

HARYANA GOVERNMENT

NOTIFICATION

The June, 2016

.....-- The following draft of the bye-laws, which the Governor of Haryana proposes to make in exercise of the powers conferred by section 201, 202 and 214 of the Haryana Municipal Act, 1973 and section 250, 252 and 392 of the Haryana Municipal Corporation Act, 1994 (Act 16 of 1994) is hereby published as required under section 216 of the Haryana Municipal Act, 1973 and 394 of the Haryana Municipal Corporation Act, 1994 for information of persons likely to be affected thereby.

Notice is hereby given that the draft byelaws shall be taken into consideration by the State Government on or after the expiry of a period of fifteen days from the date of publication of this notification in the Official Gazette, together with objections or suggestions, if any, which may be received by the Principal Secretary to Government, Haryana, Urban Local Bodies Department, Chandigarh, from any person with respect to the following draft building rules, namely:-

Draft Uniform Building Code

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| Short title,
extent and
commence
ment. | 1. | (1) These byelaws may be called the Haryana Uniform Building Code, 2016.

(2) These shall be applicable in all urbanisable areas/ controlled area/ Municipal area limits of the State of Haryana. |
| Definitions | 2. | (1) In these byelaws, 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",- |

- (a) in the residential plot means the building attached to and serving the main residential building and includes garage, store room, fuel store and servant quarters, but shall not include a guest house capable of use as an independent dwelling unit;
- (b) in the industrial/ Commercial/ institutional plot means the building ancillary to and serving the main industrial building and includes godown, cycle-shed, dispensary, canteen, electric substation and 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) 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 these byelaws and includes his/ her legal heirs;
- (vi) "apparel industries" means the industrial units 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 Architect's Act 1972.
- (ix) "Architectural Control Sheets" shall mean sheet of drawing with directions signed by the Competent Authority and kept in his office showing the measure of architectural control as prepared under ~~rule 50;~~
- (x) "area" means area under the jurisdiction of Competent Authority;
- (xi) "authorized officer" or "officer authorized" means an officer authorized by the Competent Authority;
- (xii) "balcony" means a horizontal projection, cantilevered or otherwise including a parapet handrail, balustrade, to serve as a passage or sit out place.
- (xiii) "basement or cellar" means the lower storey of a building, which is next below the ground storey 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;
- (xiv) "bio-technology industry" means the industrial units primarily engaged in research in micro-organisms and its software developments. No hardware manufacturing unit of pharmaceutical industry will be included;
- (xv) "building line" shall mean a fixed line, if any specified for a site beyond which no building within that site other than a compound wall shall project;
- (xvi) "carpet area" shall mean the net usable covered floor area bound

within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved free-of-FAR, but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/ almirah/ shelf, which being usable covered area shall form part of the carpet area.

(xvii) "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 or 7'- 6" when measured from the ground.

(c) There shall be no structure on it and the top shall remain open to sky.

(xviii) "Chimney" means the ventilating shaft/ absorber provided in the building for intake and disposal of smoke;

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

(a) Assembly building;

(b) Residential building;

(c) Commercial and mercantile building;

(d) Industrial building;

(e) Integrated Container Depot & Custom boundary area;

(f) Institutional building;

(g) Storage building; and

(h) Recreational building.

"Assembly Building"- A building or part thereof, where groups of people (not < 50) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and this

includes buildings of drama and cinemas theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, "mangal karyalayas", skating rinks, gymnasia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas and road, railways, air, sea or other public transportation stations and recreation piers;

"Residential Building"- includes a building in which sleeping and living accommodation is provided for normal residential purposes, with cooking facilities and includes one or more family dwellings, apartment houses, flats, and private garages of such buildings;

"Commercial Building"- includes a building or part thereof used as shops, stores or markets for display and sale of wholesale and or retail goods or merchandise, including office, professional establishments and service facilities incidental thereto and located in the same building;

"Educational Building"- Includes a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses as research institution. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or outside;

"Industrial Building"- includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc.;

“Integrated Container Depot & Custom boundary area”

“Institutional Building”- Includes a building constructed by Government, Semi- Government Organizations or Registered Trusts and used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, 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 and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories etc.;

“Storage Building”- A building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn and stables.

(xx) “colony” means colony defined in the Haryana Development and Regulation of Urban Areas Act, 1975;

(xxi) “Competent Authority” shall mean officer/ agency duly authorized;

(xxii) “controlled area” means area declared as controlled area under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act no. 41 of 1963) or under section 29 of the Faridabad Complex (Regulation and Development) Act, 1971 (Act no. 42 of 1971) or under section 346 of the Haryana Municipal Corporation Act, 1994 (Act No. 16 of 1994) or under section 203C of the Haryana Municipal Act, 1973 (Act no. 24 of

1973);

- (xxiii) "core area" means thickly built up area of the old town, lal dora/ phirni of villages included in the municipalities other than planned areas, or the area shown as existing town in the Development Plan of the town;
- (xxiv) "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.
- (xxv) "covered area" means the area covered immediately above the plinth level by the building but does not include the space covered by –
- (a) garden, rockery, plant nursery, water pool, swimming pool (uncovered), platform around a tree, tank, fountain, bench, chabutra with open top and not enclosed on sides by walls and the like;
 - (b) drainage culvert, conduit, catch-pit, gully-pit and gutter chamber;
 - (c) compound wall, gate, cantilevered porch (without any storey above) and areas covered by chajja; and portico, slide, swing, open staircases for fire escape;
- (xxvi) "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 at height of not less than 15 cms above the surface of adjoining ground including plinth beam;
- (xxvii) "development plan" in respect of controlled area means the final plan notified in the Official Gazette under sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, or the plan notified under sub-

section (7) of Section 346 of the Haryana Municipal Corporation Act 1994 or under section 203C of the Haryana Municipal Act, 1973 (Act no. 24 of 1973);

(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.

(xxxii) "dwelling unit" means a building or a part thereof which is used or is intended to be used by a family for habitation comprising of Kitchen, toilet and room;

(xxxiii) "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 drawing or both;

(xxxiv) "erection or re-erection of building" means and includes,-

(a) any material alteration or enlargement of any building;

(b) the conversion by structural alteration into a place for human habitation of any building not originally constructed for human habitation;

(c) the conversion into more than one place for human habitation, of a building originally constructed as one such place;

- (d) the conversion of two or more places of human habitation into a greater number of such places;
 - (e) such alterations of a building as affect an alteration of its drainage or sanitary arrangements, or materially affect its security;
 - (f) the addition of any rooms, buildings, outhouses, or other structures to any building; and
 - (g) the construction of a wall adjoining any street or land, not belonging to the owner of the wall, of a door opening on to such street or land;
- (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 public street or road or to a common area leading to such streets or roads and includes any garage or room whether or not adjacent to the building in which such flat is located, provided by the colonizer/ owner of such property for use by the owner of such flat for parking any vehicle or for residence of any person employed in such flat, as the case may be;
- (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 of the covered area of all floors and hundred, by the area of plot i.e.

$$\text{FAR} = \frac{\text{total covered area X 100}}{\text{plot area}};$$

For the purpose of calculating FAR, cantilevered permitted roof projections, lift room, mumty, basement if used for parking, services and storage, Stilts area (unenclosed) proposed to be used for parking and pedestrian plaza only, open staircase (without riser and mumty), open court yard of permitted size shall not be counted towards FAR;

(xl) "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;

(xli) "form" means a form appended to these bye-laws;

(xlii) "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;

- (xliv) "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 materials.
- (xlv) "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 ancillary or appurtenant building including community facility, public amenities and public utility as may be specified;
- (xlvii) "habitable room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, 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 level of the centre 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, minarets and parapets not exceeding one 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 upper surface of the floor to the under 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) "licensed plumber"- shall mean a person registered with an authorized officer of the Authority for the purpose of these byelaws and possessing Certificate of training from ITI, with min. 2yrs experience of execution of sanitary and plumbing works under any Govt. Dept./ Local Body or a qualified Architect / Engineer;
- (i) "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 and wind loads shall be considered as live upon it;
- (ii) "loft" shall mean an intermediary floor between two floors on a residual space in a pitched roof above a residual normal floor level within a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
- (iii) "material change of use" shall mean a change from one class building to another;

- (iv) "mumti" shall mean a small structure erected on the roof of a building at the head of a staircase to protect such staircase from weather;
- (v) "mezzanine floor" means an intermediate floor, between two floors, above ground level with area of mezzanine restricted to 1/3rd of the area of the lower floor and with a minimum height of 2.3 meters and shall not be lower than 2.3 metres above floor level;
- (vi) "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 and Tourist Guides;]
- (vii) "occupancy" means the main purpose for which a building or a part of building is used or intended to be used;
- (viii) "open space" means a space forming an integral part of the plot left open to sky;
- (ix) "parapet" means a low wall built along the edge of a roof or a floor not more than 0.1 metre in height;
- (x) "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;
- (xi) "partition wall" means an interior non load bearing wall, one storey or less in height;
- (xii) "partition" means a wall which bears no load other than its own weight;
- (xiii) "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;

- (xiv) "plinth" means the portion or structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
- (xv) "plinth area" means the built up covered area measured at floor level on the basement or of any storey;
- (xvi) "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;
- (xvii) "plinth level" means the level of the ground floor of building;
- (xviii) "plot" means piece of land enclosed by definite boundaries;
- (xix) "porch" means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (xx) "premises" shall mean messuages, buildings, land easements and hereditaments of any tenure;
- (xxi) "proof consultant" shall be a person who is a Structural Engineer or a group/firm of structural engineers 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 (A2) or Form BR-V (A1): -
 - (a) National Council for Building Material (NBC), Ballabgarh
 - (b) Institute of Structural Engineers (India)
 - (c) Central Building Research Institutes, Roorkee
 - (d) 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;

- (xxii) "public sewer" means a main sewer line which is open & use for public to connect their sewer line;
- (xxiii) "public street" shall mean any street- heretofore leveled, paved, metalled, channeled, sewerred or repaired out of public funds of competent authority, unless before such work was carried out, there was an agreement with the proprietor that the street should not thereby become public street, or unless such work was done without the implied or express consent of the proprietor, "rain water pipe" means a pipe or drain situated wholly above ground and used or constructed to be used solely for carrying off rain water directly from roof surfaces;
- (xxiv) "rear" as applied to a building means that portion which is on the opposite side of the 'front';
- (xxv) "self-certification" shall means seeking approval of building plans duly prepared by Architect as per relevant building rules, zoning plan and as per parameters/ policies issued by the Competent Authority;
- (xxvi) "street line" means the line defining the side limits of a street;
- (xxvii) "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;
- (xxviii) "site" (see "plot");
- (xxix) "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 rules;
- (xxx) "storage tank" means a tank or a cistern for storage of water which is

connected to water main by means of a supply pipe;

(xxxi) "storey" shall 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;

(xxxii) "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 three storeys or 12 meters height (14.5 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 three storeys or 11 meters height, as per the requirements of the relevant Form-~~BRV(A1)~~ or ~~BRV (A2)~~.]

(xxxiii) "structural wall" means a load bearing wall or wall that carries load in addition to its own load;

(xxxiv) "sub-soil drain" shall 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;

(xxxv) "sun-shade" means a slope or horizontal 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;

(xxxvi) "temporary building" shall mean a building built of unburnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood, boarding or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar;

(xxxvii) "urbanisable area" means an area earmarked for any one of the use in the development plan except agricultural zone;

(xxxviii) "verandah" means a covered area with at least one side open to the outside with the exception of 1 metre high parapet on the upper floors to be provided on the open side;

(xxxix) "water closet" means a privy with arrangement for furnishing the pan with water. It does not include a bathroom;

(xl) "zoning plan" shall 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, position of trees 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 rules, further same can also be prepared/ maintained for industrial plots, if need arises.

Application for erection or re-erection of building

3. 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 rule 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 rule 11;
- (iv) details of specifications of the work to be executed in Form BR-II.
- (v) fire safety design as required under National Building Code or under State Fire Act;
- (vi) Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required;
- (vii) Public health services plan in un-editable compact Disc/ DVD or any other electronic medium, containing drawings in ".DWG" Format;
- (viii) 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;
- (ix) indemnity bond for the construction as given in ~~Appendix 'B-1'~~;
- (x) Undertaking as at ~~Appendix 'A-5'~~ on plain paper, duly signed by professional (i.e. Architect/ Civil Engineer/ Electrical Engineer/ Plumber, etc) hired by the applicant.

Note: The applicant shall submit all kind of plans shall 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-clause (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 three storeys or 12 metres height (14.5 meters in case of provision of stilt) may be undertaken by the Architect or the Engineer. However, in case

of buildings more than three storeys, the supervision shall be undertaken by both the Architect and the Engineer.

- 3) The applicant and the Architect/ Engineer/ licensed plumber/ Structural Engineer/ Proof Consultant shall digital signed the application, plans, structural drawings, specifications and the certificates as required in the relevant forms and documents, before making submission to Competent Authority. In case where the supervising Architect and Engineer are different from the one who has prepared the designs, the plan shall be signed by both of them.
- 4) In case the building application is rejected/ returned, it may be re-submitted within 60 days from the date of such rejection/ 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 rejection.
- 5) A malba fee (non-refundable) of Rs. 5000/- (rupees five thousand only) for the plots upto 250 square metres and Rs. 10,000/- (rupees ten thousand only) for the plots of above 250 square metres, shall be deposited by the applicant along with the building application for stacking building material/ malba over the road berms of adjacent public street for a period of two years or part thereof from the date of approval of building plan for which a notice shall be given by the applicant in Form BR-VIII. In case of occupation of Public Street beyond the period of two years, the refundable fee shall be rupees twenty thousand till the completion of building.

Procedure
for
submitting
application
through
self
certificatio
n.

4. 1) Any person intending to erect or re-erect building may apply on Form BRS-I to the Competent Authority for approval of building plans of architectural controlled commercial booths, Shop-cum-Office (SCO), Shop-cum-Flat (SCF) plots of industrial plotted colony & residences, under self-certification by giving fifteen days notice to the Competent Authority or Officers of the Department delegated with powers 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) Any person applying under the provision of sub-rule 1) above, shall make an application in writing to the Competent Authority or any other person authorized in this behalf in the Form BRS-I accompanied by the following documents stated in Rule 4.
- 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 fails to rectify violations/ demolitions, 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. 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 compoundable 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 may be submitted to the concerned authority. The Authority may 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 sanctionable and permissible as per bye laws.
- IV. After submitting of application or during the construction of building if the owner/registered architect/registered structural engineer are changed, he shall intimate the Competent Authority by registered letter 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 concerned authority by the respective owner/ Architect/ Engineer. The construction work shall have to be suspended until the new owner/registered Architect/ registered 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."

Online receipt and approval.

5. 1) All functions performed under these building rules may also be performed through electronic form and internet.
- 2) Without prejudice to the generality of sub-rule (1) above, the functions may 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) approval of building plans, occupation certificates etc.;
 - (v) filing of documents;
 - (vi) issue of notices for recoveries;
 - (vii) maintenance of registers and records;
 - (viii) any other function that the Competent Authority may deem fit in public interest.

Preparation of building plans by Government Departments.

6. 1) The Government Departments shall prepare the building plans,-
- (i) All Government buildings, whether designed by the Government Department or private Architect shall, in all respects, conform to these building rules.
 - (ii) The Central or State Government Department concerned may designate an officer, within its own Department, to issue a certificate specifying that the provisions of these building rules 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.

Constitution of committees

7. 1) The Competent Authority may constitute committees for-
- (i) Preparation of zoning plans.
 - (ii) Approval of building plans;
 - (iii) Composition of building plans;
 - (iv) Grant of Occupation Certificate; and
 - (v) Any other Committees with such powers and functions as it may deem proper.

Size of drawing sheets and colouring of plans

8. 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 IS code.
- 4) The prints of drawings shall be on one side of paper only.

Site Plan

9. 1) 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 sq. mt. in size and on a scale of 1:500 for plots above 500 sq. mt. 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 (a).
- (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 (a)
- (vii) the width of the street, if any, in front, 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, over head electric supply lines including its capacity, etc.
- (x) the site area of the property and the covered area on each floor alongwith its percentage covered to the total area of the site.
- (xi) Such other particulars as may be prescribed by the Competent Authority; and
- (xii) building number or plot number of the property on which the building is intended to be erected.

Distance from High Tension Electric line. 10. Building shall not be constructed within the clearance zone and therefore be called no building zone, where no construction of building is permitted.

Type of supply line	Horizontal clearance (in metres) (including both sides and from the centre line of the tower)
a. Low and Medium voltage lines and service lines	11.50
b. High voltage lines upto and including 11 KV.	11.50
c. High voltage lines upto 11 KV and upto and including 33KV.	15.00
d. High voltage lines upto 33 KV and upto and including 66KV.	18.00

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

Building
Plan

11. 1) The plans of the building, elevations and sections 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 sq.m. to 1000 square metres;
- (iii) 1:200 for plots measuring more than 1000 sq.m.

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 centre of the street or 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/ Act; 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 rule 48;

(a) the plan showing rain water harvesting system, provision for differently-able person, solar heating system and photo voltaic solar power-plant as per the rule 49.

Constructi
ng
building
as per
Architectu
ral Control
Sheet

12. The applicant may obtain Architectural Control Sheet approved by an authorized officer of the authority, by paying prescribed fee. The applicant is not required to get the building plan sanctioned from the Competent Authority.

Provided the applicant constructs the building strictly in accordance with the standard design. He 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.

Informatio
n
necessary
to
validate
building
plan
applicatio
n

13. All building plan application submitted under rule 3 shall not be considered valid, unless it is made on the prescribed form and is accompanied with the requisite number of plans and documents, along with scrutiny fee required to be furnished along with the application. In case of non- compliance, the application together with plans and documents shall be returned to the applicant for resubmission in accordance with these rules.

Constituti
on of
Committee

14. The Competent Authority shall constitute such Committees for the purpose specified in rule 7, for scrutiny of applications received as specified under rule 3 and for submission of recommendations for sanction/refusal of such applications. The Committee shall consist of officer/ official as decided by the Competent Authority. The Committee constituted under rule 7 shall meet every week;

Sanction
to
erect or
re-erect

15. 1) The recommendations of the members of the committee shall be forwarded to the Competent Authority for consideration and approval, with or without change.

- 2) The committee or any officer authorized shall pass on order and convey the decision of sanction or rejection in Form BR-III.
- Validity of sanctioned plans 16. 1) Every sanction for the erection or re-erection of any building which shall be given (or deemed to have been given) shall remain valid for two years, from the date of such sanction.
- 2) If a building is not completed within two years of the date of permission, the permission 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 a fresh application shall be submitted in accordance with rule 3 and prescribed scrutiny fee.
- [Provided that for multi-storeyed buildings (fifteen metres or above in height) the sanction shall remain valid for within five years from the date of sanction or as may be specified by the Competent Authority, whichever is less.]
- 3) The temporary buildings, permitted by competent authority, shall not be allowed to stand three months beyond the validity of the sanctioned plans expires.
- Re-validation of building plans 17. 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 due to reasons beyond the control of the applicant, the owner/ applicant may apply for the revalidation of building plans (for once only) before the sanction has lapsed along with re-validation fee @ Rs 10/- (rupees ten only) per square metres for the proposed covered area requested for re-validation. The Competent Authority, after making necessary inquiry and satisfying himself about all aspects of the case, may pass an order revalidating the plans for two years.
- Deemed sanction 18. 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 rule 3, either sanctioning it or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building rules 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.

Submission of revised building plans during the validity period of sanction

19. 1) If during the construction of a building, any deviation of a substantial nature 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 shall be followed for all revised plans, along with the depositing balance scrutiny fee, if any.

2) No notice and building approval, is necessary for minor alterations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of these building rules;

Revocation of sanction

20. The sanction granted under rule 15 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 alongwith the building plan application or otherwise or the construction is not being done in accordance with the sanction granted.

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

21. 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 these bye-laws. The said register shall be available online to public for inspection on Departmental website.

- Notice of commencement of work
22. A person who has been issued type plans/ Architectural Control Sheet under rule 12 and given permission under rule 15 and intends to commence the erection or re-erection, shall give a notice of not less than a week 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-VIII,.
- Damp Proof Course certificate
23. 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 rules, but no consent/ comments have been passed by Competent Authority within specified time.
- Measure to be considered while constructing building
24. 1) Every person who initiate constructing building after getting his building plans sanctioned by the Competent Authority under rule 15, shall comply with following measures during construction, issued by the National Green Tribunal:
- (i) The person seeking sanction would strictly comply with the directions contained in this order as well as the Ministry of Environment, Forest and Climate Change Guidelines, 2010 while raising construction.
 - (ii) Every person shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - (iii) The person shall store construction material of any kind in the site, fully covered in all respects so that it does not disperse in the air in any form.

- (iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (v) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (viii) Every owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- (ix) It shall be the responsibility of every owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (x) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (xi) Compulsory use of wet jet in grinding and stone cutting.
- (xii) Wind breaking walls around construction site.
- (xiii) If any person or owner is found to be violating any of the conditions stated above and or for their non-compliance such person, owner, builder shall be liable to pay compensation of Rs.50,000/- per default

in relation to construction activity at its site and Rs.5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

Occupation
Certificate

25. 1) 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 BRXI~~.
- 2) Every person who intends to occupy such a building or part thereof shall apply for the occupation certificate in Form BR-IV(A), which shall be accompanied by certificates in relevant Form BR-V(1) duly signed by the Architect and/or the Engineer and along with following documents:
- (i) Detail of compoundable 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.
 - (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.

- 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, on the plot/ site at ground floor 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 thirty days, his decision for grant/ refusal of such permission for occupation of the building. The E-register be maintained as specified in Rule-21 for maintaining record in respect 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.

Risk based
classificati
on of
building
applicati
ons.

26. 1) For facility of citizen, the competent authority shall approve building plans considering the risk based classification of buildings:
- 2) The buildings are categorized in 4 risk categories:
- (i) Very Low Risk
 - (ii) Low Risk
 - (iii) Moderate Risk
 - (iv) High Risk
- 3) Risk based categories in residential buildings

Criteria	Very low	Low	Moderate	High
Size of plot (in	Upto 100	100- 250	250 and	All sizes

sq metres)			above	
Height of building (in metres)	Below 15	Below 15	Below 15	15 metres and above
Building type	Residential plotted	Residential plotted	Residential plotted	Group Housing

4) Risk based categories in Commercial buildings

Criteria	Very low	Low	Moderate	High
Size of plot (in sq metres)	Upto 100	100- 500	500-1000	All sizes
Height of building (in metres)	Below 15	Below 15	Below 15	15 metres and above
Building type	Commercial plotted	Commercial plotted	Commercial plotted	Shopping malls, complexes, multiplexes and other commercial establishments.

(i) For Very Low Residential/ Commercial Buildings:

The building plan shall be approved as per procedure laid in Rule 4.

(ii) For Low Risk Residential/ Commercial Buildings:

The building plan shall be approved as per procedure laid in Rule 3.

(iii) For Moderate Residential/ Commercial Buildings:

Building plans will have to be prepared by a competent professional and the building plan shall be approved as per procedure laid in Rule 3.

(iv) For High Risk Residential/ Commercial Buildings:

Clearance from Fire department and other necessary clearances from AAI, NMA and other agencies have to be obtained. Building plans will have to be prepared by a competent professional and the building plan shall be approved as per procedure laid in Rule 3.

5) Risk based categories in Storage/ warehouses buildings.

Criteria	Very low	Low	Moderate	High
Size of plot (in sq metres)	Upto 250	From 250 to 2000	Upto 2000	Above 2000
Height of building (in metres)	Below 15	Below 15	Below 15	Below 15 metres
Abutting road width (in metres)	Minimum 12	Minimum 12	Minimum 12	Minimum 12
Building type	Category A	Category A	Category B (Stacking height-Medium)	Category B (Stacking height-High)

(i) For Very Low Risk Storage/ warehouses Buildings:

The building plan shall be approved as per procedure laid in Rule 4. If the owner/ architect/ engineer desires to get the building plan sanctioned by the Competent Authority, per procedure laid in Rule 3 may be followed.

(ii) For Low Risk Storage/ warehouses Buildings:

Building plans will have to be prepared by a competent professional and the building plan shall be approved as per procedure laid in Rule 3.

(iii) For Moderate Risk Storage/ warehouses Buildings:

Building plans will have to be prepared by a competent professional and the building plan shall be approved as per procedure laid in Rule 3.

(iv) For High Risk Storage/ warehouses Buildings:

Building plans will have to be prepared by a competent professional and the building plan shall be approved as per procedure laid in Rule 3.

6) Risk based categories in industrial buildings.

Criteria	Low	Moderate	High
Size of plot (in sq metres)	Upto 350	Above 350	All sizes
Height of building (in metres)	Below 15	Below 15	15 and above
Abutting road width (in metres)	Minimum 12	Minimum 12	Minimum 12

(i) For Low Risk Storage/ warehouses Buildings:

Building plans will have to be prepared by an empanelled professional and the building plan shall be approved as per procedure laid in Rule 4.

(ii) For Moderate Risk Storage/ warehouses Buildings:

Building plans will have to be prepared by an empanelled professional. Fire/ Structural safety certification by Fire Services. Structural Engineers and the building plan shall be approved as per procedure laid in Rule 3.

(iii) For High Risk Storage/ warehouses Buildings:

Building plans will have to be prepared by a competent professional and the building plan shall be approved as per procedure laid in Rule 3.

Siting, Planning and Architectural Control

- Use of site, type and character of building.
27. 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 rules.
- 4) Every building that may be erected or re-erected on site shall, in addition to other restrictions under these rules, comply with the provisions made in the National Building Code, wherever the building rules are silent.
- Sub-division and amalgamation of plots
28. 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, not more than one building unit shall be erected on any one site but in any case two or more sites may be combined for purposes of erection of one building unit.
- 3) Except as otherwise expressly provided at the time sale, 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".
- 4) 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.

Note: -"Building unit" means a self contained building with such out buildings 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

Proportion of the site which may be covered with buildings.

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

(i) Residential

Sr. no.	Area of Plot	Maximum permissible Ground Coverage	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
1	Upto 250 square metres	Ground Floor = 80% First Floor = 60%	200 %	16.5
2	Above 250 square metres	Ground Floor = 70% First Floor = 60%	180 %	16.5

Residential in core areas

Sr. no.	Area of Plot	Maximum permissible Ground Coverage	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
1	Upto 60 square metres	Ground Floor = 85% First Floor = 70%	220 %	16.5
2	61 to 250 square metres	Ground Floor = 80%	200 %	16.5

	metres	First Floor = 60%		
4	Above 250 square metres	Ground Floor = 70% First Floor = 60%	180%	16.5

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	0.0
2.	61 to 250 square metres	1	1.5
3.	Above 250 square metres	4.0	4.5

Notes:-

- a. Front set back of 0.5 metre for residential plots up to 60 square metres and 1 metre for the plots up to 61-150 square metres without front boundary wall shall be mandatory. The balance open area shall be adjusted suitably to ensure proper light and ventilation;

(ii) Group Housing

Sr. No.	Maximum permissible ground coverage	Floor Area Ratio	Maximum Permissible height
1.	35%	175%	Unrestricted

Notes:-

- a. In case of group housing, any building may have a munti, lift room and water storage tanks at terrace. The height of munti/

- lift room shall be exclusive of building height;
- b. The provisions in the above table are subject to the fulfilment of requirements of light, ventilation and the prescribed limit of ground coverage.
 - c. Setbacks in licensed colonies or Town planning schemes or sectors developed by Competent Authority shall be governed by the zoning plans.
 - d. The parking requirement of group housing shall be governed by the parking policy notified from time to time.
 - e. The height of 30 metres and above shall only be allowed subject to availability of infrastructure for fire safety for such high rise building and No Objection Certificate from the Airport Authority of India.
 - f. Four levels basement in Group Housing may be allowed upto the maximum roof height of not more than 1.2 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.
 - g. In core areas single level basement may be allowed upto the maximum roof height of not more than 1.2 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.
 - h. The parking and service areas shall not be included in the covered area or FAR.

(iii) Commercial

Sr. no.	Area of Plot	Maximum permissible Ground Coverage	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
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1	upto 100 square metres	80%	240%	Unrestricted
2	From 101 to 500 square metres	50%	240%	Unrestricted
3	From 501 to 1000 square metres	40%	200%	Unrestricted
4	Above 1000 square metres	35%	200%	Unrestricted

Commercial in Core area

Sr. no.	Area of Plot	Maximum permissible Ground Coverage	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
1	upto 50 square metres	100%	240%	Unrestricted
2	From 51 to 100 square metres	85%	240%	Unrestricted

- a. In the case of sites for shop-cum-Residential (SCR) or Shop-cum-Flat (SCF) or Shop-cum-Office (SCO) purposes or for shopping booths, the coverage on each floor shall be in accordance with the architectural control sheets.
- b. A basement, not exceeding the zoned area of plot (excluding the area under public corridors) and intended to be used only for parking, services and storage may be allowed if it satisfies the public health and structural requirements. The basement may be allowed to the maximum roof height of not more than 1.2 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. Further, four levels basement will be allowed on site more than 8000 square metres & in other cases as decided by Competent Authority.

(iv) Public and Semi-Public

Area of Plot	Maximum permissible Ground Coverage	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
For plot of any size.	33	150%	Unrestricted

Four levels basement for public and semi-public building, not exceeding the zoned area of plot and intended to be used only for parking, services and storage may be allowed if it satisfies the public health and structural requirements. The basement may be allowed to the maximum roof height of not more than 1.2 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.

(v) Industrial

Maximum permissible ground coverage (percentage of the site area)		Floor Area Ratio		Maximum Permissible height (in metres)	
General Industries	Information Technology Industry, Cyber Park, Cyber City, Technology Park	General Industries	Information Technology Industry, Cyber Park, Cyber City, Technology Park	General Industries	Information Technology Industry, Cyber Park, Cyber City, Technology Park
60%	40%	150%	250%	Unrestricted	Unrestricted

Four levels basement in case of Information Technology Industry, Cyber Park, Cyber City, Technology Park, not exceeding the zoned area of plot and intended to be used only for parking, services and storage may be

allowed if it satisfies the public health and structural requirements. The basement may be allowed to the maximum roof height of not more than 1.2 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.

Note:-

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

- a. pergola constructed purely for Architectural effects;
- b. canopy, sunshade, chajja, balcony or an architrave cantilevers from the face of any wall, provided that canopy projecting over an entrance to the building at lintel shall not be allowed beyond the street line; and
- c. Cantilevered projections as referred in bye-law 31.

Architectu
ral Control

30. 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**

All buildings shall be set back in front along the building line shown in the zoning plan or approved colony plan

3) **Space at the rear**

No building shall project beyond the rear building line shown in the zoning plan or approved colony plan as may be applicable. Where zoning plans have not been prepared or the required building line has not been shown on the approved colony plan, the rear building line shall be at a distance of 4.5 metres from the rear boundary of the plot.

4) Space **at the sites**

No building shall project at the sites beyond the building line specified in the zoning plan or ~~approved colony plan~~, as may be applicable. Where zoning plans have not been prepared or the required building line has not been shown on the approved colony plan, the side space shall be regulated as below:—

(i)	Sites upto 250 square metres	No side space. The full frontage of the site shall be covered with buildings and buildings shall be built contiguous to the adjoining plots: Provided that in case of corner plots, if a side space is left, it shall not be less than 2 metres in width.
(ii)	Sites from 250 square metres	Compulsory open space of 3 metres feet on one side of the plot to be determined by the Competent Authority: Provided that a garage of not more than 6 metres in length may be built in this portion with its rear boundary coinciding with the rear of the building.
(iii)	Sites from 250 square metres to 1000 square metres	Minimum side open space of 3 metres on both sides.
(iv)	Sites above	Minimum side open space of 6 metres on both sides.

	1000 square metres	
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Green building measures and incentives

31. 1) For reducing consumption of 25-30% of total energy, 30% of fresh Potable water and reduction in 40% of total waste generation by modern buildings, the green building measures are to be adopted by all building (except plotted residential) on various plot sized above 100 square metres shall comply with the green norms.
- 2) The applicant shall be awarded benefits in form of additional Floor Area Ratio for adopting green norms as specified below or by getting his building/ site/ project certified from GRIHA and achieving the GRIHA rating:
- 3) The details of green norms and additional Floor Area Ratio (FAR):

(i) Group Housing

	Generation of 50 to 100 % of total power and heated water requirement from Solar power panels and solar water heating system	Organic waste plant
FAR	20%	10%

(ii) Commercial

Sr. No.	Area of plot (in square metres)	Solar power panels and solar water heating system	
		Generation of 40 to 50% of total power and heated water requirement	Generation of 100% of total power and heated water requirement
1	From 101 to 500 square metres	15%	30%
2	From 501 to 1000 square metres	15%	30%
3	Above 1000 square metres	10%	25%

(iii) Public and Institutional Buildings

Sr. No.	Area of plot (in square metres)	Solar power panels and solar water heating system		Sewage Treatment system for 60 to 100% of total waste
		Generation of 40 to 50% of total power and heated water requirement	Generation of 100% of total power and heated water requirement	
1	Plot of any size	10%	20%	5%

(iv) Industrial

Sr. No.	Type of Industry	Sewage Treatment system for 60 to 100% of total waste	Generation of 50 to 100 % of total power and heated water requirement from Solar power panels and solar water heating system	Plantation of trees on 60 to 100% of open space
1	General Industry	10%	15%	5%
2	Information Technology Industry	5%	20%	5%

4) **The details of Green Rating for Integrated Habitat Assessment**

(GRIHA) rating and Additional Floor Area Ratio (FAR):

(i) Group Housing

Sr. No.	Norms	Additional FAR for achieving GRIHA rating				
		1 star	2 star	3 star	4 star	5 star
1	FAR	5%	10%	15%	20%	25%

(ii) Commercial

Sr. No.	Area of plot (in square metres)	Additional FAR for achieving GRIHA rating				
		1 star	2 star	3 star	4 star	5 star
1	From 101 to 500 square metres	10%	15%	25%	30%	40%
2	From 501 to 1000 square metres	7%	10%	15%	20%	30%
3	Above 1000 square metres	5%	7%	10%	15%	25%

(iii) Public and Institutional Buildings

Sr. No.	Area of plot (in square metres)	Additional FAR for achieving GRIHA rating				
		1 star	2 star	3 star	4 star	5 star
1	For any plot size	5%	10%	15%	20%	30%

(iv) Industrial

Sr. No.	Type of Industry	Additional FAR for achieving GRIHA rating				
		1 star	2 star	3 star	4 star	5 star
1	General Industry	5%	10%	15%	20%	25%
2	Information Technology Industry	5%	10%	20%	30%	40%

Note: The additional FAR will be given over and above the maximum permissible FAR as stated in rule 29.

- Parking
32. 1) In Group Housing minimum 2.0 Equivalent Car Space (ECS) for each dwelling unit will 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 will 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 will 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 will be required as already been implemented.
- 4) The covered parking in the basement or in the form of multi level parking above ground level will not be counted towards Floor Area Ration (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.
- 5) In case of provision in of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement/ floor may be maximum of 4.5 metres.
- 6) The misuse of the covered parking space will immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category. The basement can be used for air conditioning handling unit, utilities and services connected with the building, parking space. No storage and commercial activities shall be permitted in the covered parking areas.

Note: 1 ECS = 23 square metres for open parking, 28 square metres for parking on stilts and 32 square metres for basement parking.

- Courtyard 33. 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 rule shall be the area open to sky, clear of all projections.

Plinth

34. 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 1.2 metre in case of habitable rooms.
- 2) Every court-yard shall be raised at least 150 mm above the level of the street from where entry to plot has been taken and shall be satisfactorily drained.

Minimum area, size, height and light and ventilation of different components of Residential premises

35. 1) Minimum area for a habitable room, kitchen and water closet shall be followed in accordance to tablet 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 openable windows, ventilators or other apertures)
1	Habitable room	9.5	2.4	2.75	Total area not less than 1/4 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 1/4 th of the total floor area of the room.
3	Pantry	3.00	1.40	2.75	
4	Bathroom	1.80	1.20	2.45	
5	Water Closet	1.1	0.90	2.45	
6	Combined	2.8	1.2	2.45	0.3 square metres on

	Bath and Water Closet				wall not less than 0.3 metres wide.
7	Store	No restriction	No restriction	2.2	
10	Garage	14.85	2.75 x 5.40	2.40	
11	Doorways Habitable room	NA	0.90	2.20	
12	Doorways for kitchen, bath, W.C	NA	0.75	2.00	

Notes:-

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 or other apertures 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 7.5 metres 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 may 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 may 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 4.5 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 4.5 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. They shall either be embedded in the walls or pipe ducts to be provided to accommodate them.

Boundary
Wall,
Fence,
Gate and
Porch

36. 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.
- 3) Note: The owner/ applicant if desires, is permitted to not construct boundary wall at front of plot, so that the said area can be utilized for parking.
- 4) 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.
- 5) A railing / grille with 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.
- 6) 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.

- 7) However, the provisions of above sub-rule (2), (3), (4) and (5) are not applicable to boundary walls of jails. 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, a height up to 2.4 m may be permitted by the Competent Authority.

Staircase 37. 1) Every building intended to be used as a multiple residential building or commercial or public or industrial building shall be provided with required number of staircases (accessible from a maximum distance of 30 metres 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)	Minimum permissible height of riser (in metres)
1	Residential	1.0	0.25 (without nosing)	0.19
2	Commercial, Hotel, Malls, Multiplex, Resort, Amusement Park, Dhaba and mercantile building	1.5	0.30 (without nosing)	0.15
3	Assembly building	2.0	0.30	0.15

			(without nosing)	
4	Educational building	1.5	0.30 (without nosing)	0.15
5	Institutional building	2.0	0.30 (without nosing)	0.15
6	Integrated Container Depot & Custom boundary area	1.5	0.30 (without nosing)	0.15
7	Industrial building;	2.0	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 number of risers in single flight are limited to 12.
- 4) If a service or a spiral staircase is provided, its width shall not be less than 1.0 metres and its average tread width shall not be less than mention in table of sub-rule (1).
- 5) Notwithstanding anything contained in sub-rule (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.

Ramps

38. 1) Every building having more than four storeys or 15 metres height shall be

and Lifts

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 7.2m wide for two way traffic and 4 m wide for one way traffic, provided with gradient of 1:10.
 - (ii) The minimum width of the ramps in hospitals shall be 2.4 m 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 BIS Codes & NBC, 2005 shall be complied along with consideration of weight of Fire Engine & its manoeuvrings.
 - (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 handrails 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 handrails should be placed 0.76 metre height.
- 4) Where ramps with gradients are necessary or desired, they shall conform to

the following requirements:

- (i) A ramp when provided should 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 rules, 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 lift lobby shall be of an inside measurement of 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 should indicate that the door of the cage for entrance/ exit is either open or closed.

Passages
and
corridors

39. 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, Hotel, Malls, Multiplex, Resort, Amusement Park, Dhaba and	1.25

	mercantile building	
3	Assembly Buildings	2.00
4	Educational building	2.0
5	Institutional building	2.0
6	Integrated Container Depot & Custom boundary area	1.5
7	Industrial building	1.5
8	Hospital, nursing homes, etc.	2.40
9	All other building including hostels.	1.50

- 3) The clear headroom height of passage and corridors shall, in no case, be less than 2.15 metres.
- 4) All surfaces roof shall be of fire resistance materials.
- 5) All the passages and corridors shall be preferable naturally lighted and ventilated and if not possible, provision for mechanical ventilation shall be made.

Exit

40. 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 & exit to each building shall be usable by individuals in wheelchairs and shall be indicated by a sign
- 3) At least one entrance & exit usable by individuals in wheelchairs shall be on a level that would make the elevators accessible.

4) 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.

5) Exit width

- (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 or sliding door shall not be installed.

Means of
Access

41. 1) No Building shall be erected as to deprive any other building of its means of access.
- 2) Every person who erects a building shall not at any time erect or cause or permit to erect or re- erect any building, which in any way encroaches upon or diminishes the area set apart as means of access.
 - 3) 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.
 - 4) 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 m. width and the layout for the same shall be 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 motorable.
 - (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 m. The entrance gate shall fold 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 m.

(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.

5) Every person who applies for permission for erection or re-erction of building shall also submit NOC for accessing the road (whether National Highway, State Highway, Major District Road and local roads) if applicable from the concerened authority. (added as per suggestion of XEN, PWD)

Light and
Ventilatio
n of
building

42. 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/ 17.5 metres (with stilts) in height, and in case of buildings above 15 metres/ 17.5 metres (with stilts) it shall have mandatory mechanical ventilation in addition.

4) Sunken courtyard up to 3mt in depth from the ground level as 'light well' within building envelop shall be permitted 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)	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
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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 in an uninterrupted manner, also, provided there is an alternative source of power supply.

Cantilever
ed roof
and chajja
projection
s

43. 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.

2) No balcony shall be permitted on public road/ space. However, 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 can be permitted.

4) No projection or sun-shade shall be permitted on public road/ space. Projection of sun-shades over opening or projection against sun light and rain 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.

Mezzanine
floor

44. 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 1/3rd 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.

Motor
Garage

- 45. 1) The minimum size of a private motor garage shall not be less than 2.75 metres X 5 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 in the side set back and shall not be used for habitable purposes. The area of garage shall be counted towards covered area.

Minimum
provisions
with
regard to
dwelling
unit

- 46. Each dwelling unit shall have following 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.

Basement

- 47. 1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
- 2) The basement to 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. Modern Automated laundry shall be allowed

only in the basement of Hotel and Hospital/ Nursing Home sites, 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; and

(iv) Parking.

3) The basement may be used for habitable purpose subject to fulfilment of fire safety, light & ventilation and exit provisions. However, in case basement is used for habitable purpose, the area utilized will be counted towards total covered area of building i.e. FAR. Further, use of basement other than specified in sub-rule (1) & (2) above, shall be considered habitable use.

4) 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 story's shall be lighted and ventilated by means of a 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 registered 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 rules 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 byelaws. 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 3.6 metres from floor to the underside of the roof slab or ceiling subject to structural stability to be certified by the registered Structural Engineer.

(b) The minimum height of the ceiling of any basement shall be 0.9m and the maximum, 1.2 m above the average surrounding ground level

(iv) Structural requirement of basement:

the wall of a basement storey shall have a thickness at the base or at any section of not less than $1/3^{\text{rd}}$ the height of base or the section below the ground level; unless the thickness has been determined by calculations of the wall acting as a retaining wall.

(v) 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

(vi) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.

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

Fire
protection

48. 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.

Rain
Water
Harvestin
g

49. 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) A rainwater harvesting system consists of:

(i) Roof catchment

(ii) Gutters

(iii) Down pipes

(iv) Rain water/ Storm water drains

(v) Filter Chamber

(vi) Storage Tanks/ Pits/ Sumps.

(vii) Ground Water recharge structures like pit, trench, tube well or combination of above structure.

3) **Rain Water Harvesting techniques.**

(i) Storage of rainwater on surface for future use.

(ii) Recharge to ground water.

4) Rain Water Harvesting Provisions for Open spaces in cities: The open spaces/recreational land use generally constitute regional parks, district parks, play ground and stadium, sports complex, monument zones, public parking, Plaza and other public open space. This may be as high as 30% to 50% of the city's geographic area. All such public open spaces above the size of 500 square metres shall have arrangements for complete utilization and capture of storm water with scientific rain water harvesting arrangements.

5) Ground Water Recharge:

(i) Recharging of ground water should be made mandatory not only for residential buildings but for all types of buildings, including Group

Housing Societies having a plot area more than 500 sq.m. and above.

- (ii) The Ground Water Recharge should also be mandatory for open spaces like parks, parking, plazas and playgrounds. The harvesting and recharge structures could be constructed by the Authority with the involvement of community based organizations like Resident Welfare Associations.

6) 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 should find 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 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 Engineer, authorized by the Competent Authority, not below the rank of Assistant Engineer, shall have the powers to inspect the system whenever considered necessary and the owner of building shall ensure compliance.
- (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. The

Provision of Rooftop Solar Photo Voltaic Power Plant

50. 1) The mandatory installation of Rooftop Solar Photovoltaic Power Plant for the buildings/ areas shall be in accordance with the notifications/ orders issued by Renewable Energy Department, Haryana from time to time.

2) Installation of Solar Photovoltaic Power Plant as laid down in sub-rule-1, 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.

Provision of Energy Conservation Building Code

51. 1) The provision for Energy Conservation Building Code shall be mandatory applicable on building/ area in accordance to the notifications/ orders issued by Renewable Energy Department, Haryana from time to time

2) The applicant/ owner along with building plan application shall submit a certificate from a registered 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 empanelled consultant that the building has been constructed in according

to provision of the Energy Conservation Building Code

Water Re-
use and
recycling

52. All building having a minimum discharge of 50,000 litres and above per day shall incorporate waste-water recycling system. The recycled water should be used for horticultural purposes/ flushing purpose.

Sustainabl
e Building
Materials

53. 1) 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.

Provision/
facilities
for
differently
-abled
persons

54. 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 physically handicapped persons shall be as follows:-

- (i) **Parking-** For parking of vehicles of handicapped people the following provisions shall be made:-

- (a) surface parking for two car spaces shall be provided, near the entrance, for the physically handicapped 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 handicapped 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 1.8 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. Curbs, wherever provided shall blend to a common level.

(iii) Corridor connecting the entrance/exit for the handicapped-

The corridor connecting the entrance/exit for handicapped 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 handicapped, 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 0.300 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 bye-laws, provision of a 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 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 1.8 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 reached on floor, it should 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 handicapped, with essential provision of wash basin near the entrance for the handicapped. It shall have-

- (a) the minimum size of 1.50 metres x 1.75 metres;
- (b) minimum clear opening of the door of 0.900 metre and it shall swing out;
- (c) suitable arrangement of vertical/horizontal handrails with 5 cms clearance from the wall;
- (d) at least 0.500 metre distance between the water closet seat and the floor.

(vii) Drinking Water- Suitable provision of drinking water shall be made

for the handicapped 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

- | | | |
|-------------------|-----|--|
| Materials | 55. | All materials to be used for the erection or re-erection of a building shall conform to the specifications and standards laid down in the National Building Code and the relevant Indian Standard Code or as may be prescribed from time to time. |
| Foundations | 56. | <ol style="list-style-type: none">1) The foundations of every building shall be designed and constructed as per the requirements of National Building Code and relevant Indian Standard Code including byelaws for buildings resistant to earthquake and other natural hazards and also keeping in view the safe bearing capacity of the soil and other local conditions, of site where the building is to be erected or re-erected.2) 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.3) For building more than three storeys high, foundations shall be designed after making standard tests and establishing the safe bearing capacity of the soil. |
| Damp Proof Course | 57. | <ol style="list-style-type: none">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.
- Loads 58. In addition to the dead load, the building shall be designed for imposed loads including wind pressure and seismic load as per relevant Indian Standard Code, the National Building Code and Indian Standard Byelaws, as amended from time to time.
- Floors 59. All floors of a building including floors of kitchen, bath room, W.C shall be shall be constructed of materials which area damp and rot-proof and shall be so treated as to protect it from termite, dry rot, wet rot as per the Indian Standard Institutions specifications or as per the Haryana Public Works Department specifications, as amended from time to time.
- Walls 60. 1) No wall shall be constructed of easily inflammable materials. For the purpose of this rule, easily inflammable material shall not include teak, sal, shisham, deodar, kail wood or other woods as per Indian Standard Institution specifications for such work.
- 2) No masonry wall, other than partition wall shall be built in clay mortar to a greater height than one storey and such wall shall be plastered or pointed so as to render it impermeable and damp proof. The minimum thickness of such a wall shall in no case, be less than 23 centimetres.
- Thickness of 61. The thickness of wall shall be followed as under:

walls

Sr. No.	Load Bearing wall	Non-Load Bearing wall
1.	Wall constructed of bricks, stones, blocks or of other hard and incombustible material shall be so designed and constructed as to be capable of safety, sustaining and transmitting the dead loading, superimposed loading and horizontal and inclined forces including wind pressure and seismic loads to which it may be subjected to (calculated in accordance with National Building Code and other relevant Indian Standard Code) without undue settlement or deflection and exceeding the permissible pressure/ stress on the materials prescribed by National Building Code and relevant Indian Standard Code.	Wall constructed of bricks, stones, blocks or of other hard and incombustible material shall be so designed and constructed, as to be capable to withstand its own load, horizontal and inclined forces including wind pressure and seismic forces to which it may be subjected to (calculated in accordance with National Building Code and other relevant Indian Standard Code) without undue settlement or deflection and exceeding the permissible pressure/ stress on the materials prescribed by National Building Code and relevant Indian Standard Code.

Slenderne
ss
ratio

62. Slenderness ratio of wall, column and other structural member shall be as per the National Building Code Standards or Indian Standard Institution specifications.

Cavity
Walls

63. 1) Where any wall or any part of a wall is constructed as a cavity wall:

- (i) The cavity between the inner and outer parts of the wall shall throughout be of a width not exceeding 10 centimetres.
- (ii) The inner and outer parts of the walls shall be securely tied together with suitable bonding ties of adequate strength of vulcanized iron tarred and sand stone ware, copper, bronze or other suitable materials. The ties being placed at distances apart not exceeding 1 metre horizontally and 0.5 metre vertically.
- (iii) The inner and the outer parts of the wall shall each be not less than

10 centimetres m thick throughout except that in a wall not exceeding 6 metres length and 6 metres in height, the thickness of each part may not be less than 10 centimetres throughout if all courses of less height than 15 centimetres are put together with cement mortar or the wall has at least twice the number of ties required by the preceding clause.

(iv) The cavity may be reckoned as part of the thickness prescribed for walls by these rules where such thickness does not exceed 20 cm but shall not be so reckoned where such thickness exceeds 20 centimetres. All external cavity walls shall be ventilated.

- Roofs
64. 1) Every roof shall be weather proof, fire resistant, structurally safe against dead and live loads, imposed loads, seismic loads and prevailing wind pressure, as per relevant National Building Code and other Indian Standard Byelaws, as amended from time to time.
- 2) Subject to above provisions, every roof shall be of any material and specification as prescribed in National Building Code/ Indian Standard Institution specifications, as amended from time to time.

Public Health Installations

- Applicatio
n for
permissio
n to carry
out Public
health
installatio
ns
65. 1) Every person shall apply for permission to carry out Drainage and Sanitary Installation as laid down in rule 3.
- 2) No person shall carry out any water borne sanitary and drainage installations or carry out any works connected therewith, within any building or site, without the previous permission of the Competent Authority.
- Work to
be
executed
under the
supervisio
66. Execution of all works for the laying out of any drainage system or for the carrying out of water borne sanitary installations shall be done through a licensed plumber.

- n of
plumber
- Adequacy of water supply for installatio
n of water-borne sanitary installatio
ns
- Sanitary fitting and execution of works to conform to PWD specificati
ons
- Two pipe system in drainage system
- All
67. Before undertaking the installation of water borne sanitary fixtures in any building, an adequate, constant and reliable water supply to the premises shall be ensured to the satisfaction of the Competent Authority.
68. All water supply & sanitary fittings, drainage pipes including soil and waste pipes and other articles used in the execution of these works, shall be as per standards and specifications laid down for such articles in the Haryana PWD specifications as amended from time to time, and if there are no standards or specifications laid down for any article in these specifications, then, the article shall be as per standards and specifications of the Bureau of Indian Standard specifications.
69. 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.

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 and horticulture purposes.
70. All drainage systems, including joints shall be air, smoke and water tight

drainage
system to
be air,
smoke
and water
tight

and shall be capable of resisting a pressure of at least 12 metres head of water.

Networks
of foul
and waste
water
drainage
to be
kept
separate

71. The network of foul water drainage and the network of the waste water drainage shall be kept separate from each other upto the point till they are connected at a manhole to the outflow drain.

Junctions

72. Every drain, including a pipe draining into any other drain or a pipe sewer, shall join the later obliquely in the direction of the flow of the water/ sewage.

Minimum
sanitary
facilities
required
for
various
type of
buildings

73. 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 Indian Standard Code of "Basic Requirements for Water Supply, Drainage and Sanitation" with such modifications as may be made from time to time.

Water
Closet

74. 1) Every water closet pan shall have an efficient siphon trap, with a minimum water seal of 7.5 cms, between the pan and any drain or soil pipe.
- 2) The water closet apparatus shall not be directly connected with water supply distribution pipe. For flushing and cleaning of the pan, a dual flushing system (small and long flush) cistern with suitable ball cock and of not less than 6 litres capacity shall be provided.
- 3) The capacity of every flushing storage tank shall be at the scale of 100 litres per water closet connected to the tank and 70 litres for each additional seat in the same premises.
- 4) Where the water closet discharges into a soil pipe which also receives the discharge from another water closet, i.e. where there is another water closets pan above the other, the trap of the water closet shall be ventilated by a pipe called "anti-syphonage pipe" which shall namely:-
- (i) have an internal diameter of not less than 5 cms.,
 - (ii) be connected with the arm of the soil pipe at a point not less than 7.5 cms, and not more than 30 cms. from the highest part of the trap, on that side of the water seal which is nearer to soil pipe and in the direction of flow; and
 - (iii) either have an open end as high as the top of the soil pipe or be carried into a soil pipe at a point not less than 2.0 metres above the

highest connection to the soil pipe.

Urinals

75. 1) A urinal connected with a building, which has a supply of water laid on, shall comply with the following requirements:-
- 2) the urinal shall be provided with a basin, stall through or other suitable receptacle or receptacle of non-absorbent material;
 - 3) the outlet from the receptacle or receptacles shall be provided with an efficient gratings;
 - 4) the urinal shall be provide with suitable apparatus for effectually flushing and cleaning the receptacle;
 - 5) no part of the urinal apparatus, other than the flushing apparatus shall be directly connected with a supply or distributing pipe;
 - 6) if the urinal can entered from within the building and is constructed to discharge into a soil pipe which also receives the discharge from another urinal, or from a water closet, bath, sink, bidet or lavatory basin, the trap of the urinal shall be ventilated by a pipe which shall:-
 - (i) be of an internal diameter not less than that of the trap or 5 cms whichever is less;
 - (ii) be connected with the waste pipe from the urinal at a point not less than 7.5 cms and not more than 30 cms from the highest part of the trap, on that side of the water seal which is nearer to the waste pipe; and
 - (iii) either have an open and as high as the top of the waste pipe or be carried into a wase pipe at a point not less than 1.5 metres above the highest connections to the waste pipe.

Laying out
of
drains and
installatio
n of

76. 1) Every drain shall:-
- (i) be of a suitable size and design, however, minimum internal diameter shall not be less than 100 mm;
 - (ii) be laid with a suitable gradient, and where practicable, in a direct

drain
pipes

line. The standard gradient shall be 1 in 40 for a 100 mm drain and 1 in 80 for 150 mm drain. The maximum and minimum gradient shall respectively be 1 in 20 and 1 in 80 for a 100 mm drain and 1 in 40 and in 1 in 140 respectively for a 150 mm drain.

- 2) A drain shall not be constructed so as to be within or under any building, except in a case where any other situation is impracticable.
 - (i) Where any such drain or part thereof is constructed within or under any building, such drain or such part thereof shall be laid or fixed in a direct line, and where practicable, and be provided with adequate means of access.
 - (ii) Such drains within the build area, shall be either hard Cast Iron pipes or if any other type of pipe is used, shall be encased with 150mm of cement concrete of M.150 all round.
- 3) Where any drain is laid under a wall, it shall be protected at that part which is under the wall by means of a relieving arch, flag stone, iron or any other support which shall not bear on the drain and shall be of sufficient size and strength to prevent any disturbance or other injury to such drain.
- 4) A drain shall not be constructed in such a manner that there shall not be any inlet within a building except such inlet as may be necessary from any sanitary fittings or any sanitary installation connected directly to such drain.
- 5) Every inlet other than a ventilating pipe to such drain shall be properly trapped by suitable and efficient trap, and such trap shall be formed and fixed so as to be capable of maintaining a water seal of:-
 - (i) 50 mm where such inlet has an internal diameter of less than 100 mm.
 - (ii) 75 mm where such inlet has an internal diameter of more than 100 mm.

- 6) Every trapped gully shall be covered with a grating the bars of which shall be no more than 10 mm apart.
- 7) A suitable and efficient intercepting trap, with a water seal of at least 100 mm, at a point away from the building and near to sewer, shall be provided to such drain before connecting it with the sewer. Such a trap shall be provided with a raking or cleaning arm, fitted with a secure and suitable stopper as a means of access to the drain between such trap and sewer, and shall be located within a manhole.
- Ventilation of drains 77. The drains intended for conveying soil water or waste water from a building shall be provided with at least one ventilation pipe situated as near as practicable to the building and as far as practicable from the point at which the drain empties into the sewer or other means of disposal;
Provided that a soil pipe from a water closet, a waste pipe from a slop sink constructed in accordance with these bye-laws may serve for the ventilating pipe of the drain, if its situation is in accordance with these bye-laws.
- Manholes 78. A manhole shall be provided at every point at which the drain changes either its direction or gradient and otherwise at intervals not exceeding 30 metres. A manhole shall be of such a size as to allow access to the drain for prodding and shall be provided with proper cover in flush with ground surface. The cover shall be as per the Bureau of Indian Standard specifications and should properly fitted.
- Soil pipe and soil ventilating pipes 79. 1) A soil pipe or a soil ventilation pipe shall be –
(i) easily accessible throughout its course and adequately protected where necessary from damage;
(ii) of an internal diameter of not less than 10 cms;
(iii) circular;
(iv) carried upwards to such a height and in such a manner so as to

prevent any nuisance or injury or danger to health arising from the emission of foul air from such pipe, the minimum height being 70 cms above flat roof or terrace parapet whichever is higher or top of the window within a horizontal distance of 3 meters and be fitted with suitable cowl. In case the adjacent building is taller, the ventilating pipe shall be carried higher than the roof of the adjacent building wherever it is possible. The minimum height being 70 cms from the rooftop if inaccessible and 1.8 metres in case the roof is accessible

(v) be fitted at the open end with a suitable grating or cover admitting the free passage of air.

Separation of soil pipe from rain water pipe

80. No soil pipe or ventilating pipe shall be connected with any rain water pipe or waste water pipe.

Provision of traps

81. There shall be no trap in any soil or ventilating pipes, nor between any other pipe and drain to which it is connected, but every sanitary fitting connected to a soil pipe, ventilating pipe or drain shall be provided with a trap, so connected as to be capable of maintaining a sufficient water seal.

Waste water pipes

82. 1) A waste water pipe from a bath, sink (not being a slop sink), bidet or lavatory basin and pipe for carrying dirty water shall:-

- (i) not discharge as to cause dampness in wall or foundation of a building;
- (ii) if it discharges into a drain, it should be disconnected from the drain by a trapped gully with a suitable grating above the level of water in the trap;
- (iii) if it is more than 1.80 metres in length, be provided with a suitable trap.

- Overflow pipe 83. An overflow pipe from a flushing cistern shall discharge in an exposed and conspicuous position so as not to cause dampness on any part of a building.
- Pipes not to be exposed on external walls 84. Wherever possible, no rain water pipe, waste pipes, soil pipes and ventilating pipes shall be exposed on any external wall of a building and shall be placed in a recess or chase/ or a duct. Drains for storm water shall be constructed within the thickness of walls.
- Method of disposal 85. 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 from the sewer system so as to ensure that the untreated effluents do not enter any canal, river or water body.
- Septic tank 86. 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 Indian Standard Institution specifications.

Absorption
pit

87. 1) In the matter of location, every absorption pit shall conform to same restrictions as are laid down for a septic tank in bye-law 73.
- 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 of irrigation 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 should conform to the Indian Standard Institution specification.

Sub-soil
irrigation
for
disposal

88. 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

of
effluent

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.

Zero
waste
water
discharge

89. 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 empanelled consultant 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.

Notice and
certificate
of
completion

90. 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

of work

Authority and a certificate has been issued by the latter to the effect that the sanitary installations and drainage have been satisfactorily completed in compliance with these bye-laws. 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.

Application
for
connection
with
public
sewer

91. 1) After the grant of a certificate referred to in the building rules 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 connection is required.
- 2) The application shall be accompanied by a certificate referred to the rule 76 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 bye-laws, 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.

Sewer
connection

92. 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.

Drainage
of
roof

93. 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.

- Size of rain water pipes 94. A rain water pipe of minimum diameter of 150 mm shall be provided for every 50 square metres of the flat roof area (slope of roof being 1:48) or for every 100 square metre of sloping roof area (slope of roof exceeding 1:48)
- Inspection of work 95. 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.
- Minor alteration in case of emergency 96. Any case in which a minor alteration of a water borne sanitary installations or drainage installations or work must be carried out at once, every person who is about to carry out such alteration shall, in lieu of depositing the plans, sections, and particulars referred to in the foregoing rules, forthwith inform the Competent Authority in writing of such proposed alternations, provided these alterations are in conformity with the rules. He shall also within fourteen days of the commencement of such alterations, make the deposits as specified by the Competent Authority, from time to time.
- Carrying out of work 97. All work required to be done for the installations or repair of sanitary fittings shall be entrusted to a licensed plumber duly registered with the Competent Authority.
- Plumbing 98. At the completion of the plumbing work for the water supply system and

certificate drainage system the licensed plumber shall give a completion certificate in the prescribed form (see Annex B) to the Competent Authority for getting the water connection and sewer connection from the mains.

Effect on 99. 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.

Applicability of 100. Where any building permit which has been issued by the Competent Authority before the commencement of the these byelaws 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 these byelaws 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 these Building Byelaws.

FORM BR-I

Form of application

Class of Building- Residential
Commercial
Public
Warehousing or Industrial

Form-

To

The Competent Authority,
Haryana.

Sir,

I/We apply for permission to erect/ re-erect/ add to after a building/wall in accordance with the plans submitted herewith on the site Nos.____Street____at_____

2. I/We attach:-
 - a) a site plan in triplicate showing the position of the site proposed to be built upon as required by the rules.
 - b) Plans elevations and sections in triplicate as required by the rules.
 - c) Drainage plans, engineering drawings (structural) in triplicate as required by the rules; and
 - d) Specifications of the proposed building (in triplicate; and).
 - e) a demand draft as prescribed under the rules.
3. 3. The construction of the building will be supervised by _____supervisor-cum-architect.

Signature of applicant

Dated

Enclosures

FORM BR-II

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 applicant Supervisor-cum-Architect.	Signature of
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Form BR-III
Form of Sanction

From

The Competent Authority,
Haryana.

To

Memorandum No.

Dated the _____

Reference you application for permission to erect/re-erect-add to/alter a building on plot No. _____ in accordance with the plans submitted with it.

Permission is hereby:-

- (i) granted for the aforesaid construction subject to the provisions of the respective Act and Haryana Uniform Building Code, 2016:-
- (ii) refused for reason given below:-

- (iii) sanctioned for construction subject to the following amendments:-

Enclosure
Authority

Competent

Form BR-IV
Application for permission to occupy

From

To

The Competent Authority,
Haryana.

Sir,

I/We hereby give you notice that the building/a part of building _____described below and sanctioned vide your order No._____dated_____has been completed on_____in all respect according to the sanctioned plans and the suggested modifications have been carried out.

2. Completion certificate from other architect who supervised the construction of the building is submitted herewith.
3. Kindly issue an occupation certificate as required by rule 25 of the Haryana Uniform Building Code, 2016.

Description of building

City_____Street_____

Plot_____House No. (If any_____

Signature of applicant.

FROM BR-V
Completion Certificate by an Architect

I do hereby certify that the following work_____ (insert full particulars of work) has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan, that the workmanship and the whole of the materials used are good; that no provision of the Haryana Uniform Building Code, 2016 and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

City_____ Street_____

Plot No._____ House No. (if any)_____

Particulars of work_____

Dated

Signature Architect

FORM BR-VI
Form of occupation certificate

From

The Competent Authority,
Haryana.

To

Memo No.....

Dated

Whereas.....has applied for the issue of an application certificate in respect of the building described below, I hereby:-

- (i) grant permission for the occupation of the said building; or
- (ii) refuse permission for the occupation of the said building for reason given below:-

Description of building

City_____Street_____

Site No._____House No.(if any)_____

Dated_____

Competent Authority

Form-BRS-I
Form of application

Class of Building-Residential/Industrial

From _____

To

The Competent Authority,
Haryana.

Sir,

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

2. I/We attach:

- (a) a site plan (in triplicate) showing the position of site proposed to be built upon as required by the rules along with an un-edictable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required by rule 3;
- (b) Plans, elevations and sections (in triplicate) as required by the rules alongwith 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 rule 41;
- (c) Drainage plans (in triplicate), as required by rules alongwith 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 rule 41;
- (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 in From BRS-IIA;
- (i) An affidavit from the owner and architect, as required under rule 39 (1A);

(j) Demand draft No. _____ drawn on _____ (Bank), favouring, Competent Authority, Town and Country Planning, Haryana for Rs. _____ as scrutiny fees, as prescribed under the rules 39(1A).

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;

A. Architect:

(i) Name of Architect:

(ii) Council of Architect Registration No. _____ Valid upto _____

(iii) Complete Address:

B. Engineer.

(i) Name of Engineer.

(ii) Registration No. (if any) _____

(iii) Qualifications:

(iv) Complete Address;

Dated _____

Enclosure

Form BRS-II
For Residential and Industrial Buildings

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 the Part-VII, building rules of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 as amended from time to time and the approved zoning plan of the plot. The structure has been designed in accordance with the provision of national building codes 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 the owner
Engineer.

Signature of the Architect

Signature of the

Form BRS-III
For Buildings Residential and Industrial Buildings applied under rule4
Application for permission to occupy

From

To

The Competent Authority,
Haryana.

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 respect 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

Name of the Owner_____

Complete address of the owner_____.

2. Detail of compoundable violation from the approved building plans in the building.

3. Demand draft No._____drawn on _____(Bank), favouring, Competent Authority, Town and Country Planning, Haryana for Rs._____of the due payment for compounding charges of such violations at the rates determined by the Competent Authority.

4. Certified that corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented at site.

5. Completion certificate on form BRS-IV from the architect and engineer who supervised the construction of the building is submitted herewith.

6. Kindly issue an occupation certificate as required by rule 25 of the Haryana Uniform Building Code, 2016)

Dated_____

Signature of the Architect supervising the construction at site.

Signature of the Engineer Supervising the construction at site.

Signature of applicant.

FORM BRS-IV

For Building other than Residential and Industrial Building applied under rule 4
Completion certificate by the Architect and the Engineer in respect of building on.

Plot No. _____ Sector _____ Colony _____ City/Town _____

Name of 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/compoundable violations from the approved building plans. 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 Uniform Building Code, 2016 and conditions prescribed or order thereunder has been transgressed in the course of the work.

Detail of compoundable violation from the approved building plans in the building are:-

Dated _____

Signature of the Architect

Form BRS-V

Form of Occupation Certificate Residential Industrial Buildings applied under rule 4

From

The Competent Authority,
Haryana.

To

Memo No. _____

Dated _____

Whereas _____ has applied for the issue of and application certificate in respect of the building described below, I hereby:

- (i) Grant permission for the occupation of the said building; or
- (ii) Refuse permission for the occupation of the said building for reason given below:-

Description of building

City _____ Street/road _____

Site No. _____ House No.(if any) _____

Dated _____

Competent Authority