

HARYANA GOVERNMENT  
URBAN DEVELOPMENT DEPARTMENT

Notification

The 25th October, 2006

No. S.O. 102/H.A. 24/1973/S.S. 200 and 214/ 2006.—In exercise of the powers conferred by sections 200 and 214 of the Haryana Municipal Act, 1973 (Act 24 of 1973) and with reference to Haryana Government, Urban Development Department, notification No. S.O. 50/H.A. 24/1973/Ss. 200 and 214/2005, dated the 5th July, 2005, the Governor of Haryana hereby makes the following bye-laws further to amend the Haryana Municipal Building Bye-laws, 1982, namely :—

Draft

1. These bye-laws may be called the Haryana Municipal Building (Amendment) Bye-laws, 2006.

2. In the Haryana Municipal Building Bye-laws, 1982 (hereinafter called the said bye-laws), in bye-law 2, after clause (xvii), the following clause shall be inserted, namely :—

(xvii-a) "core area" means thickly built up area of the old town, lal dora/ phirni of villages with surrounding overgrown areas included in the municipalities;"

3. In the said bye-laws, in bye-law 3, in clause (4), for the word, letters and figures "of Rs. 200", the words and figures "as mentioned in SCHEDULE-VII" shall be substituted.

4. In the said by-laws, in bye-law 14, for slab, (A) "RESIDENTIAL; (B) INDUSTRIAL, and (C) COMMERCIAL", the following slabs shall be substituted, namely :—

“(A) RESIDENTIAL			
Area of plot	Maximum permissible coverage	Floor Area Ratio	Maximum permissible height
1	2	3	4
(a) For the first 60 square meters	85%	200%	11.0 meters
(b) For the next 90 square meters i.e. between 61 to 150 square meters	75%	200%	11.0 meters
(c) For the next 75 square meters i.e. between 151 to 225 square meters	60%	150%	11.0 meters
(d) For the next 225 square meters i.e. between 226 to 450 square meters	50%	150%	11.0 meters
(e) For the area above 450 square meters	45%	150%	11.0 meters

- (ii) A basement not exceeding the total permissible coverage on the ground floor intended to be used as storage and godown may be allowed if it satisfies the public health and structural requirements :

Provided that—

- (i) the provisions in above table are subject to the fulfilment of requirement of light, ventilation and the prescribed limit of ground coverage;
- (ii) set back in planned colonies, town planning schemes etc. will be governed by zoning plan;
- (iii) additions and alterations in the existing building situated in core areas shall be governed by the limit of maximum permissible Floor Area Ratio and maintenance of building line in respective use. No projection/step on the public street shall be allowed.

### (B) INDUSTRIAL

Maximum permissible coverage on ground (percentage of the site area)		Maximum Floor Area Ratio in percentage		Maximum height of industrial building (in meters)	
General Industry	Information Technology Industry	General Industry	Information Technology Industry	General Industry	Information Technology Industry
60%	40%	125%	250%	30	30

Provided that the height above 30 meters may be allowed with the No Objection Certificate from Airport Authority of India, if functioning of the industry so requires ;

Provided that a basement not exceeding the total permissible coverage on the ground floor intended to be used as storage and godown may be allowed if it satisfies the public health and structural requirements.

### (C) COMMERCIAL AND COMMERCIAL-CUM-RESIDENTIAL

#### Planned Area

Serial Number	Area	Ground coverage Floor Area Ratio and height
1.	Approved/licensed plotted colonies	As per approved standard design/ Architectural control sheet.
2.	Approved/licensed Integrated Shopping Complexes/Malls	As per approved zoning plan.

**Core Area**

Serial Number	Area	Ground coverage and height	Floor Area Ratio
1.	Plot size upto 50 square meters.	<ul style="list-style-type: none"> <li>* Cent percent Ground Coverage subject to the maintenance of Existing Building Line and Floor Area Ratio of 200 percent.</li> <li>* No projection/step on the public streets shall be allowed.</li> <li>* Staircase as per provisions made in bye-laws 35 to 37.</li> </ul>	

For plot size above 50 square meters the ground coverage, Floor Area Ratio and height shall be as under :—

Serial Number	Area of Plot	Maximum permissible coverage	Floor Area Ratio	Maximum permissible height
1.	For the first 60 square meters	85%	200%	11.0 meters
2.	For the next 90 square meters i.e. between 61 to 150 square meters	75%	200%	11.0 meters
3.	For the next 75 square meters i.e. between 151 to 225 square meters	60%	200%	11.0 meters
4.	For the next 225 square meters i.e. between 226 to 450	40%	175%	21.0 meters
5.	For the next 550 square meters i.e. between 451 to 1000	30%	175%	21.0 meters

The maximum permissible ground coverage Floor Area Ratio and Height for the plots having area more than 1000 square meters shall be covered under the policy of shopping malls/multiplex/conversion of residential/vacant plots into commercial use/any other policy approved by the Government from time to time :

Provided that a basement, not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking, servicing and storage may be allowed if it satisfies the public health and structural requirements.

Note : For all the areas other than core areas the set back provided in the zoning plan shall be maintained."

5. In the said bye-laws, in bye-law 16, for clause (i) and (ii), the following clauses shall be substituted, namely:-

"(i) Front Set Back :

If the depth of the plot is as shown in column 1 below, the minimum from set back forming and integral part of the site, the building from the boundary of the plot shall be as shown in column 2 below :

13

HARYANA GOVT. GAZ. (EXTRA.), OCT. 25, 2006  
(KRTK. 3, 1928 SAKA)

of the plot	Minimum set back from the boundary of the plot
ceeding 10 meters	1.5 meters
ding 10 meters but not exceeding 20 meters	2.5 meters
eding 20 meters but not exceeding 30 meters	3.5 meters
eding 30 meters but not exceeding 40 meters	5.5 meters
eding 40 meters but not exceeding 50 meters	8 meters
eding 50 meters but not exceeding 60 meters	9.5 meters
eding 60 meters	13 meters

te : This limiting distance shall be determined by the municipality for the individual road/street width taking into account the traffic flow.

(ii) Rear Set Back :

Every building shall have a rear set back of a minimum width of 3 meters: Provided that the depth of the front and rear set back shall be so adjusted that the permissible covered area under bye-law 14 is not reduced."

6. In the said bye-laws, for bye-law 17, the following bye-law shall be substituted namely :--

**"17. Maximum height of the building.—**The height of manties, parapet walls, lift rooms, water storage tank and cooling towers shall not be taken into account while calculating the maximum height of a building herein before prescribed."

7. In the said bye-laws, for bye-law 24, the following bye-law shall be substituted, namely:—

**"24. Materials.—**All materials to be used for the erection or re-erection of a building shall conform to the specification and standards laid down in the National Building Code and relevant Indian Standard Code of as may be laid down by Urban Development Department from time to time."

8. In the said bye-laws, in bye-law 26, in clause (i),—

(i) for the words and signs "The foundations of every building shall be so constructed as to sustain the combined dead load of the building as well as the super imposed load and to transmit those loads to the sub-soil in such a manner that the pressure on the sub-soil shall not exceed the safe pressure specified below", the words and sign "The foundations of every building shall be designed and constructed as per the requirements of National Building Code and relevant Indian Standard Code including codes 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 and safe pressure specified below :—" shall be substituted ;

- (ii) for the words, sign and figures, "For eccentric loads, the maximum safe allowable pressure may exceed the values given above by 10 per cent", the words and signs "The above table provides only the guidelines for Architect/Structural Engineer, however, the provision of National Building Code and Indian Standard Code shall be followed for all structural designs" shall be substituted.

9. In the said bye-laws, in bye-law 27, for clause (2), the following clause shall be substituted, namely :—

"(2) Materials specified as damp proof course shall be as indicated in the Haryana Public Works Department Specifications 1990 edition or as provided in the National Building Code."

10. In the said bye-laws, for bye-law 28, the following bye-law shall be substituted, namely :—

"28. Loads.—In addition to dead load, live loads and wind load as per Indian, Standard 875, the building shall be designed for seismic loads as per Indian Standard 1893 and Indian Standard 4326, the National Building Code and other relevant Indian Standard Code for structural resistance to earthquakes and other natural hazardous forces with their latest amendments."

11. In the said bye-laws, for bye-law 29, for the words and figures "Punjab Public Works Department Specifications 1963 edition as amended from time to time and as applicable to the State of Haryana" the words and figures "Haryana Public Works Department Specification 1990 edition or as laid down in the National Building Code" shall be substituted.

12. In the said bye-laws, in bye-law 30, in clause (2), the words, brackets and sign "No drainage sanitary (including water supply) pipes and riches shall be permissible in the common walls" shall be added at the end.

13. In the said bye-laws, for bye-law 31, the following bye-law shall be substituted, namely :—

"31. Thickness of walls.—Where walls of buildings are constructed of bricks, stones, blocks or of other hard and incombustible material laid in horizontal beds of courses, every wall or a part of wall shall be designed and constructed as to be capable of safely sustaining and transmitting the dead loading, the superimposed loading and the horizontal and inclined forces including wind pressure and seismic loads to which it may be subjected to calculated in accordance with the National Building Code and relevant Indian Standard Codes without undue settlement or deflection and exceeding the permissible pressure/stress on the materials prescribed by the National Building Code and relevant Indian Standard Code."

14. In the said bye-laws, for bye-law 32, the following bye-law shall be substituted, namely :—

"32. Slenderness ratio.—Slenderness ratio must not exceed the limits prescribed by the National Building Code and relevant Indian Standard Codes."

15. In the said bye-laws, for bye-law 34, the following bye-law shall be substituted, namely :—

"34. Roofs.—Every roof shall be weather proof and fire resistant and in no case shall be built of mat, sirki, cloth, grass of thatch or any other easily inflammable materials and it shall be structurally safe against dead and live loads, seismic loads and wind pressure as per National Building Code and relevant Indian Standard Code."

16. In the bye-laws in SCHEDULE-I after para 13, the following para shall be added at the end, namely :—

"14. Any person who had worked as "Town Planner" in a Gazetted capacity and possesses a town planning degree/diploma/three years diploma in Architecture/Civil Engineering."

17. In the said bye-laws, for SCHEDULE-IV, the following SCHEDULE shall be substituted, namely :—

#### "SCHEDULE-IV

(See bye-law 8)

Serial Number	Use	Rates (Rs.)
1.	Residential	5 per square yard of the proposed covered area for each floor.
2.	Public/Semi Public	5 per square yard of the proposed covered area for each floor.
3.	Commercial/Shopping Mall/Multiplexes/Cinema	10 per square yard of the proposed covered area for each floor.
4.	Industrial and other buildings not covered by Serial Number 1, 2 and 3	3 per square yard of the proposed covered area for each floor.
5.	Construction of boundary wall— (a) For the buildings specified under category 1 above (b) For the building specified under category 2, 3 and 4 above	5 per running feet 10 per running feet
6.	Miscellaneous work minimum fee	10 per running feet."

18. In the said bye-laws, after "SCHEDULE-VI", the following SCHEDULE shall be added at the end, namely :—

**"SCHEDULE-VII"**

[See bye-law 3(4)]

**Rates of the Malba Fees**

Serial No.	Total covered area on all floors	Mabla fee in Rupees	Area of road/street	Maximum period
1.	Upto 100 square yards	1,200/-	Maximum upto 8 feet or half of the width of street, whichever is less.	6 months from the date of commenment of the construction as per notice given by the owner under bye-law 11 of the bye-laws.
2.	101 to 200 square yards	1,800/-	-do-	-do-
3.	201 to 300 square yards	4,800/-	-do-	-do-
4.	301 square yards and above	6,000/-	-do-	-do-."

**P. K. GUPTA,**

Commissioner and Secretary to Government  
Haryana, Urban Development Department.