

PUBLIC NOTICE

During the process of implementation of Haryana Building Code-2017 certain amendments to overcome a few shortcomings in the said Code have been proposed.

2. The Draft of these amendments have been approved by the Government for the purpose of inviting objections/suggestions on the same before its finalization. A copy of the draft of said amendments is accordingly enclosed for the information of general public and all other stakeholders and seeking suggestions, if any, on the said amendments. These suggestions may be forwarded through e-mail to the following within a period of 30 days of the issuance of this public notice i.e. upto 19.10.2017.

1. DTCP, Haryana, Chandigarh: tcpharyana1@gmail.com.
2. Architect, HQ, Haryana, Chandigarh: architect.hqhs.tcp@gmail.com.

Dated: 20th Sep, 2017

Place: Chandigarh

Sd/-
(T.L. Satyaprakash)
Director, Town & Country Planning,
Department, Haryana, Chandigarh.

1. Amendments in Chapter-1.**I. Definitions at Code 1.1 shall be amended/ inserted as under:**

- (xv) "big-box retail store" means a large retail establishment, generally two or more floors structure and sell general goods as departmental store, or may be limited to a particular speciality or sell groceries;
- (lxxi) "plinth ramp" means a ramp to plinth of building from the access road/ surrounding;
- (xciii) "supervisor" means a professional whose qualification and competency has been stated at **Appendix-A;**
- (xciv) "temporary building" mean a building built of unburnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood, board or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar and such structures can be dismantled or re-located;

2. Amendment in Chapter-6,**I. At Code 6.3(3)(iii), a Note shall be inserted as under:****Note:**

- I. In case of educational institutes (College/ University/ Schools), the Hostel component is restricted to 20% of maximum permissible covered area, and
- II. The residential component (i.e. residential facility for principal, teachers/ professors, staff, etc.) is restricted to 10% of maximum permissible covered area (separate from hostel component).
However, the Competent Authority after considering the requirement of the project can permit residential component above the stated percentage by recording the reasons, subject to maximum limit of 50% of FAR.

3. Amendment in Chapter-7.**I. Code 7.1, shall be amended as under:****Parking**

- (1) For plots situated in residential plotted colony,

Sr. no.	Size of plot	No of ECS
1	Above 500 square metres	1 ECS for each dwelling unit.
2	Above 250 to 500 square metres	0.75 ECS for each dwelling unit.
3	Above 150 to 250 square metres	0.5 ECS for each dwelling unit.
4	Upto 150 square metres	Not required

- (2) In Group Housing minimum 1.5 Equivalent Car Space (ECS) for each dwelling unit shall be required. Further minimum 5% of the total car parking area shall be made available to the EWS category flats.
- (3) In Integrated/ Multi Storey Commercial Building, Big Box Retail Stores, restaurant, multiplex/ cinema/ theatre and shopping mall 1.0 ECS for every 50 square metres of covered area shall be required.
- (4) In offices, Cyber Park/ IT Park/ Cyber Cities, 1.0 ECS for every 75 square metres of covered area shall be required.
- (5) In shopping area and designated shopping markets being developed by competent authority, 65% of total site area shall be kept for parking purpose.
- (6) In hospital, parking is to be provided as 1.0 ECS for every 2 beds and visitors parking as 1 ECS for every 4 beds.
- (7) For industries, 1.0 ECS for every 300 square metres of covered area shall be provided.
- (8) For Assembly buildings (i.e. stand alone theatres, cinema houses, concert halls, auditoria and assembly halls), 1 ECS for every 40 square metres of covered area shall be provided.
- (9) For primary and secondary schools, 15% of total site area shall be provided for parking purpose.
- (10) For College, parking at rate of 1 ECS for every 200 square metres of covered area shall be provided.
- (11) For Government or semi-public offices including Civil/ High Court, 1 ECS for every 75 square metres of covered area shall be provided.
- (12) For hotels and Motels, 1.0 ECS for every 75 square metres of covered area.
- (13) The covered parking in the basement or in the form of multi-level parking above ground level or stilt shall not be counted towards Floor Area Ratio (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.
- (14) In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling clear height of the basement/ floor may be maximum of 4.75 metres.
- (15) No storage and commercial activities shall be permitted in the covered parking areas.
- (16) The misuse of the covered parking space shall immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category.

Note:

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

II. **Code 7.1a shall be inserted after Code 7.1, as under:**

Party wall

- (1) In case the plot holder intends to construct a common boundary wall with minimum width of 230mm, he/ she shall be required to submit consent of owners of adjacent plots with which his/ her plot shares a common boundary i.e. the plot on both sides and rear.
- (2) Wherever the plot holder opts for independent boundary wall within his/ her plot boundary:
 - (i) Independent boundary wall shall be allowed only where adjacent plots are vacant.
 - (ii) The owner shall ensure that no part of foundation and boundary wall is constructed on the adjoining plot.

III. **Code 7.3(3) shall be amended, as under:**

- (3) In no case, any part of the ramp/ steps connecting building plinth to street/ road shall lie on street/ road and obstruct traffic movement. However, the ramp/ step from the plot boundary to the entry of house building, if required shall be provided. The minimum slope of such ramp shall be 1:4 with minimum width as 1.0 meter for pedestrian use and 3.0 metres for vehicular use.

IV. **Code 7.4(4)(i)(b) shall be amended, as under:**

not be directly over any room other than another W.C, washing place, bath or terrace unless it has a water-tight floor (only in case of toilet fixtures affixed at sunken slab);

V. **Code 7.4(4)(ii) shall be amended, as under:**

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 stated at **Code 7.11(6)** for ventilation to toilet, bath and water closet, but it shall be counted towards covered area.

VI. **Code 7.7(2) shall be amended, as under:**

In case of public building with only ground floor, ramp shall be provided for differently abled persons reaching its plinth level. Further, in case of public building more than one storey lift or ramp shall be provided, but at ground floor, ramp shall be provided for reaching plinth level of building.

VII. **Code 7.7(3)(ii) shall be amended, as under:**

The minimum width of the ramps in hospitals shall be 2.4 metres for movement of stretcher and for public use. In no case, the hospital ramps shall be used for vehicular movement.

VIII. **Code 7.7(3)(v) shall be deleted.**

IX. **Code 7.11(5) shall be amended, as under:**

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) upto	Exterior open spaces to be left on all sides of building blocks (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	16
13.	70	17
14.	120	18
15.	Above 120	20

X. **Amendment in Appendix "A".**

Amendment shall be as under:

Appendix "A"- Qualification and Competence of Architect/ Engineer/ Structural Engineer/ Proof Consultant/ Supervisor.

Sr. no.	Professional	Qualification	Competency/ Functions
1.	Architect	Registered with valid membership of the Council of Architecture, India as prescribed under the Architect's Act 1972.	To prepare, sign all plans and submissions of building plans under Code 4 Further supervise construction of any building and issue certificate of supervision and completion of all buildings pertaining to Architectural aspects, as stated in this code.
2.	Engineer	Graduate in Civil Engineering from recognized Indian or foreign university, having Associate membership of Institute of Engineer, India.	Supervise all building construction including preparation of service plans, structural drawings, details and calculations of buildings upto 1000 square metres plot area and 15.0 metres height referred in Form BR-V(A1) .
3.	Structural Engineer	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum three years experience in structural engineering practice with designing and field work.	The Structural Engineer shall be competent to prepare the structural design, calculations and details for all buildings and undertake their supervision referred in Form BR-V(A2) .
4.	Proof Consultant	Structural Engineer or a group/ firm of Structural Engineers having post-graduate qualification in structural engineering, having Associate membership of Institute of Engineer, India with ten years experience in structural design and evaluation thereof, for multi-storeyed and specialized structure, and/ or an institute of the following type: (a) Institute of Structural Engineers (India). (b) Central Building Research Institute, Roorkee. (c) 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;	Evaluation/ checking of the structural design of the buildings referred in relevant Form BR-V(A2) .
5.	Supervisor	Three years Diploma in Civil Engineering/ Architectural	To prepare, sign, submit building plans and supervise construction of

	Assistantship with 5 years experience under a qualified Architect for building design, construction and supervision, Or B.Tech (Civil), B.Tech (Building Engineering management or equivalent).	buildings upto 100 square metres and upto 15 metres height, under Code 4.
--	---	---

XI. **The title of FORM BRS-IV indicated as "Certificate of conformity to rules and structural safety Industrial Buildings." has been substituted as "Certificate of conformity to rules and structural safety".**

XII. **Form BRS-IVA has been added after existing Form BRS-IV as under:**

FORM BRS-IVA

(See Code 4.12(1) and (2))

3rd party certification for conformity to rules and structural safety.

Certificate to be submitted along with the building application in **Form BRS-III** duly signed by the 3rd party Architect and 3rd party Structural Engineer.

Details of the building for which the certificate is issued

Plot No. _____, Sector _____, Colony _____

City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

A. Building Plan :

i. Name of Architect:

ii. Council of Architecture Registration No. _____, valid up to _____.

iii. Complete Address

iv. E-Mail

v. Mobile no.

B. Structural Design:

i. Name of Engineer:

ii. Qualifications:

iii. Complete Address

iv. E-Mail

v. Mobile no.

Certificate

It is hereby certified that the site has been inspected and construction has been found in order as per plans submitted in **Form BRS-I**, in accordance with the Haryana Building Code-2017 and the approved zoning plan of the plot, for the building detailed above. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant 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

- i) Architect (3rd party):
 - a. Complete Address
 - b. E-Mail
 - c. Mobile no.

- ii) Engineer/ Structural Engineer (3rd party):
 - a. Complete Address
 - b. E-Mail
 - c. Mobile no.

In case of the building is above 15 metres height, the certificate shall be signed by the proof consultant (3rd party), as followed:

The structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant 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 Proof
Consultant (3rd party)
along with Mob. No. &
E-mail