

From

Principal Secretary to Government Haryana,
Town & Country Planning Department,
Haryana, Chandigarh.

To

The Director General,
Town & Country Planning Department,
Haryana, Chandigarh.

Memo No. Misc-2339 (ULB)-Vol-III/SD(BS)/7/5/2006-2TCP

Dated: 08.05.2018

Subject: Amendment in the Haryana Building Code-2017-Chapter1, 6 & 7.

This is in continuation of this office Memo No. Misc-138A-Loose/7/5/2006-2TCP dated 07.03.2017 and Memo no. Misc-A138A-Loose/7/5/2006-2TCP dated 22.12.2017. It is intimated that that the Government has approved the following amendments in Chapter-1 (para 1.2), Chapter-6 [para 6.5(2), 6.5(4)], Chapter-7 (para 7.16) of the Haryana Building Code-2017. These amendments shall come into force from the issue of this memo and the same be incorporated in the Haryana Building Code-2017 and be hosted on the Department's website:-

1. Amendment in Chapter-1.

- I. In para 1.2, under the heading definitions, after sr. no. (lxxxiii), following shall be inserted:-
(lxxxiii-a) "Solid Waste Management Plant" Includes collection of primary segregated solid waste from door to door. This has to be secondary segregated on daily basis & segregated solid waste shall be processed in the organic waste convertor (OWC) Machines/Biodegradable Waste Convertor.

2. Amendment in Chapter-6.

- I. In para no. 6.5 (2), after the word "Green Rating for Integrated Habitat Assessment (GRIHA)", the words and sign, " /Indian Green Building Council (IGBC)/ Leadership in Energy and Environmental Design (LEED) shall be added.
- II. The para no. 6.5 (4) shall be substituted as under:-

The details of rating achieved from GRIHA/IGBC/LEED and Additional Floor Area Ratio (FAR) is as under:-

Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%	15%
GRIHA rating	1 star	2 star	3 star	4 star	5 star
IGBC/LEED rating	-	-	Silver	Gold	Platinum

Note:-

- a. The additional FAR shall be given over and above the maximum permissible FAR as stated in Code 6.3.
- b. The incentive of additional FAR for achieving GRIHA/IGBC/LEED rating shall be applicable only on new buildings. The incentive of additional FAR would also be applicable on buildings which are under construction and registered with the rating agencies (GRIHA/IGBC/LEED) and incorporating features for making Green Buildings but have not yet obtained Occupation Certificate.

The FAR would be calculated proportionately discounting the buildings for which Occupation Certificate has been granted.

- c. The applicant has to pay only Infrastructure Development Charges on additional FAR granted as incentive under Code 6.5.

3. Amendment in Chapter-7

- I. In the para 7.16 titled under "Basement", the sub para no. (5) (iii) (b) shall be substituted as under:

"(b) The minimum height of the roof of basement shall be 0.45 metres (with mechanical ventilation/cutout in stilts) and maximum 1.5 metres above the average surrounding ground level for plots upto 1000 square metres."

Sd/-
Superintendent
for Principal Secretary to Government Haryana,
Town & Country Planning Department

Endst. No. Memo No. Misc-2339 (ULB)-Vol-III/SD(BS)/7/5/2006-2TCP Dated: 08.05.2018

A copy is forwarded to the following with a request to take necessary action with regard to amendments in Haryana Building Code-2017:-

1. The Principal Secretary to Government Haryana, Department of Industries and Commerce, Chandigarh.
2. The Principal Secretary to Government Haryana, Urban Local Bodies Department, Chandigarh.
3. Chief Administrator, Haryana Sahari Vikas Pradhikaran (HSVP), Panchkula.
4. Managing Director, Haryana State Industrial and Infrastructural Development Corporation, Panchkula.
5. Chief Administrator, Housing Board, Haryana, Panchkula.
6. Director, Urban Local Bodies Department, Haryana, Panchkula.
7. Chief Administrator, Haryana State Agriculture Marketing Board, Panchkula.
8. PS/PSTCP for kind information of W/PSTCP.

Sd/-
Superintendent
for Principal Secretary to Government Haryana,
Town & Country Planning Department



THE HARYANA BUILDING CODE, 2017-

Alongwith amendments dated 22.12.2017 and 08.05.2018



HARYANA GOVERNMENT

6.4. Architectural/ Frame Control and siting of building.

- (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, rear and side shall be as per the zoning plan approved by the Competent Authority.
- (3) **Special zoning:**

In case competent authority decides that it is not feasible to keep setbacks/ spaces as prescribed above due to peculiar shape and condition of the site, then the competent authority after recording reasons in writing may issue special zoning plan, keeping in view the fire safety.
- (4) **Frame Control:**

No frame control shall be applicable on residential plotted buildings.

6.5. Green building measures and incentives

- (1) For reducing consumption of total energy, fresh potable water and reduction in total waste generation by modern buildings, the green building measures are to be adopted by all building on various plot sizes above 500 square metres.
- (2) The applicant shall be awarded benefits of additional Floor Area Ratio (on plot area) for adopting either green norms specified in sub-Code (3) or by getting his building/ site/ project certified from Green Rating for Integrated Habitat Assessment(GRIHA) /Indian Green Building Council (IGBC)/ Leadership in Energy and Environmental Design (LEED) and achieving rating as specified in **Code 6.5 (4):**
- (3) The details of green norms and additional Floor Area Ratio (FAR):
 - (i) **For installing solar photovoltaic power plant:**

Generating power in respect of total connected load of building from solar photovoltaic power plant	15 to 25%	26 to 50%	51 to 75%	76 to 100%
Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%

(ii) For installing Solid Waste Management Plant:

Installing Solid Waste Management Plant for treatment of total generated waste.	
Additional FAR for all building uses (except plotted residential)	3%

(4) The details of rating achieved from GRIHA/IGBC/LEED and Additional Floor Area

Ratio (FAR) is as under:-

Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%	15%
GRIHA rating	1 star	2 star	3 star	4 star	5 star
IGBC/LEED rating	-	-	Silver	Gold	Platinum

Note:-

- The additional FAR shall be given over and above the maximum permissible FAR as stated in Code 6.3.
- The incentive of additional FAR for achieving GRIHA/IGBC/LEED rating shall be applicable only on new buildings. The incentive of additional FAR would also be applicable on buildings which are under construction and registered with the rating agencies (GRIHA/IGBC/LEED) and incorporating features for making Green Buildings but have not yet obtained Occupation Certificate. The FAR would be calculated proportionately discounting the buildings for which Occupation Certificate has been granted.
- The applicant has to pay only Infrastructure Development Charges on additional FAR granted as incentive under Code 6.5.

(5) Procedure for availing incentive:

- The applicant is required to submit provisional rating from GRIHA at the time of submission of building plan application to the Competent Authority (**Code 4.1 and 4.2**) for claiming incentive of additional FAR stated at **Code 6.5 (4)**.
- At the time of applying for Occupation Certificate of building, the applicant is required to submit final rating from GRIHA.