

HARYANA GOVERNMENT
URBAN DEVELOPMENT DEPARTMENT

Notification

The 16th September, 2005

No. 8/124/05-6CI—The Governor of Haryana is pleased to notify and publish for information of general public, the policy parameters for grant of permission for construction of shopping malls within the municipalities in the State of Haryana.

Policy Parameters

1. Location :

The land proposed to be used for construction of Mall should be located on Commercial streets/areas.

2. Approach :

The width of approach road to the site of the proposed shopping mall should not be less than 30 feet in case of core areas and 40 feet for the remaining areas of the town.

3. Area :

The area for the proposed shopping mall should not be less than half an acre. In case multiplex is provided in the shopping mall, the area of the shopping mall should not be less than 1 acre.

4. Permissible Uses :

The type of Buildings permitted on this site shall be shopping mall within zoned area with shops/show room, commercial offices, banks, multiplex, hotels, professional establishments and other places of public assembly like theatres, conference hall, club, dramatic club, health club, fitness centre and call centres etc. The provision of multiplex within the shopping mall shall be further, governed by BIS/National building code and the Punjab Cinematograph Regulations (Rules), 1952.

5. Permissible Ground Coverage and Floor Area Ratio :

- (i) Ground coverage should not exceed 40% of the site area.
- (ii) The floor area ratio should not exceed 150% of the total area of the site in core areas and 175% in rest of the areas.

6. Permissible Height of building :

Maximum height of the building measured from the centre of the road from which entry is obtained, should not exceed 21 meters in core areas and 30 meters in the remaining areas.

7. Parking :

The parking space shall be provided to meet the requirements calculated @ 1 PCU for every 75 Sq. meters of the area proposed for the commercial activities and @ 2 PCU for every 75 Sq. meters of the area proposed for Theatres.

8. Set backs/open spaces :

The minimum set backs for buildings from front and other sides of the site shall be as shown on the zoning plan. The norms regarding front, side, rear and intermediate open spaces in relation to the height of building as given in the National Building Code shall also be followed.

9. Bar on sub division of plot :

The site shall not be sub divided into two or more plots in any case.

10. Fire safety :

The building shall conform to the provisions of part IV of National Building Code with adequate arrangement to overcome fire Hazards to the satisfaction of the Director. Fire Safety Certificate about installation of Fire Safety measures shall be obtained from Fire Officer and submitted with application for occupation certificate. The following Fire Safety provision shall be adhered to :—

- (a) Access to fire appliances/vehicles with details of vehicular turning circle.
- (b) Size (Width) of main and alternate stair-cases along with balcony approach, corridor and ventilated lobby approach.

- (c) Vehicular parking space.
- (d) Location of generator transformer and switchgear room.
- (e) Smoke exhaust system, if any.
- (f) Detail of fire alarm system network.

11. Lifts and Ramps :

In addition to staircases, provision of lifts (on the basis of occupancy as per National Building Code) shall be compulsory. For continuous running of lifts 100% stand by generators along with automatic switch over shall be essential.

12. Land Scope :

Area around building is to be developed and maintained by the owner of the site to the satisfaction of Director and as per approved lay out plan.

13. Basement :

Three level basements under buildable zone flush with ground level of the site may be allowed. However, at least two level basements will be compulsory in order to ensure adequate parking. The basement under building zone may in addition to parking requirement could be utilized for generator room, lift room, fire fighting pump, water reservoir, electric sub station, air condition plants if they satisfy the public health requirements and is properly landscaped. Area under stilts and basement shall not be counted towards FAR.

14. Additional Provisions for Multiplex, if provided :

The Seating capacity of each theatre should not be less than 100 persons. In addition to the above provisions, the erection of building shall be further governed by B.I.S. National Building Code, the Punjab Cinematograph Regulations (Rules), 1952 and the Haryana Municipal Building Bye-Laws, 1982. The Cinema buildings shall also conform to the following norms :—

- (a) Foyer Minimum 5 Sq. ft. (1/2 Sq. mts.) per seat
- (b) Toilet facilities

Gents

Urinals	@ one per 25 persons
W.C.	@ one per 100 persons upto 400 persons, For over 400 persons
add	@ one per 250 persons or part thereof
Washbasin	@ one per 200 persons

Ladies

W.C.	@ three per 100 persons upto 200 persons, For over 200 persons add @ two per 100 persons or part thereof
Washbasin	@ one per 200 seats

Note :—

- * The building plans of the buildings to be erected on the site shall have to be got approved from the Director or any other officer authorized by him. No construction or excavation etc. shall be permitted till the plans are approved by the competent authority.

- * The solar water heating system should be installed in the building. The capacity of which shall be decided on the basis of average occupancy of the building.
- * The gate and gatepost shall be as per the location fixed in the zoning plan.
- * Occupation certificate for the shopping mall building shall have to be obtained from Director before occupying the building.
- * For clarification in matters of any interpretation of the rules and zoning regulations the decision of Director shall be final.
- * The commercial building shall not be used for sale and storage of obnoxious fumes, odour, and smoke or explosive in character and which may be hazardous and risky to human life.
- * Provisions for the physically handicapped should be made in the building as per latest I.S. Code 4963-1968, 1988.
- * The application for building plans in this case should be accompanied with structural design and a certificate from Competent Structural Engineer regarding safety of the building clearly stating that the structural design have been checked and found to be in conformity with National Building Code guideline and I.S. Code including fire safety and structural stability/earthquake resistance.
- * A burglar alarm and related gadgets should be installed at suitable place and shown on the plan clearly.
- * Roof Top rainwater harvesting as notified by Government vide 3/2/2002-R-1, dated 13th December, 2002 shall be mandatory.
- * Provisions of the Haryana Apartment Ownership Act, 1983, as amended upto date shall also be applicable on the shopping mall site.

15. Charges :

The following fees/charges shall be levied :-

- (1) The conversion charges, Scrutiny fee, Licence fee, Service charges as notified by the Government for each town/municipal area as applicable.
 - (2) Development charges @ approved by the Government for the town.
 - (3) Scrutiny fee @ Rs. 10/- per sq. meter for the proposed covered area and other fee and charges leviable under the Haryana Municipal Act, 1973 and Building Bye Laws, 1982.
16. The owner shall enter into an Agreement with the Director for fulfilling the conditions contained in the permission finally granted.

N. BALA BASKAR

Financial Commissioner and Principal Secretary to
Government Haryana, Urban Development Department.