

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING, DEPARTMENT

Notification

The 14th December, 1990

No. 5847-2TCP-90.- In exercise of the powers conferred by section 25 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and all other powers enabling him this behalf and with reference to Haryana Government, Town and Country Planning Department notification No. 19465-10DP-90/5612, dated the 11th May, 1990, the Governor of Haryana hereby makes the following rules further to amend the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, namely :—

1. These rules may be called the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development (Haryana First Amendment) Rules, 1990.

2. In the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 (hereinafter called the said rule) in rule 49, under heading 'RESIDENTIAL' for the existing clauses (a), (b) and (C) and entries thereagainst, the following clauses and entries thereagainst shall be substituted, namely :—

	“Area of site	Maximum permissible Coverage on ground including ancillary and residential zone	Maximum permissible coverage on first floor
(a)	For the first 225 square metres of the total area of the site	60 % of such portion of the site	55% of such portion of the site
(b)	For the next 225 square metres i.e. portion of the area between 225 and 450 square metres	40 % of such portion of the site	35% of such portion of the site
(c)	For the remaining portion of the site i.e for the portion of the area exceeding 450 square metres	35 % of such portion of the site	25% of such portion of the site

Maximum permissible floor area ratio and maximum permissible height.—The maximum permissible floor area ratio and maximum permissible height on area of the site mentioned in column 1 of the schedule given below shall be as shown in columns 2 and 3 respectively of the said Schedule :—

SCHEDULE

	Area of site	Maximum permissible floor area ratio	Maximum permissible height
	1	2	3
(a)	For the first 209 square metres of the total area of the site	1.45	11 metres
(b)	For the next 91 square metres of the area i.e. between 209 square metres and 300 square metres	1.00	11 metres
(c)	For the next 120 square metres of the area i.e. between 301 square metres and 420 square metres	0.95	11 metres
(d)	For the remaining area beyond 420 square metres	0.80	11 metres

Provided that the building shall conform to the restriction contained in the zoning plan or the architectural control sheets of the respective area or sector :

Provided further that in the case of houses already constructed or which are under construction before the issue of this notification, the benefit of additional covered area i.e. the difference between the aggregate permissible coverage on all floors as now stipulated and that already provided in the rules may be allowed on any floor subject to the restrictions as provided in the zoning plan :

Provided further that subject to specific provision in the Zoning Plan of sector/site, not more than four dwelling units, shall be permitted on one plot and the maximum number of dwelling units on each floor i.e. ground/first floor, shall not exceed two dwelling units :

Provided further that in case of sites measuring 100 square metres or less under any scheme relating to houses for economically weaker section framed by the Government, Housing Board, Improvement Trust or any Local Authority, Director may relax the above condition up to a maximum of 66% on ground coverage with the stipulation of floor area ratio of 1.65 :

Provided further that a basement, not exceeding the maximum coverage on the ground floor and intended to be used for parking, servicing and storage may be allowed, if it satisfied the public health and structural requirements.”

3. In the said rules, for rule 54 the following rules shall be substituted, namely:—

“54. Maximum height and number of storeys of building sections 8(2), 25 (2) (f) . —
Subject to specific provisions regarding height and number of storeys made under rule 49, the height and number of storeys of any building shall be governed by the restrictions/provisions shown in the Zoning Plan or the architectural control sheet.”

TARSEM LAL,

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