of less than four, i.e., no less than four beds shall be provided in a dormitory room. The calculation of occupancy of each dormitory room shall be based on the no. of beds proposed.
- b) Bunk beds shall be allowed.
- c) Min. & Max carpet area of dormitory room: 20 to 50 sqm.

viii. UTILITIES

- a) Dormitory Office: Min. 10 sqm.

- b) Minimum area under Common Room: 2 sqm per user for 25% strength and max. 60 sqm.
- c) Kitchen and Dining Area:
 - (i) Area norm for provision of kitchen: 0.5 sqm per diner and max. of 60 sqm
 - (ii) Area norms for dining area: 1 sqm per user for 50 % strength and max. 60 sqm
 - (iii) Provision of kitchen can be made either as a common kitchen for the entire building or as a common kitchen or pantry (open or enclosed) provided with each dormitory room, as per norms indicated above. In such case the minimum area requirement for kitchen/ pantry as per Haryana Building Code shall be applicable.
 - (iv) No independent dining area shall be required in case a common kitchen for the entire building is not being provided.

ix. HEIGHT OF BUILDING.

The height of building for area upto 500 sqm shall be governed by the parameters as applicable for similar size residential plots in the Haryana Building Code.

- a) For dormitory plots greater than 500 sqm size, the maximum height of the building shall be 30m.
- b) The maximum height of the building shall not be more than 21 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space.
- c) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24 metres, along the narrow street.
- d) All building block(s) shall be constructed so as to maintain an inter-se distance as per **Code 7.11(5)**.
- e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (d) above.

x. PARKING.

The provision for parking space shall be provided at the rate of one 2 wheeler/ bicycle parking unit of 0.8 m X 2.5 m. for 50% of no. of beds proposed in a dormitory plot.

xi. APPROACH TO SITE.

- a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.

- b) The approach to the site shall be shown on the zoning plan.
- c) Entry and Exit shall be permitted as indicated/ marked on the plan.

xii. OPEN SPACES

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

xiii. BAR ON SUB-DIVISION OF SITE.

Sub-division of the site shall not be permitted, in any circumstances.

xiv. APPROVAL OF BUILDING PLANS.

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Acts, before starting up the construction.

xv. BASEMENT.

Provision and use of Basement as per Haryana Building Code shall be allowed.

xvi. PROVISIONS OF PUBLIC HEALTH FACILITIES.

- a) Provision of Bathroom/ Water closet/ washbasin can be made either as a common provision for each floor or as an attached facility with each dormitory room, as per norms indicated below.
- b) Common bathroom/ WC Norms:
 - (i) One washbasin for every 6 residents.
 - (ii) One bathroom for every 8 residents.
 - (iii) One water closet for every 6 residents.

xvii. EXTERNAL FINISHES.

- a) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- b) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course **Chapter 10** of the Haryana Building Code, 2017 shall be followed.

xviii. LIFTS AND RAMPS:

Lift and Ramps in building shall be provided as per **Code 7.7.**

xix. BUILDING BYE-LAWS:

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017.

xx. FIRE SAFETY MEASURES:

- (a) The owner will ensure the provision of proper fire safety measures as required for public buildings for the purpose of fire NOC for its construction and Occupation.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper

basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.

(c) The fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

- xxi. The rain water harvesting system shall be provided as per central ground water Authority norms/ Haryana government Notification as applicable.
- xxii. That the coloniser/ owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
- xxiii. The coloniser/ owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government New & Renewable Energy Department.
- xxiv. That the coloniser/ owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government New & Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- xxv. That the coloniser/ owner shall ensure the installation of Solar Photo Voltaic Power Plant as per the provisions of Order No. 22/52/2005-5- Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxvi. Fire safety protection measures shall be regulated by Haryana Fire Services Act, 2009 as amended from time to time.
- xxvii. **GENERAL**
 - a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
 - b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
 - c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
 - e) Garbage collection center of appropriate size shall be provided within the site.”

(D.) The existing table in Code 6.3 (3)(iv) is proposed to be substituted by the following :-

Sr. No.	Type of Industry	Maximum Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio	Maximum Permissible Height	Remarks
1.	General	60%	Twin level	150 %	30 Metres	--
2.	Apparel and Footwear	60%	Unrestricted	250 %	Unrestricted	To be located on roads with a Right

3.	Biotechnology other than Pharmaceuticals	40%				Of Way of 15 metres and above.
4.	Information Technology/ Information Technology Enable Services					
5.	Information Technology Park, Cyber Park, Cyber City, Technology Park	40%	Unrestricted	250 %	Unrestricted	Subject to condition that the plot must be located on roads with a Right Of Way of 30 metres and above.
6.	Data Centre Industry	60%	Unrestricted	500%	Unrestricted There will be no restriction on floor to ceiling height subject to there being no mezzanine floor and compliance with structural and fire safety regulations.”	

(E.) The following Note - f. is proposed to be inserted in Code 6.3(3)(ii), (iii) and (iv) at the end of existing Note - e. :-

“f. The following norms shall be applicable for Data Centres :-

- i. Parking area will be as per requirement and will be provided in open area. The Data Centres shall also provide additional parking, if needed due to increase in traffic.
- ii. Multi-level DG stacking upto G+4 structure shall be allowed subject to NOC from Fire Department and shall not be considered as part of FAR.
- iii. Chillers on the roof can be installed subject to structural safety and clearance from competent authorities/ Fire Department/ Airports Authority of India.
- iv. Boundary wall upto height 3.6m, with further 1m height for ‘Y’ fencing shall be permitted.
- v. Minimum number of windows subject to compliance with building and fire safety regulations and having modern fire-fighting equipments installed within the premises.”

Dated:- 07.02.2022
Place:- Chandigarh

Sd/-
(K. Makrand Pandurang, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh