

Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979

HARYANA

India

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Rule

HARYANA-URBAN-DEVELOPMENT-AUTHORITY-ERECTION-OF-BUILDINGS Regulations of 1979

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Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979Published vide Haryana Government Notification No. LO-79/2339, dated 5th March, 1979No. LO-79/2339, Dated 5th March, 1979. - In exercise of the powers conferred by section 54 (d) of the Haryana Urban Development Authority Act, 1977, and with the previous approval of State Government conveyed vide their Memo No. 479-5 (8)-TCP-79/31, dated 14th February, 1979, the Haryana Urban Development Authority hereby publishes the following regulations for the erections of buildings in the Urban Estates set up by the Authority :

Part I – 1. Title and Commencement.

(a)These Regulations maybe called the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979,(b)These shall come into force at once.(c)These Regulations shall apply to all the Urban Estate in Haryana State and to such other areas as the State Government may extend by notification in the Official Gazette.

2. Definitions.

- In these Regulations, unless the context otherwise requires : (i)"Abut" A building is said to abut on the street when the outer face of any its external walls is on the street boundary. (ii)"Act" shall mean the Haryana Urban Development Authority Act, 1977. (iii)(a)"Ancillary zone" in the residential area shall mean a zone of building attached to and serving the main residential building. It shall include building such as garage, store-room, fuel store and servant quarters, but shall not include a guest

house capable of use as independent dwelling unit;(b)"Ancillary zone" in industrial area shall mean the building ancillary and serving the main industrial building and shall include Administrative building, godown, cycle shed, dispensary, canteen, electric sub-station and quarters for watch and ward staff but will not include residential accommodation for superior staff;(iv)"Applicant" shall mean a person who gives notice to the Chief Administrator of his intention to erect or re-erect a building and shall include his legal representatives;(v)"Architect" shall have the same meaning assigned to it in the Architects Act, 1972;(vi)"Architectural control sheets" shall mean sheets of drawing with directions signed by the Chief Administrator and kept in his office showing the measure of Architectural control and prepared under Regulation 14;(vi-a) "Authorised Officer" means an officer of the authority specifically authorised to perform certain functions under these Regulations;(vii)"Balcony" shall mean a cantilevered horizontal projection from the wall of building without any vertical support and having a balustrade or railing not exceeding one metre in height and intended for human use;(viii)"Barsati" shall mean a habitable space on the roof of the building with/without toilet facilities;(ix)"Base" applied to a wall or a column, shall mean the underside of that part of the wall or of the column which immediately rests upon the footing or foundation or upon any bressummer or other structure by which such wall or column is carried;(x)"Basement" or "Cellar" shall mean the lower story of building below or partly below ground level;(xi)"Building" shall mean any structure constructed for whatsoever purpose and of whatsoever materials and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services fixed platforms, verandah, balcony, cornice or projection part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Tents, shamianas and tarpaulin shelters shall not be considered as building;(xii)"Building Line" shall mean a fixed line, if any specified for a site beyond which no building within that site other than a compound wall shall project;(xiii)"Class of Building" shall mean a building in one of the following four categories, -(a)residential buildings;(b)commercial building;(c)warehouse and industrial buildings; and(d)public buildings.(xiv)"Canopy" shall mean a cantilevered projection from the face of a wall over an entrance to the building at the lintel level provided further that -(i)it shall not exceed 5 sq. metres in area;(ii)it shall not be lower than 2.3 metres when measured from the ground;(iii)it shall not be allowed at more than one entry;(iv)it shall not extend 1.8 metres beyond the building line; and(v)there shall be no platform underneath it.(xv)"Chhaja" or "Sun shade" shall mean a sloping or horizontal structural over hang usually provided over openings on external walls to provide protection from sun and rain;(xvi)"Commercial building" shall mean a building used wholly or partially for shops, offices, banks or other similar purpose, but shall not include industries and motor garages;(xvii)"Courtyard" shall mean an area open to the sky within the boundary of a plot, which is enclosed or partially enclosed or partially enclosed by building, boundary walls or railing and provides light and ventilation to one or more habitable rooms. It may be at ground floor level or any other level within or adjacent to a building;(xviii)["Engineer" shall be a person who is a graduate in Civil Engineering of a recognized Indian or Foreign University or corporate member of Civil Engineering Division of Institute of Engineers of India or equivalent Institute and/or registered as such with the Authority, employed for supervision of construction;] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.](xix)"erect or re-erect any building" includes, -(a)any material alteration or enlargement of any building;(b)the conversion of structural alteration into a place for human habitation of any building

not originally constructed for human habitation;(c)the conversion into more than one place for human habitation of a building originally constructed as one such place;(d)the conversion of two or more places of human habitation into a greater number of such places;(e)such alteration of a building as affects an alteration of its drainage or sanitary arrangements or materially affects its security;(f)the addition of any rooms, building, out houses or other structures to any building;(g)the construction in wall adjoining any street or land not belonging to the owner of the wall, of a door opening on to such street or land;(xx)"External Wall" shall mean an outer wall or vertical enclosure of any building not being a party wall even though adjoining to a wall of another building and shall include a wall abutting on an interior open spaces of any building but shall not include an outer verandah wall;(xxi)"Factory" or Industrial building shall have the same meaning as defined in the Factories Act, 1948 (Act LXIII of 1948).(xxii)"Floor Area Ratio" (F.A.R.) shall mean the quotient obtained by dividing the multiple of the aggregate covered area on all floors and hundred by the area of plot F.A.R. -

Total Covered Area x 100Plot area

(xxiii)"Framed Building" shall mean a building the external walls of which are constructed of a frame of timber, iron, reinforced cement concrete or steel and such framing consisting of posts or columns and beams, filled in, wholly or partially covered with bricks, stones, iron plates or other materials; and the stability of which depends upon such framing;(xxiv)"Front" as applied to a building shall mean the portion facing the street from which it has access;(xxv)"Garage" shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;(xxvi)"Ground floor" shall mean the storey which has its floor surface nearest to the ground around the building.(xxvii)"Habitable room" shall mean a room constructed or adopted to be used by some person either as a living room in which a part of the day so spent or a room in which some person may pass the night and shall include a kitchen but not include a bath-room, water closer or store-room;(xxviii)['Height' as applied to a building shall mean the vertical measurement of the building measured from the finished level of the centre of the street where such street exists or from the mean level of the ground adjoining the outside of the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in the case of buildings with flat roofs excluding flush, ducts, minarets and parapet not exceeding three feet six inches (1.07 meters) in height, manti upto 2.3 meters (including slab thickness) in case of residential buildings. Height applied to a room shall mean the vertical measurement from the upper surface of the floor to the under surface of the ceiling of the same room; joist and beams being allowed to project beneath the ceiling and in the case of sloping ceiling, the height shall mean the height of any such room] [Substituted by Haryana Notification No. No. AUTH./2012/15505 dated 25.4.2012.];(xxix)"Licenced Plumber" shall mean a person registered with an authorised officer of the authority for the purpose of these Regulations and possessing qualification as in schedule I;(xxx)"Loft" shall mean an intermediary floor between two floors on a residual space in a pitched roof above a residual normal floor level within a maximum height of 1.5 metres and which is constructed or adopted of storage purposes;(xxxi)"Mamti" shall mean a small structure erected on the roof of a building at the head of staircase to protect such staircase from weather;(xxxii)"Material change of use" shall mean a change from one class of building to another;(xxxiii)"Mazzanine floor" shall mean an intermediate floor, between two floors, above ground level with area of mazzanine restricted to 1/3 of the area of the lower floor and with a minimum height of 2.3 metres and shall not be lower than 2.3 metres above

floor level;(xxxiv)"Party Wall" shall mean a common wall partly constructed on the plot of land and partly on an adjoining plot and serving both structurally;[The cost will be shared by the adjoining plot holders proportionately, In case of dispute the cost will be determined by Estate Officer.] [Added by Haryana Government Notification No. Auth-99/26357 dated 9.8.1999.](xxxv)"Plinth" shall mean the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground;(xxxvi)"Plinth Level" shall mean the level of the ground floor of a building;(xxxvii)"Plinth height" shall mean the height of the ground floor above the street level measured from the level of the centre of the adjoining street;(xxxviii)"Premises" shall mean messuages, buildings, lands, easements and hereditaments of any tenure;[(xxxviii-a) "Proof Consultant" shall be a person who is structural Engineer or a group/firm of structural Engineers having post graduate qualification in structural Engineering with ten years experience in structural design and evaluation thereof, for multistoreyed and specialized structures, and/or an Institute of the following type, employed for evaluation/checking of the structural design of the buildings referred to in the relevant form BR VI : [Inserted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

1. National Council for Building Material (NBC) Ballabgarh

2. Institute of Structural Engineers (India)

3. Central Building Research Institute, Roorkee

4. Various Engineering Institute like :

(i)Indian Institutes of Technology(ii)Engineering College, Roorkee(iii)Punjab Engineering College, Chandigarh(iv)Regional Engineering Colleges(v)Any other such Institute of repute;](xxxix)"Public Building" shall mean a building used or constructed or adapted to be used; either ordinarily or occasionally as a place of public worship, as a hospital, college, school, hotel-restaurant, theatre, public concert room, public lecture room, public exhibition hall or as a public place of assembly of entertainment for persons admitted thereto by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purposes;(xl)"Public sewer" shall mean a sewer constructed by Haryana Government or Haryana Urban Development Authority or a local authority;(xli)"Rain Water-pipe" shall mean a pipe or drain situated wholly above ground and used or constructed to be used solely for carrying off rain water directly from room surface;(xlii)"Residential building" shall mean a building used or constructed or adapted to be used wholly or partially for human habitation and includes all garages, stables and other out buildings appurtenant thereto;(xliii)"Registered Architect" shall mean an architect holding qualifications as prescribed in the Architects Act, 1972 and registered as such with an authorised officer of the Authority;(xliii-a) "Structural Engineer" shall be a person who is a graduate in Civil Engineering of a recognized Indian or Foreign University or corporate member of Civil Engineering Division of Institute of Engineers of India or equivalent Institute with a minimum of three years experience in structural engineering practice in designing structures and field work and/or registered as such with the Authority, employed for preparation of the structural design for

residential and commercial buildings up to three storeys or 11 Meter height. However, only the structural engineers possessing post graduate qualification in structural engineering along with a minimum of three years experience in the design of multi storey and specialized structures, and/or registered as such with the Authority, shall be employed to undertake and submit the structural design of buildings other than residential and commercial buildings up to three storeys of 11 Meter height, as per the requirements of the relevant forms BR, VIA or BR, VIB.] [Inserted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2013 at Page 126.](xiv)"Site" shall mean a parcel (piece) of land enclosed by definite boundaries;(xlv)"Special Areas" shall mean the areas shown as such on the zoning plans in which Architectural control sheets shall apply;(xlv)"Storey" shall mean any horizontal division of a building so constructed as to be capable of being used as a living apartment, although such horizontal division may not extend over the whole depth or width of the building, but shall not include mezzanine floor;(xlvii)"Street" shall mean any road foot, way, square, court, alley or passage accessible whether permanently or temporarily to the public and whether a thoroughfare or not and shall include every vacant space, notwithstanding that it may be private property and partly or wholly obstructed by any gate, post, chain or other barrier whether of houses, shops or other buildings abutting thereon, which is used by any person as means of access to or from any public place or thoroughfare, whether such person be occupiers of such buildings or not, but shall not include any part of such space which the occupier of any such building has a right at all hours to prevent all other persons from using as aforesaid, and it shall include also the drains or gutters therein or on either side and the land whether covered or not by any pavement, verandah or other erection upto the boundary or any abutting property not accessible to the public;(xlviii)"Structural wall" shall mean a load bearing wall or a wall that carries load in addition to its own load;(xlix)"Sub-soil drain" shall mean a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) and water that may percolate through the sub-soil;(l)"temporary building" shall mean a building of unburnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood, boarding or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar. In no case, it shall be allowed to stand three months beyond the validity of the sanctioned plan expires;(li)"Warehouse and industrial building" shall include a factory, a workshop or a motor garage;(lii)"Zoning plan" shall mean the detailed layout plan of the sector or a part thereof as approved by the Chief Administrator showing the subdivision of plots, open spaces, streets, position of protected trees and other features and in respect of each plot, permitted land use, building lines and restrictions with regard to the use and development of each plot in addition to those laid down in the building rules.

2A. [Building application. [Inserted by Haryana Government Gaz. Pt. III Notification No. 2007/7064 dated 26.2.2007.]

- Procedure for submission of building application and execution of work shall be as per provisions contained in Part II of these regulations: Provided that in case of certain areas/uses and category of plots to be notified, self certification procedure as provided in Part II-A shall be followed.]

Part II

Procedure for Submission of Building Application and Execution of Works

3. [Application for erection or re-erection of building. [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

(1) Any person, excepting those mentioned in regulation 6, intending to erect or re-erect any building shall make an application in writing to the Estate Officer in form BR I accompanied by the following documents and forms, duly signed by registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents :- (a) a site plan as required by Regulation 4; (b) a building plan or plans as required by Regulation 5; (c) details of specifications of the work to be executed in Form BR II; (d) structural drawings (for record); (e) fire safety design as required under Nation Building Code, duly approved by the Fire Officer; (f) heating, ventilation, air conditioning, (HVAC) service plan wherever required; (g) certificate of conformity to regulation and structural safety for the relevant building (depending on type and height) in form BR VIA or BR VIB. (2) Every person giving application under sub-regulations (1) above, shall appoint a registered Architect for the drawing up of plans. The supervision of erection or re-erection of residential and commercial buildings up to three storeyed or 11 Meter height may be undertaken by the Architect and/or the Engineer. However, in case of building other than residential and commercial buildings upto three storeyed or 11 Meter height, the supervision shall be undertaken both by the Architect and the Engineer. (3) The application, plans, structural drawings, specifications and the certificates shall be signed by the applicant and the registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents. (4) The application shall be accompanied by a scrutiny fee to be calculated at the rate of Rs. 10 per Square Meter of the floor area. [Provided that in case of multi-storeyed buildings (more than four storeyed or fifteen meters in height, as the case may be), scrutiny fee shall be calculated at the rate of Rs. 15/- per square meter of the floor area or as may be specified by the Authority from time to time:] (5) A refundable amount of Rs. 1000 shall be deposited by the applicant with the building application. The amount will be refundable to the applicant after construction of the building and after satisfying the Estate Officer or his representative regarding clearance of the site and removal of the debris therefrom. (6) In case where the supervising Architect/Engineer is different from the one who has prepared the designs, the plan shall be signed by both of them.]

3A. Preparation of zoning plans and passing of building plans.

- The authority may constitute Committees for - (a) Preparation of zoning plans; (b) Passing of building plans; and entrust such committees with such powers and functions as it may deem proper.

4. Site Plan.

(1)The site plan shall be drawn to a scale of not less than :- (a) 1 to 200 for sites upto 1,000 square metres. (b) 1 to 400 for sites above 1000 square metres and under 4500 square meters. (c) 1 to 800 for sites of 4500 square metres and above. (2)The site plan shall be prepared with the sufficient accuracy to enable the site to be submitted on distinct azo prints in duplicate, two of which shall be mounted on cloth. One mounted copy shall be returned to the applicant duly sanctioned or rejected, as the case may be. The site plan shall be fully dimensioned and shall show- (a) the boundaries of the site. (b) the direction of the North point relative to the site. (c) the street or road adjoining the site with their width clearly dimensioned and name, if any, all existing road side, tree, lamp posts, or either features or structures likely to affect the approach to the building. (d) surrounding buildings in outline within distance of 15 metres from the boundaries of the site. (e) all existing buildings or structure on, over or under the site or projecting beyond it, in outlines besides distinctly indicating the proposed building or buildings. (f) the area and proportion of the site to be covered by building including existing building, if any. (g) dimension of open spaces on the front, rear and the side of the building. (h) the levels of the site and of the plinth of the building in relation to those of the neighbouring streets, also the levels of all square yards and open spaces in relation to the bed levels of the existing drains and sewers in the street or streets into which the building or sites to be drained; (i) method of disposal of waste water, sewerage and storm water; and (j) position of water supply.

5. Building Plan.

(a) The building plan or plans shall be drawn to a scale not less than that given below : (i) 1 : 50 for plots upto 1000 square metres in size. (ii) 1 : 100 for plots over 1000 square metres. (b) These shall be submitted on distinct azo prints in quadruplicate, two of which shall be mounted on cloth. One mounted copy shall be returned to the applicant duly 'sanctioned' or 'rejected' as the case may be, these plans shall, inter alia, indicate :- (i) the plans of all the floors, all external elevation and sections (Longitudinal and cross) illustrating distinctly all the different levels through floors, stair case, W.C. bath kitchen and garage. (ii) the plinth level of the building with reference to the level at the centre of the street or streets on which the proposed building is to abut. (iii) the schedule indicating the sizes of the doors, windows, openings and other methods of ventilation of each room. (iv) the means of access to the building and its various floors together with the means of escape in case of fire, if required under the specific rules. (v) in the case of proposed additions and alterations to an existing building, all new works on the plan by indelible distinctive colours with a key to the colours used; (vi) the proposed method of drainage, including the position, forms and dimensions of all privies, urinals, drains and the method of disposal of sewage, sullage and storm water in full detail. (vii) North point relative to the plan of the building. Note :- In case of large buildings various blocks of the building may be drawn on separate sheets.

6. Type Plans.

- In case the applicant wishes to follow type (Standard) design of a building approved by an authorised officer of the authority, he may obtain the same from the Estate Officer at the prescribed

fee. Such an applicant need not get the building plan sanctioned from the Estate Officer, provided he constructs the building strictly in accordance with the standard design. He shall, however, have to obtain formal permission from the competent authority for starting construction of the building and shall also intimate date of commencement of construction of building to the Estate Officer.[The building plans of the Government and Semi-Government buildings which are prepared by Chief Architect, Department of Architecture, Haryana shall not be required to be got sanctioned from the Estate Officer, provided a certificate is furnished by the Chief Architect to the effect that the buildings plans conform to these regulations and further that the public health services will be got planned from the P.W.D., Public Health Department, Haryana.] [Added vide Haryana Government Notification No. Auth-99/16357, dated 9th August, 1999 Haryana Gazette Part III dated 9.11.1999 at page 134.]

7. Information necessary to validate application.

- No application under Regulation 3(i) shall be considered to be valid, unless it is made on the prescribed form and is accompanied by the requisite number of plans and documents together with the required fees, if any. In case of failure of such compliance, the application together with plans shall be returned to the applicant for re-submission in accordance with the Regulations.

8. [Permission to erect or re-erect. [Substituted vide Haryana Government Notification No. Auth-99/16357, dated 9th August, 1999 Haryana Gazette Part III dated 9.11.1999 at page 134.]

(1)After an application in the prescribed form containing the required information and accompanied by necessary documents and fees as required in regulation 3 is received, the Estate Officer shall, after making such inquiry as he may consider necessary, pass an order either sanctioning or rejecting it in form BR III within 60 days from the receipt of the application. If at the expiration of period of 60 days no such orders in writing the has been passed by the Estate Officer then such application shall be deemed to have been sanctioned:][***] [Omitted by Haryana Government Gazette. Part III Notification No. 2007/7064 dated 26.2.2007.]

9. Validity of sanctioned plan.

- If a building is not completed within two years of the date of permission, the permission shall be deemed to have lapsed with respect to that portion of the building which has not been completed. In regard to the incomplete portion a fresh application alongwith the sanctioned set of plans together with prescribed fee shall be submitted:[Provided that multi-storeyed buildings (more than four storeyed or f peen meters in height, as the case may be), shall be completed within five years of the date of permission or as may be specified by the Chief Administrator whichever is less.] [Added by Haryana Notification No. Auth. -39686. dated 9.11.2009.]

10. Notice of commencement of work.

- A person who has been given permission under Regulation 8 and intends to commence erection or re-erection shall give to the Chief Administrator or to any person authorised by him in this behalf, not less than a week's notice in writing of the date and time at which the erection or re-erection of the building will commence.

11. Completion of building.

- [(1) Every person who intends to occupy a building or a part thereof shall apply for the occupation certificate in Form BR IVA or BR IVB which shall be accompanied by a certificate in Form BR VA or BR VB, duly signed by Architect/Engineer.] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.](2)No person shall occupy or allow any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or a part thereof has been certified by the Estate Officer having been completed in accordance with the permission granted and an occupation certificate has been issued in his favour in Form BR VII.(3)The occupation certificate shall not be issued unless debris and rubbish consequent upon the construction has been cleared from the site and its surroundings and the building is completed as per sanctioned plan. However, provisional occupation certificate pending the issue of official certificate may be issued for a period not exceeding six months in case [where atleast one habitable room, a kitchen and a toilet forming a part of the sanctioned plan is completed, subject to a minimum of 25% of the permissible ground coverage.] [Substituted by Haryana Government Gazette Part III dated 6.3.1998 published on 28.4.1998 at Page 48.](4)[Construction of the works as laid down in Regulation 81A shall be part of the occupation certificate. Unless such works are completed as per the approval drawings, no occupation certificate shall be issued.] [Added by Haryana Government Notification No. Auth. 2001/29449 dated 31.10.2001 published on 6.11.2001 at Page 668.][Part IIA] [Added by Haryana Government Gaz. Notification No. 2007/7064 dated 26.2.2007.] Procedure for Submission of Building Application and Execution of work(applicable in areas notified for following self certification procedure)

11A. Intention to construct/physical possession/demarcation.

(1)When a person expresses his intention to construct a building in form BRS o he shall first be required to clear the dues, if any, outstanding against his plot. After clearance of dues the following documents shall be provided to him by the Authority:(a)A sheet showing the zoning of the plot (except for sites governed by architecture control) indicating buildable and non buildable zones, north direction, external plot dimensions, gate location, boundary wall heights, front, rear and side set backs, adjoining plot numbers, formula for calculation of covered areas, floor area ratio, height limits of main and ancillary portions, allowable plinth level. Checklist of documents to be submitted at each stage along with the fee structure.(b)A copy of building bye-laws.(2)Besides providing documents mentioned above, Estate Officer or his representative shall give to the allottee the physical possession/demarcation and allowable plinth level of the plot at site.

11B. Submission of building application.

(1) Any person intending to erect or re-erect any building shall make an application in writing to the Estate Officer in form B.RS.-I. accompanied by the following documents and forms, duly signed by a registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents:-(a) a site plan as required by regulation 11-E; (b) a building plan or plans as required by regulation 11-F; (c) details of specifications of the work to be executed in form B.R S.-II; (d) certificate of conformity to regulations and structural safety in form BRS- V A/B; (e) the owner and Architect shall give a certificate in the form of an affidavit that they have understood the provisions of the zoning sheet fully and shall not deviate from the prescribed norms; (f) fire safety design as required by the National Building Code, duly approved by the fire officer; (g) heating, ventilation, air conditioning, (HVAC) service plan wherever required; (h) certificate of conformity to regulations and structural safety for the relevant building (depending on type and height) in form BRS -VA and BRS-VB; (2) Every person giving an application under regulation 11-B shall appoint a registered Architect for drawing up of plans. The supervision of erection or re-erection of residential and commercial buildings (governed by architecture controls) upto three stories or 11 metre height may be undertaken by the Architect. However, for industrial buildings and commercial buildings (governed by architecture control and above 11 metre height) the supervision shall be undertaken both by the Architect and the Engineer. The Architect shall sign the certificate taking responsibility for architectural supervision only. (3) The application, plans, structural drawings, specifications and the certificates shall be signed by the applicant and the registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents. (4) The application shall be accompanied by the scrutiny fee to be calculated at the rate of Rs 10 per square meter of the floor area. (5) Amount of malba fee/security shall be Rs 1000/- (one thousand rupees only) for the plot having an area less than one kanal and Rs 2000/- (Two thousand rupees only) for the plot having an area of one kanal or more. Fifty percent of the amount shall be deposited as non refundable security. The malba fee/security shall be deposited by the allottee with the Executive Engineer concerned before the start of construction of house or release of water connection. The amount of malba /security shall be refundable only after the malba is completely removed, the area is levelled and the occupation certificate is issued by the Estate Officer concerned. The refund of malbe fee/security shall further be subject to the condition that allottee shall construct pucca approach to his house by connecting it from the edge of road towards his house and not from any other point of the road. (6) This application shall be treated as the fifteen days notice for start of construction. The construction can be started after fifteen days, in case no objection is conveyed to the applicant. (7) In case where the supervising Architect /Engineer is different from the one who has prepared the designs, the plans shall be signed by both of them.

11C. Checking of building plans and rectifying violations.

(1) Authority reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner/applicant. In case the owner/applicant fails to rectify violations, the Authority shall demolish the unauthorized construction. Action shall also be taken against the defaulting Architect by removing his name from the panel and referring his case to the Council of Architecture for misconduct. All rectifications shall be at the risk and cost of

the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases the procedure of self- certification shall stand aborted.(2)If a building is begun, erected or re-erected in contravention to any of the building regulations, the Chief Administrator shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Chief Administrator shall be competent to demolish the said building at the expense of the owner.

11D. Preparation of zoning plans and checking of building plans.

- The Authority may constitute committees for(a)preparation of zoning plans;(b)checking of building plans, and entrust such committees with such powers and functions as it may deem proper.

11E. Site plan.

(1)The site plan shall be drawn to a scale of not less than:(a)1 to 200 for sites not exceeding 1000 square meters;(b)1 to 400 for sites exceeding 1000 square meters but below 4500 square meters;(c)1 to 800 for sites of 4500 square meters and above.(2)The site plan shall be prepared with sufficient accuracy to enable the site to be identified and shall be submitted on distinct azo prints in quadruplicate, two of which shall be mounted on cloth. The site plan shall be fully dimensioned and shall show(a)the boundaries of the site;(b)the direction of the North point relative to the site;(c)the street or road adjoining the site with their width clearly dimensioned and names, if any, all existing road side trees, lamp posts, or other features or structures likely to affect the approach to the building;(d)surrounding buildings in outline within a distance of 15 meters from the boundaries of the site;(e)all existing buildings or structures on, over or under the site or projecting beyond it, in outline besides distinctly indicating the proposed building or buildings;(f)the area and proportion of the site to be covered by building including existing building, if any;(g)dimension of open spaces on the front, rear and the side of the building;(h)the levels of the site and of the plinth of the building in relation to those of the neighbouring streets , also the levels of all courtyards and open spaces in relation to the bed levels of the existing drains and sewers in the street or streets into which the building or site is to be drained;(i)method of disposal of waste water, sewerage and storm water; and(j)position of water supply.

11F. Building plans.

(a)The building plan or plans shall be drawn to a scale not less than(i)1: 50 for plots not exceeding 1000 square meters in size;(ii)1: 100 for plots exceeding 1000 square metres;(b)These shall be submitted on distinct Azo prints in quadruplicate, two of which shall be mounted on cloth. These plans shall, inter alia , indicate(i)the plans of all the floors, all external elevations and sections (longitudinal and cross) illustrating distinctly all the different levels through floors, stair case, water closet, bath, Kitchen and garage;(ii)the plinth level of the building with reference to the level at the centre of the street or streets on which the proposed building is to abut;(iii)the Schedule indicating the sizes of the doors, windows, openings and other methods of ventilation of each room;(iv)the means of access to the building and its various floors together with the means of escape in case of

fire, if required under the specific rules;(v)in case of the proposed additions and alterations to an existing building, all new works on the plan by indelible distinctive colours with a key to the colours used;(vi)the proposed method of drainage, including the position, form and dimensions of all privies, urinals, drains and the method of disposal of sewage, sullage and storm water in full detail; and(vii)north point relative to the plan of the building;Note:In case of large buildings, various blocks of the building may be drawn on separate sheets.

11G. Type plans.

- In case the applicant wishes to follow type (standard) design of a building approved by an authorized officer of the Authority, he may obtain the same from the Estate Officer at the rate of Rs 100/- per print or at the rate fixed by the Authority from time to time. Rest of the procedure shall be the same as explained in regulations-11-A, 11-B, 11-E and 11-F above. However, the drawings to be submitted shall be the ones which have been supplied by the Authority and changes, if any, shall be shown on these very sheets.

11H. Information necessary to validate application.

- No application under regulation 11-B shall be considered to be valid unless it is made on form BRS-I and is accompanied by the requisite number of plans and documents together with the scrutiny fee and malba fee/security at the rates mentioned at (4) and (5) of 11-B or at the rates fixed by the Authority from time to time. In case of failure of such compliance, the application together with plans shall be returned to the applicant for resubmission in accordance with the regulations.

11J. Validity of plans.

- Once an application under regulation 11-B has been made the same shall be considered valid for construction within two years of the date of submission of application .If construction is not completed within a period of two years then a fresh application shall have to be made under regulation 11-B.

11K. Completion of excavation.

- The applicant jointly with his Architect shall give to the Estate Officer concerned intimation in form BRS-V11 along with necessary affidavit as mentioned in form BRS -VI1.

11L. Submission of progress certificates.

(1)Progress certificates in the provided formats in form BRS-VII shall be submitted jointly by both the Architect and the owner at the following stages:(a)damp proof course level;(b)roof level.(2)At the time of submitting the progress certificate at damp proof course level an affidavit as mentioned in form BRS-VII stating that the construction being done is as per Haryana Urban Development Authority bye laws/norms in force shall also be submitted. On submission of damp proof course

progress certificate construction shall be withheld for a period of fifteen days to allow random checking by the Estate office. The allottee may proceed with further construction if he receives no notice during this period from the Estate office.

11M. Completion drawings.

(1) On the completion of the building the owner and the Architect shall submit final completion drawings along with form BRS-I A/B, as applicable, along with affidavits as mentioned in form BRS-III A/B. Certificates in form BRS-IV A/B, as applicable, shall be submitted by Architect and Engineer along with certificates by contractor (if there is one) and plumber in form BRS-VI and BRS-IX. Following documents shall also be submitted: (a) Self-assessment of violations in the building, jointly signed by the owner and Architect, along with demand draft of the due payment for compounding of such violations shall be submitted along with form BRS-I A/B. (b) Both the Owner and Architect shall give an affidavit as mentioned at serial no. 10 in form BRS-I A/B that no provision of Haryana Urban Development Authority bye-laws including allowable compounding items, has been violated. (c) Photographs of front, side, rear set backs, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. A compact disc containing all photographs shall also be submitted.

11N. Occupation certificate.

(1) The Authority shall necessarily issue an occupation certificate in form BRS VI within three working days of receipt of the form BRS-III A/B, duly complete in all respects and accompanied with the required completion drawings, forms and affidavits. The occupation certificate shall be issued provided that the documents submitted along with form BRS-III A/B are in order. Violations, if found at any subsequent stage, shall result in cancellation of the occupation certificate issued and the same may be restored only after removal of violations. Further, action against the Architect shall also be taken for furnishing a wrong certificate/affidavit. (2) No person shall occupy or allow any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or part thereof has been certified by the Estate Officer as having been completed and an occupation certificate has been issued in his favour in form BRS-VI. (3) Provisional occupation certificate (in case of residential plots) pending the issue of final certificate may be issued for a period not exceeding six months in case where one habitable room, a kitchen and a toilet forming a part of the submitted plan is completed. However, a minimum of 25% of the ground coverage shall have to be constructed. (4) Construction of works as laid down in regulation 81A shall be the part of the occupation certificate. Unless such works are completed as per drawings submitted, no occupation certificate shall be issued.

11O. General.

(1) A system of arbitration may be devised for interpretation of bye-laws, whenever difference of opinion occurs. However, the final decision shall be taken by the Authority in all disputes and its decision shall be binding on the owner/Architect. (2) At any stage during construction, if an Architect notices that violations (except compoundable ones) are taking place, he shall intimate the Estate

Officer of such violations and stop further supervision. He shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs may be submitted to the Estate officer. The Authority may immediately issue a notice to the owner on the basis of the Architects certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self certification and the owner may, after removal of violations engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site .(3)Sanctionable changes may be allowed to be done provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Authority. While seeking occupation certificate, the Architect shall give a certificate that all changes done are sanctionable and permissible as per bye laws.(4)If the supervising Architect / owner fails to submit the progress certificate at damp proof course level, both shall be held responsible. While action shall be initiated against the Architect to cancel his empanelment with Haryana Urban Development Authority and refer his case to Council of Architecture for cancellation of his registration, the owner shall be liable to remove all violations and in addition, penalty for non submission of damp proof course certificate shall be levied.(5)After submitting of application or during the construction of building if the owner/ registered Architect/registered structural Engineer/licensed plumber is changed, he shall intimate the competent Authority by registered letter that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Estate Officer by the respective owner/ Architect/Engineer/ plumber.The construction work shall have to be suspended until the new owner/ registered Architect/registered structural Engineer/licensed plumber, as case may be, undertakes the full responsibility' of the project vide forms and documents submitted at the time of applying for erection/re-erection of the building within seven days of his taking over. Owners intimation regarding change of name of professionals shall be considered to be final by the Authority.(6)If the owner or registered Architect/ Structural Engineer/ licensed plumber, as the case may be, submits a wrong report while making application under regulation 11-B or regulation 11-G or, if any, additional construction or violation is reported to exist at site or concealment of any fact comes to notice or if the Architect/owner falsely justifies or mis-states regarding completion , he shall be jointly and severally held responsible for such omission/ commission and his registration/ license to work in Authority may be suspended or cancelled or any other penalty may be imposed as may be decided by the committee constituted under the Chairmanship of the Chief Administrator after giving an opportunity of being heard.

11P. Areas where self- certification procedure is applicable.

- The self certification procedure shall be applicable in the following areas , namely :(1)Areas in hyper potential zone. - (a) Controlled areas declared under clause (a) of sub section (1) of section 4 of the Punjab Schedule Roads and Controlled Areas Restriction oi Unregulated Development Act, 1963(Act, 41 of 1963) around municipal town Gurgaon.(2)Areas in high potential zone. - (a) All the controlled areas in Gurgaon district notified under the provisions of clause (b) of sub section (1) of section 4 of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963), including controlled areas declared around Sohna town;(b)controlled areas around Faridabad-Ballabhgarh complex;(c)controlled areas of Sonapat

-Kundli multifunctional urban complex, Panipat;(d)periphery controlled area of Panchkula.(3)Areas in medium potential zone. (a) controlled areas of Karnal, Kurukshetra, Ambala City, Ambala Cantt., Yamuna nagar- Jagadhari, Bahadurgarh, Hisar, Rohtak, Rewari -Bawal-Dharuhera complex, Gannaur, Oil Refinery Panipat (Beholi);(b)controllead areas declared under clause (b) of sub section (1) of section 4 of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(Act 41 of 1963) in Faridabad district and also including around towns Palwal and Hodel.Note: "Controlled areas" shall mean areas declared as controlled areas under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(Act 41 of 1963).]

Part III

Siting, Planning and Architectural Control

12. Use of site type and character of building.

(1)Type and character of building including ancillary buildings that may be erected or re-erected on a site and the purpose for which these may be used shall not be other than that shown in the approved zoning plan.(2)Every building that may be erected or re-erected on a site shall, in addition to the foregoing restrictions, comply with the restriction shown on the zoning plan. The Architectural/Frame Control Sheets, wherever applicable, shall have precedence over the zoning plan or the building Regulations.(3)Except as otherwise expressly provided at time of sale, not more than one building unit shall be erected on any one floor of a building on a site.Note. - "Bulding unit" means a self contained building with such out buildings as are ordinarily ancillary to the main building used in connection therewith and physically incapable of sub-division into two or more independent building units. A building unit may, however, be owned by an individual or be jointly and severally owned :Provided it remains in a single indivisible ownership.

13. [Proportion of the site which may be covered with buildings. [No. 13(a)(i)(b) substituted by Haryana Government Gazette dated 6.3.1987 published on 10.3.1987.]

(a)The proportion upto which a site may be covered with buildings including ancillary building shall be in accordance with the following slabs, remaining portion of the site shall be left open in the form of an open space around the building or a courtyard.(i)Residential(a)Permissible Maximum Coverage

Area of site	Maximum permissible coverage on, ground (includingancillary and residential zone)	Maximum permissible coverage on the Ist floor	
(a)	for the first 225 sq. Mtrs. of the total area of the site.	60% of the such portion of the site.	55%
(b)	for the next 225 sq. Mtrs. i.e. portion of the area	40% of such portion of the	35%

- between 225 and 450 sq. Mtrs. site.
- (c) for the remaining portion of the site i.e. for the portion 35% of such portion of the 25%
of the area exceeding 450 Sq. Metres. site.

(b) Permissible FAR and Maximum Height : [The maximum permissible FAR and maximum permissible height on a plot of the size mentioned in column 1 of the table given below shall be as shown in columns 2 and 3 respectively] :-

Site/Category of plot	Maximum permissible Floor Area Ratio (in percentage)	Maximum permissible height (in metres)
1	2	3
6 Marla	145	12
10 Marla	145	12
14 Marla	130	12
1 Kanal	120	12
2 Kanal	100	12."

Provided that the Building shall conform to the restriction contained in the zoning plans 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 and other provisions as stipulated above : Provided further that not more than four dwelling units shall be permitted on one plot and the maximum No. of dwelling units on each floor i.e. ground/first floor shall not exceed two dwelling units : Provided that in cases of sites measuring 100 Sq. Mtrs. or less under any scheme relating to houses for "economically weaker sections" framed by the Government, Housing Board, Improvement Trust or any local authority, the Authority may relax the above conditions up to a maximum of 66 per cent ground coverage with F.A.R. of 1.65. A basement, not exceeding the maximum coverage on the ground floor and intended to be used only in parking, servicing and storage may be allowed if it satisfies the Public Health and structural requirements.] [Provided that the maximum height of main building portion as well as in the ancillary portion in residential plots shall be 12.0 metres excluding the height of parapet. However, no change in the height shall be allowed on the plots which are governed by frame control. Also, in those residential plots in which the ancillary portion is up to the rear boundary wall, the height of portion beyond main building zone shall be 5.0 metres only : Provided further that the maximum plinth height allowed in residential plots shall be 1.2 metres. Construction of plinth above 1.2 metres shall not be compounded. In case of residential plots, governed by frame controls, the maximum plinth level shall be 0.45 metre or as kept in that row of plots by the Estate Officer with reference to slope of road. Ventilator/light for basement can be kept by sunken courts in front/rear set backs subject to public health approval by the Estate Officer prior to construction.] [Added by Haryana Notification No. No. Auth-2008/42045. Dated 11/12th December, 2008.] (ii) [Industrial [Substituted by Haryana Government Notification No. Auth-2000/7661 dated 3.2.2000.]

Maximum permissible coverage on ground	Maximum permissible floor area ratio	Maximum height of the industrial building
60 per cent of area of the site	125 per cent	21 meters

Out of the above permissible covered area upto 10 per cent of permitted coverage may be used for ancillary and residential quarters for essential watch and ward staff: Provided further 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. In case of buildings where the construction has already taken place, the benefit of additional Floor Area Ratio would be allowed on any floor subject to the restrictions as provided in the zoning plan and upon the fulfillment of the conditions to be laid down by the Authority. [(ii-a) Information Technology Industry [Inserted by Haryana Government Notification No. Auth-2000/18371 dated 26.7.2001, published vide Haryana Gazette Part I dated 7.8.2001 at Page 392.]

Maximum coverage on ground (Percentage of site area)	Maximum permissible floor area ratio (Percentage)	Maximum height of the building (In metres)
40% for new units and 60% for existing industry converting into INFORMATION TECHNOLOGY units.	250	30

Note :- Twin level basement shall be allowed only for parking under the zoned area. [(iii) Commercial In the case of sites for shop-cum-residential purposes or for shopping booths, the coverage on each floor shall be in accordance with the architectural control Sheets: 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. (iv) [Institutions and other Public Buildings [Added by Haryana Government Gazette Part III dated 18.5.1982 at Page 158] (a) Coverage. - The maximum permissible coverage (including covered parking) on a plot of the size mentioned in column 1 below shall be as shown in column 2 below :

Area of plot	Maximum permissible coverage on ground floor	Maximum permissible F.A.R.
Upto 10,000 Sq. Metres	33% of the area of the plot	100%
Above 10,000 Sq. Metres.	25% of the such additional area of the plot]	100%

[Provided that in case of hospital sites, maximum permissible FAR (Floor Area Ratio) shall be 150%.] (b) Set backs. - Every institutional building shall be constructed with set backs as provided in the zoning plan prepared for the site. : 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. Explanation. 1 - The following portion shall not be considered as covered area : namely :- (i) [Sunshade, chhajja, architrave cantilevered from the face of any wall upto 1.8 metres beyond the wall and at a height not lower than 2.3 metres.] [Substituted by Haryana Government Gazette Part III dated 2.1.1991 at page 14.] (ii) A paragola constructed purely for Architectural effects. (iii) [Cantilevered balcony projecting not more than 1.8 metres beyond the face of wall on the front and rear of the main residential zone and not more than 1 metre on the front and rear of the ancillary residential zone or along the side of the main residential zone at the roof level.] [Substituted by Haryana Government Gazette Part III dated 2.1.1991 at page 14.] (iv) [Canopy over

an entrance] [Item No. (iii) & (iv) of Explanation were added by Notification dated 31.4.1979.] [Provided that the sun-shade, chajja, architrave, cantilevered balcony does not encroach on a public street or on open space and is constructed within the plot of the owner and is in accordance with other provisions of the zoning plan applicable to the site] [Added by Haryana Government Gazette Part III dated 2.1.1991 at Page 14.] Explanation 2. - A vertical shaft open to sky of a minimum size 1.25 M x 1.50 M may be provided for ventilation to toilets, baths and W.Cs. only, but it will be counted towards covered area.

14. Architectural Control.

- In the case of building sites where architectural control is considered necessary by the Chief Administrator, he shall cause to be prepared architectural control sheets for this purpose, showing the extent of architectural control on the various units of the building or on a portion of such buildings, in the following respects : (i) Compulsory elevations for a particular building or a row of buildings. (ii) Compulsory height on the front or any side exposed to view from a street upon which a 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 subsequent storeys. (v) Compulsory building line along which the building shall have to be erected and completed with a certain period. (vi) Compulsory type designs of balconies. (vii) Compulsory use of materials, texture and colour.

15. Height of Mezzanine Storey and internal balconies.

(1) A Mezzanine floor or internal balcony shall not be permitted unless the height of the room is at least 5.2 metres and such mezzanine floor or balconies do not cover more than one third of the room area. (2) The height of such mezzanine floor or internal balcony shall not be less than 2.3 metres and it shall not be lower than 2.3 metres above the floor level.

16. Minimum provision with regard to residential buildings.

- No building for residential use shall be constructed or allowed to be used till every dwelling unit, besides a living room or rooms provides for a kitchen and toilet facilities.

17. Minimum area of courtyard for purposes of ventilation.

- The minimum superficial area of every enclosed courtyard of a residential building upon which habitable rooms abut shall be one fourth of the aggregate floor area of the rooms and verandah on the ground floor abutting on the courtyard : Provided that such courtyard shall not be less than 12.0 sq. metres in area and the minimum width of every such courtyard in any direction shall not be less than 3.00 metres. In determining the said aggregate, floor area of the rooms and verandah abutting on the courtyard :- (a) Only one half of the floor area of such rooms and verandahs as abut on another courtyard or an open space or road not less than 4-5 metres in width shall be taken in account; (b) any room which is separated only by an open verandah from courtyard shall for the

purpose of this rule, be deemed to abut on such courtyard;(c)the area of the courtyard for the purposes of this rule shall be the area open to sky, clear of all projections.

18. Minimum size and requirement of ventilation regarding a habitable room.

- Every habitable room including a shop : (i) shall be of a height of at least 2.75 metres in every part from floor to ceiling; (ii) shall have a clear floor area of not less than 9.5 sq. metres with one side not less than 2.4 mtrs. in case of single room dwelling unit except that one of the room may have a clear floor area of not less than 7.5 sq. mtrs. with one side not less than 2.4 mtrs. in case of dwelling units having more than one room. [Substituted by Haryana Government Notification No. ADA(R)-92 dated 20.4.1992.] [Provided that in case of Group Housing Scheme the dwelling unit having more than one room may have one of the rooms with a clear floor area not less than 7.5 sq. mtr. with one side not less than 2.4 mtrs.] Note : - For the purpose of this regulation a kitchen shall be deemed to be a habitable room and all the aforementioned requirements regarding ventilation shall apply to it except that the minimum area of the kitchen shall not be less than 4.5 sq. mtrs. with a minimum width of 1.8 mtrs. [Provided that in case of Group Housing Scheme the minimum area of the kitchen shall not be less than 4.5 sq. mtrs. with a minimum width of 1.8 mtrs.] [Added by Notification Haryana Government Gazette No. ADA(R)-92 dated 20.4.1992.]

19. Bath room and water closet.

(a) The size of the bath room shall not be less than 1.5 metre x 1.2 metres or if it is a combined bath and water closet its floor area shall not be less than 3.0 square metres with a minimum width of 1.2 metres. (b) The minimum floor area of a water closet shall be 1.1 square metres, its smallest side being 0.85 metres. It shall be provided with permanent ventilation of minimum of 0.2 square metre, in addition to the door and a window opening directly to the outside air of not less than one fourth of the floor area.

20. Height of boundary wall and fence and type of gate.

- The height and design of the boundary wall or fence and gate shall be in accordance with the provisions of the zoning Plan and shall conform to the pattern laid down for such a plot on the zoning plan : Provided that where no zoning plan has been prepared, the height and design of the boundary wall or fence and gate shall be as specified by the Chief Administrator. [Provided further that over the front boundary wall of residential plots of Authority, above the permitted height of 3 feet 11 inches, railing/grille with poly carbonate/fibre glass sheet covering of 2 feet 6 inches height shall be permitted. In case of rear boundary wall, beyond already permitted height of 6 feet (1.8 metres), railing/grilles of 2 feet 6 inches height with polycarbonate/fibre glass sheet covering shall be permitted : [Added by Haryana Notification No. No. Auth-2008/42045. Dated 11/12th December, 2008.] Provided further that the maximum width of gate shall be 3.50 metres : Provided further that temporary porches of polycarbonate sheets/fibre glass roof coverings on mild steel frames, shall be allowed in residential plots with the condition that these shall be open on sides in the driveway area within the plot. However, un-aesthetical structures with permanent material/tin/asbestos roofing shall not be allowed : Provided further that bay windows in plots of 10

marla and above sizes of plots shall be allowed with the condition that such windows shall be kept free from any construction till at least 2 feet above plinth level. The maximum projection allowed in such windows shall be 2 feet 6 inches.]

Part IV

Structural Materials and Control

21. [Materials. [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

- All materials to be used for erection or re-erection of a building shall conform to the specifications and standards, laid down in the National Building Code and relevant I.S. codes or as may be laid down by the Authority from time to time.]

22. [Site. [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

- No person shall erect or re- erect any building on any ground which has been filled in with offal or offensive vegetable or animal matter, or upon which any such matter is deposited unless and until the safety of the structure, including foundation, has been duly certified by the Structural Engineer.]

23. Foundations.

- [The foundations of every building shall be designed and constructed as per the requirements of National Building Code and relevant I.S. codes including 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, in the area where the building is to be erected or re-erected] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

	Safe allowable pressure in M. Ton/Sq. Metre	At and beyond depths of
Soft wet pasty or muddy	5 M.T.	2.5 Metres
Clay	4 M.T.	1.5 Metres
Alluvial earth	5	1.5
Artificial filling	3	.5
Loams (loose)	8	.5
Loams (compact)	11	.5
Sandy loam	16	.75
	16	1
	8	.5
Clay loose	11	.75

[The above table provides only the guidelines for Architect/Structural Engineer, however, the provision of National Building Code and I.S. Code shall be followed for all structural designs] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.](2)The loads shall not cause such settlements of the building or any part of the building as may impair its stability.(3)For buildings more than 3 storey high, foundations shall be designed after making standard tests or establishing the safe bearing pressure of the soil and the foundations shall be taken down to such a depth or so constructed as to render the building immune from damage from upheaval and movements due to seasonal variations in the content of the moisture in the ground.

24. Damp proof course.

- [(1) Every wall of a public building or domestic building (including a pier forming a part of the wall or a compound wall) shall be provided with a damp proof course except when built of material such as cement concrete with or without the addition of any commercial damp proofing material.(2)Materials specified as damp proof course shall be indicated in the Haryana Public Works Department Specifications 1990 edition or as provided in the National Building Code.] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.](3)In external walls, the horizontal damp proof course shall be laid immediately above the plinth protection and a vertical damp proof course shall be provided on the entering face of the wall extending between the level of the horizontal damp proof course and the level of the upper surface of the concrete in the finished floor.(4)In an internal wall, the horizontal damp proof course shall be laid in level with the upper surface of the concrete in the finished floor. The continuity of damp proof course between the internal and the external wall shall be secured by the insertion of [proper damp proof materials.]

25. [Loads. [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

- In addition to the dead load, the building shall be designed for live loads including wind pressure and seismic load as per I.S. 800, the National Building Code and other relevant I.S. Codes for structures resistant to earthquakes and other natural hazards with their latest amendments.]

26. Floors.

- All floors of every building including floor of kitchen, bathrooms, latrines, urinals shall be damp and rot proof and shall be constructed of materials so treated as to protect it from white ants, dry rot, wet rot, as per [Haryana Public Works Deptt. Specifications 1990 edition or as laid down in the National Building Code.] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

27. Walls.

(1) No wall shall be constructed of easily inflammable materials, for the purpose of this Regulation, easily inflammable material will not include teak, sal shisham and deodar, kail wood or other wood as per I.S.I. specifications for such work. (2) No masonry wall other than party wall shall be built in clay mortar to a greater height than one storey and walls shall be plastered or painted, so as to render it impermeable and damp proof. The minimum thickness of such a wall shall in no case be less than 20 centimeter. [No drainage sanitary (including water supply) pipes shall be allowed in the common walls. Niches also shall not be permissible in the common walls.] [Added by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

28. [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 I.S. codes) without undue settlement or deflection and exceeding the permissible pressure/stress on the materials prescribed by the National Building Code and relevant I.S. codes.

29. Slenderness ratio.

- Slenderness ratio must not exceed the limits prescribed by the National Building Code and relevant I.S. codes].

30. Hollow bricks and black walls.

- Where any wall or any part of a wall is constructed as a hollow wall : (1) The cavity between the inner and outer parts of the wall shall throughout be of a width not exceeding 10 centimetre (Cm.). (2) The inner and outer parts of the walls shall be securely tied together with suitable bounding ties of adequate strength of vulcanized iron tarred and sands stone ware, copper, bronze or other suitable material the ties being placed at distances apart not exceeding 1 metre horizontally and 0.5 metre vertically. (3) The inner and the outer parts of the wall shall each be not less than 10 cm. thick throughout except that in a wall not exceeding 6 metres length and 6 metres in height, the thickness of each part may not be less than 10 cm. throughout if all courses of less height than 15 cm. are put together with cement mortar or the wall has atleast twice the number of ties required by the preceding clause. (4) The cavity may be reckoned as part of the thickness prescribed for walls by these rules where such thickness does not exceed 20 cm. but shall not be so reckoned where such thickness exceeds 20 centimetres. All external cavity walls shall be ventilated.

31. Roofs.

(1) Every roof shall be weather proof and fire resistant and in no case shall be built of mat, sirki, cloth, grass or 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 I.S. Codes.] [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.](2)[xxxx] [Omitted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]Staircases

32. Stair cases in residential buildings.

- Every building of more than one storey height intended to be used as a single family or two family residential building shall be provided with at least one stair cases having minimum width of 0.8 metre constructed of fire resisting materials throughout.[Provided that service stair in addition to main stair case shall be allowed. However, in case a spiral stair case is to be used as main stair case the width of tread shall not be less than 9 inches on any portion. In case, spiral stair case is to be used as a service stair case, the width of stair way shall not be less than 0.84 metres (2 feet 9 inches) :Provided further that lifts shall be permitted in residential plots. The height of lift room shall be exempted from the total height of the building, as per the provisions of National Building Code.] [Added by Haryana Notification No. No. Auth-2008/42045. Dated 11/12th December, 2008.]

33. Residential buildings with multiple dwelling units other than the above commercial public and industrial buildings.

- (i) Every building intended to be used as a multiple residential building or a commercial or public or industrial building shall be provided with at least one stair case extending from ground floor level to the highest floor having minimum clear width in accordance with the following table:-

Number of user upto 100 1.2 metres

Increase 0.025 metre for every additional 15 persons until a maximum of 2.75 metre is reached.(ii)Single stair case of the width mentioned above may be replaced by two stair cases each of a width at least equal to two third the width prescribed for a single stair case provided neither of the two substituted stair cases shall be less than 1.2 metre in width. Stair case so provided shall be built in fire resisting materials.Explanation. - For the purpose of this rule each 5 sq. metre of floor space in the case of non-residential building and 10 sq. metre of floor space in the case of residential building shall be deemed to be occupied by one person.(iii)[In case of residential buildings, the area of mamti up to eleven sq. mts. may be excluded from Floor Area Ratio' However, to any, allottee constructs a mamti bigger than eleven sq. mts., then in that case, the excess area of mamti (beyond eleven sq. mts.) shall be counted in total Floor Area Ratio. The area under stairsfrom second floor to the top roof shall continue to be counted in Floor Area Ratia. Also, the mamti if constructed at the first or second floor level shall continue to be counted in Floor Area Ratio.] [Inserted by Haryana Notification No. No. AUTH./2012/15505 dated 25.4.2012.]

34. Minimum dimension of steps.

(a) No stair in a residential building shall have a rise of more than 0.20 metre and a tread of less than 0.25 metres. (b) No stair in a commercial, public or industrial building shall have a rise of more than 0.18 and a tread of less than 0.27 metres. (c) Notwithstanding anything contained in sub-rules (a) and (b) above, stair cases in private portions of public buildings or warehouses and industrial building not open to the general public may be of the sizes and materials mentioned in rule 34.

35. Materials.

- All stair cases and walls enclosing the stair cases in public building and warehouses and industrial building shall be of fireproof materials.

36. Uniformity in treads and riser in stair cases.

- Treads and set of each flight of a staircase or of several flights in the same staircase in a public building or a warehouse and industrial or a residential building shall be of uniform width and height.

37. Location of staircases.

- No part of the second or of any higher storey of any building shall be more than 30 metres from some staircase or ramp leading to the ground floor.

38. Ventilation of staircases.

- Every staircase shall be adequately ventilated and lit to the satisfaction of the Estate Officer.

39. Headroom in staircase.

- The minimum clear head room in any staircase shall be 2.10 metres measured from the top of the riser to the most dependent portion of the ceiling above.

40. Provision of hand rails.

- (i) In every staircase at least one hand rail shall be provided. (ii) Where steps are provided from the ground to the building, hand rail may not be provided if the steps do not go above 1.5 metre height and are not less than 1 metre in width. Lobbies, Corridors, Passages and Balconies

41. Lobbies, Corridors, Passages and Balconies.

- The minimum width of any lobby, corridor, passage or balcony in a residential building shall be at least 0.9 metre and shall be of fire resisting materials and shall be carried on support of the fire

resisting materials.

42. Residential buildings with multiple dwelling and commercial, public and industrial building.

- The minimum width of any lobby, corridor, passage or a balcony in these buildings shall be as given below :

(a) No. of users from 1 to 20 0.9 metre.

(b) No. of users from 20 to 100 1.2 metre.

Increase 0.025 metre for every additional 15 persons until a maximum of 2.75 metre is reached. Walls and roof shall be of fire resisting materials and shall be carried on support of fire resisting materials. Chimneys and Flues

43. Application.

- Regulations in this section shall not apply to the erection or re-erection of chimney shaft, for the furnaces in commercial or industrial buildings, the design of which shall be specially approved by the Estate Officer but they shall apply to the erection or re-erection of chimney shafts for open fires and small domestic boilers. Explanation. - Small domestic boilers shall mean boilers which do not require flues exceeding 500 sq. cms. in area.

44. Materials.

- Every chimney shall be constructed of burnt bricks, concrete bricks or bricks or of any other good hard and incombustible material properly and solidly put together.

45. Design and construction.

- Every chimney which is built against or forms a part of wall and extends to or below the surface of the ground shall be built on solid foundations which shall comply with the requirement of the rules relating to the foundations of structural walls. It shall have a damp proof course at the top and if the wall with which it is built requires to be provided with a damp proof course at the bottom the chimney shall be provided with the same. Also it shall be properly bonded or otherwise securely tied with the wall which is built.

46. Floor beneath fire place.

- Floors beneath and around every fire place shall be of concrete or similar fire proof materials and shall project suitably.

47. Jambs and backs of fire place.

- The jambs of a fire place opening shall be of adequate width and the back of the chimney opening in a party wall shall be 20 cm. thick upto 30 cm. above the top of the opening. Where the flues in a party wall are not back to back the required 20 cm. of solid wall at back of the fireplace shall be carried upto the floor of the room above. In an external or internal wall the back of the opening and all side of the flues shall be atleast 10 cm. thick.

48. Flue size.

- Every fire place shall have a flue giving a brick opening of not less than 20 cm. x 20 cm. or not less than 75 sq. cms. if a pipe is used.

49. Treatment of inside of chimney flues.

- The inside of every chimneys flue shall be properly rendered or paragettted as such flue is carried upward unless the whole flue is built with fire brick or fire proof hopping of fire clay of atleast 2 cm. in thickness in which case the spandral angles shall be filled in solid with brick work or other incombustible materials.

50. Wood work in chimneys.

- In any wall no timber shall be placed nearer than 20 cm. to the inside of any flues or chimney opening except that wooden plugs in any wall or chimney breast can be driven nearer than 15 cm. to the inside of any flue or chimney opening. Under any chimney opening no timber shall be within 40 cm. from the proper surface of the hearth.

51. Chimney stacks.

(a) Chimney stacks or smoke flues shall be carried upto a height not less than 1 metre and not more than six times the least width of the chimney above the adjoining roof and shall be built at least 10 cm. thick. The maximum height for any stack may be exceeded if it is adequately secured against overturning. (b) Height of chimney stack may be reduced to 45 cm. when the roof is made upto fire resisting materials. The top six courses of all stack shall be built in cement mortar.

52. Pipes for conveying smoke.

- No pipe for the purpose of conveying smoke or other products of combustion shall be allowed to project through the wall externally. Elsewhere such pipes may be mild steel 4 mm. thick or of cast iron complying with the Indian Standard Specification for pipes or of sheet metal for domestic cooking ranges only and shall be fixed at a distance of at least 20 cm. from any combustibile. Drainage and Sanitary Installations General

53. Notice of or carrying out drainage work and application for permission.

(1) No person shall carry out any water-borne sanitary and drainage installations or carry out any works connected therewith within any building or site without the previous permission of the Estate Officer. (2) Every person who intends to carry out these works shall apply for permission as laid down in regulation 39.

54. Work to be executed under the supervision of plumber.

- Execution of all works for the laying out of any drainage system or for the carrying out of water borne sanitary installations shall be done through a licensed plumber, duly registered with the Authority and holding any of the qualifications laid down in Schedule 1 to these Regulations. Basic Requirements for Water Borne Sanitary Installation

55. Adequacy of water Supply for the installation of Water borne sanitary installation.

- Before undertaking the installation of water-borne sanitary system in any building to the premises shall be ensured to the satisfaction of the Estate Officer.

56. Sanitary fitting and execution of works to conform to P.W.D. specifications.

- All sanitary fittings, drainage pipes including soil and waste pipes and other articles used in the execution of these works shall be as per standards and specifications laid down for such articles in the Punjab Public Department Specifications 1963 edition as adapted by Haryana Government or as laid down by the Authority from time to time and if there are no standards or specifications laid down for any article in the Punjab Public Works Department specifications, then the article shall be as per standard specifications laid down by the Indian Standard Institute and if there is no specification or standard laid down by the Indian Standard Institute, then the articles shall be as per British Standards.

57. All drainage system to be air smoke and water tight.

- All drainage system including joints shall be air smoke and water tight and shall be capable of resisting a pressure of at least 1.5 metre head of water.

58. No work of foul and waste water drainage to be kept separate.

- The net work of foul water drainage and the net work of waste water drainage shall be designed according to requirements of National Building Code.

59. Junctions.

- Every drain including a pipe draining into any other drain or pipe sewer shall join the latter obliquely in the direction of the flow of the latter. Sanitary Fittings

60. Minimum sanitary facilities in various types of buildings.

- (i) Dwelling with individual conveniences shall be at least the following fitments :-(a)One bath room provided with tap;(b)One water closet; and(c)one nahani or sink either in the floor or raised from the floor. Where only one water closet is provided in a dwelling the bath and water closet shall be separately provided (ii) the requirements for fitments for drainage and sanitation in the case of buildings other than residences such as office buildings, factories, cinemas, concert Hall, theaters, hospitals, hotels, restaurants, schools and hostels be in accordance with National Building Code issued by the Indian Standard Institution, New Delhi with such modifications as may be made by the said institutions from time to time.

61. Water closet.

(1)Every water closet plan shall have an efficient siphon trap with a minimum water seal of 75 mm beneath so that sufficient water seal, between the pan and any drain or soil pipe is maintained.(2)No part of the water closet apparatus shall be directly connected with water supply distributing pipe for flushing and cleaning of the pan, a special close cistern with suitable ball cock and not less than 12 liters capacity shall be provided.(3)The capacity of every reserve tank shall be at the scale of 70 liters not for one water closet connected to the tank and 280 liters for each additional seat in the same premises.(4)No self-acting or automatic flushing apparatus be constructed or fixed except with prior permission of the Estate Officer.(5)Where the water closet discharges into a soil pipe which also receives discharge from another water closet, the trap of the water closet shall be ventilated by a pipe which shall : (a)have an internal diameter of not less than 50 cm.(b)be connected with the arm of the soil pipe at point not less than 7.5 cm and not more than 30 cm from the highest part of the trap, on that side of the water seal which is nearer to the soil pipe and in the direction of the flow; and(c)either have an open and as high as the top of soil pipe at or be carried into a soil pipe at a point not less than 2.0 metre above the highest connection to the soil pipe.

62. Urinals.

- A urinal connected with a building which has a supply of water, laid on, shall comply with the following requirements : (i)the urinals shall be provided with a basin, stall through or other suitable receptacle or receptacles of non-absorbent material;(ii)the outlet from the receptacle or receptacles shall be provided with an efficient granting;(iii)the urinal shall be provided with suitable apparatus for effectively flushing and cleaning the receptacles provided;(iv)no part of the urinal apparatus, other than the flushing apparatus, shall be directly connected with a supply or distributing pipe;(v)if the urinal can be entered from within the building and is constructed to discharge into a waste pipe, which also receives the discharge from another urinal or from a water closet, bath sink, bidet or

lavatory basin, the trap of the urinal shall be ventilated by pipe which shall -(a)be of an internal diameter not less than that of the trap or 50 mm whichever is less;(b)be connected with the waste pipe from the urinal at a point not less than 7.5 cm. and not more than 30 cm from the highest part of the trap, on that side of the water seal which is nearer to the waste pipe; and(c)either have an opened end as high as the top of the waste pipe or be carried into a waste pipe at a point not less than 1.0 metre above the highest connection to the waste pipe.Laying out of Drain and Installation of Drain pipes.

63. Lying of drains.

(1)Every drain shall -(a)be of a suitable size, and if it is intended for the conveyance of foul water shall have an internal diameter of not less than 100 mm.(b)be laid with a suitable fall and where practicable in a direct line. The standard gradient shall be 1 in 40 for a 100 mm drain and 1 in 80 for 150 mm drain. The maximum and minimum gradients shall respectively be 1 in 20 and 1 in 80 for a 100 mm drain and 1 in 40 and 1 in 140 respectively for a 150 mm drain.(2)(a)A drain shall not be constructed so as to be within or under any building, except in a case where any other situation is impracticable.(b)Where any such drain or part thereof is constructed within or under a building, such drain or such part thereof shall be laid or fixed in a direct line, where practicable and be provided with adequate means of access.(3)Where any such drain is laid under a wall, it shall be protected at that part which is under the wall by means of a relieving arch, flag stone, iron or any other support which shall not bear on the drain and shall be of sufficient size and strength to prevent any disturbances or other injury to such drain.(4)A drain shall not be constructed in such a manner that there shall be within a building any inlet to such drain except such inlet as may be necessary from any sanitary fitting or any sanitary installation connected directly to such drain.(5)Every inlet other than a ventilating pipe to such drain shall be properly trapped by a suitable and efficient trap and such trap shall be formed and fixed so as to be capable of maintaining a water of :-(a)5 cm where such inlet has an internal diameter of less than 80 mm,(b)7.5 cm. where such inlet has an internal diameter of more than 80 mm.(6)Every trapped gully shall be covered with a grating the bars of which shall be not more than 10 mm. apart.(7)A suitable and efficient intercepting trap, with a water seal of atleast 10 cm at a point as distant as may be practicable from the building and as near as may be practicable to such a drain before connecting it may be connected with the sewer. Such a trap shall be provided with a raking or cleaning arm, fitted with a secure and suitable stopper as a means of access to the drain between such trap and sewer, and shall be located within a manhole.

64. Ventilation of drains.

- The drains intended for conveying foul water from a building shall be provided with atleast one ventilating pipe situated as near as practicable to the building and away as far as practicable, from the point at which the drain empties into the sewer or other means of disposal :Provided that a soil pipe from a water closet or water pipe from a slop sink, constructed in accordance with these rules may serve for the ventilating pipe of the drain, if its situation is in accordance with the rules.

65. Manholes.

- A manhole shall be provided at every point at which the drain changes either its direction or gradient and otherwise at interval, not exceeding 100 meters. A manhole shall be of such a size as to allow access to the drain for rodding and shall be provided with proper cover in flush with ground surface.

66. Soil pipes and Ventilating pipes.

- A soil pipe or a ventilating pipe shall be:-(i)easily accessible throughout its course and adequately protected where necessary, from damage;(ii)of an internal diameter of not less than 100 mm;(iii)Circular;(iv)carried upwards to such a height and in such a manner so as to prevent any nuisance or injury or danger to health arising from the emission of foul air from such pipe, the minimum height being 60 mm. above the roof; and(v)be fitted at the end with a suitable grating or cover admitting the free passage of air.

67. Separation of soil pipes from rain-water pipes.

- No soil pipe or ventilating pipe shall be connected with any rain water pipe.

68. Provision of trap.

- There shall be no traps in any soil or ventilating pipes, nor between any other pipe and drain to which it is connected, but every sanitary fitting connected to a soil pipe, ventilating pipe or drain shall be provided with a trap.

69. Waste Water Pipes.

- A waste water pipe from a bath, sink (not being a slop sink) bidet or lavatory basin and pipe for carrying of dirty water shall -(i)discharge so as not to cause dampness in wall or foundation of building;(ii)if it discharges into drain it shall be disconnected from the drain by a tapped gully with a suitable grating above the level of the water in the trap; and(iii)if it is more than 1.80 m. in length, be provided with a suitable trap.Note. - If single stack system is used then the above will be suitably modified according to National Building Code.

70. Over flow pipe.

- An over flow pipe from a water cistern shall discharge in an exposed and conspicuous position so as not to cause dampness on any part of a building.

71. Pipes not to be exposed on external walls.

- Wherever possible no down pipes, soil pipes and ventilating pipes shall be exposed on any external wall of a building and shall be placed in a recess or chase or a duct. Disposal

72. Method of disposal.

- Every water borne drainage system shall be connected with the public sewer but in case no public sewer exists in the vicinity of the said premises, the drainage system may as a temporary measure and subject to the previous written approval of the Chief Administrator, be connected to a septic tank from which the effluent shall be drained of :-(a) into absorption; or (b) by sub-soil irrigation drains : Provided that no absorption pit shall be allowed in the case of any premises or area in which domestic supply is taken from sub-soil water : Provided further that if in any future period a public sewer is constructed which can serve the premises the owner shall at his own expense cause the said drainage system to be connected to this sewer.

73. Septic tanks.

(1) No septic tank shall be located :-(a) at a distance of less than 25 metres from a dwelling house or any other building used for human habitation or for work or recreation or within a public thoroughfare; (b) within 60 metres from any percolation well, water-course or stream used or likely to be used for drinking or domestic purpose or for manufacture or preparation of any article of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operations being carried out without interference with the operation of any water borne sanitary installation as a whole. (2) Every septic tank intended to serve a population of 24 or more persons shall be constructed into two separate compartments so that one compartment when required can be put out of use for cleaning purposes. The capacity of every compartment of the septic tank shall be 2- 1/2 times the total water supply allowance for the total number of residents of the buildings. (3) Every inlet pipe into a septic tank shall be effectively trapped.

74. Absorption pits.

(1) In the matter of location, every absorption pit shall conform to same restrictions as are laid down for a septic tank in Rule 75. (2) No absorption pit shall have any outlet into a means of communication with any sewer, storm water drain or surface drain. (3) The walls of every absorption pits shall be at least 0.5 metre above ground level so as to exclude effectively the entry of storm water or irrigation water into the absorption pit. (4) The absorption pits shall be constructed in duplicate so that one pit can be put out of use for cleaning purposes. The capacity of the absorption pit shall be as approved by the Estate Officer.

75. Sub-soil irrigation for disposal of effluent.

(1) No sub-soil irrigation work for disposal of effluent from a septic tank shall be laid out within a premises till a suitable area of open land, the situation and extent and sub-soil of which is previously approved by the authorised Officer, is set apart within premises to be used as a farm or a garden. (2) The area set apart shall be one hectare for every 25,000 litres of effluent per day. (3) No part of any area reserved for sub-soil irrigation shall be within a distance of 25 metres from the nearest point of any dwelling house or any other building used for human habitation or for work or for recreation and of any canal or irrigation well. (4) No such works shall be laid out within a distance of 75 metres from any percolation well, tubewell or water course or stream used or likely to be used for drinking or domestic purposes, or for the manufacture or preparation of any articles of food or drink for human consumption. Connection with Public Sewer

76. Sanitary installations and drainage to be completed before applying for connection.

- No connection to any public sewer shall be made nor any sanitary and drainage installations intended to be connected through this connection, shall be brought into use until a certificate after completion of the minimum works under Regulation 11 has been applied for by the applicant to the Estate Officer and a certificate has been issued by the latter to the effect that the sanitary installations and drainage have been satisfactorily completed in compliance with these rules. If no decision is communicated on the application for a certificate within twenty days of the receipt of the application, the certificate shall be deemed to have been granted.

77. Application for connection with Public Sewers.

(1) After grant of the certificate referred to in the foregoing rule or in the event of the said certificate having been deemed to have been granted, every person intending to connect a drain to a public sewer shall apply to the Estate Officer at least seven days before the date on which connection is required. (2) This application shall be accompanied by a certificate referred to in Regulation 76 and such amount as may be laid down from time to time by the Estate Officer and calculated on the basis of the current schedule of rates to meet the cost of proposed connection. (3) On receipt of the application and subject to the requirement of the foregoing rules, the Estate Officer shall accept or reject the request. (4) In the event of the required connection having been sanctioned, it shall be made only through Officer authorised by the Authority.

78. Sewer connection.

(1) Every drain discharging into a public sewer shall join the later oblique in the direction of its flow. (2) If practicable the connection shall be made at an existing Junction in the sewer and if this is not made, there shall be an intercepting manhole before the connection. Storm Water

79. Drainage of Roofs.

- The roof of every building shall drain into gutters shoots or throughs and shall be carried down through adequate number of down pipes without causing dampness in any part of the wall or foundation of the building or any adjacent building :Provided that in the case of detached or semi-detached building not exceeding one storey in height rain water pipe, khasi or concealed pannels may be provided for so long as these do not discharge into any public road, footpath or on private land of adjoining owners.

80. Size of down pipes.

- A down pipe of minimum area of 75 square metres shall be provided for every 50 sq. metres of the flat roof area (slope of roof being 1:48) or for every 100 square metre of sloping roof area (slope of roof exceeding 1:48).

81. Storm water not to drain.

- The run of water from the roof, paved area and over flow if any from the site, shall not be drained into the underground sewerage system.

81A. [Rain Water Harvesting. [Inserted by Haryana Government Notification No. Auth. 2001/29449 dated 31.10.2001 published on 6.11.2001 at Page 668.]

- 1. Arrangement of roof top rain water harvesting will have to be made by the plot owner, constructing the building on the plot allotted by Haryana Urban Development Authority where the area of the roof is 100 square meter or more.

2. The system of collection, conveyance and dispersion of rain water for harvesting shall be made in such a manner that only clear water is able to enter. No contaminated/waste water from the building or surrounding area should find its way in this system.

3. The entry points of the rain water for harvesting shall be designed in such a manner that in normal days, these remain covered. Arrangement of segregation of the rain water from the first shower (containing wash water) shall also be there.

4. The arrangement of quick filtration of rain water also be made in the rain water harvesting well/tubewell so that rain water does not pollute or choke the strata.

5. The complete system of rain water harvesting will be constructed within the plot area allotted to the allottee as per allotment letter.

6. The recharge well shall be located at a distance of not less than 10 meters away from any structure handling sewage or industrial waste water (such as septic tank or effluent treatment plant etc.). This minimum distance of 10 meter will not be applicable to manholes or sewer lines although it will be ensured that they are leak proof.

7. The detail proposal of the system comprising of collections, conveyance and dispersion of rain water from the roof top to rain water harvesting well/tubewell will have to be shown on the building plan submitted for approval to the building plan approval committee. The committee after scrutiny will approve the drawing for implementation at site.

8. Any Engineer not below the rank of Executive Engineer, HUDA so authorised by Chief Administrator, Haryana Urban Development Authority/Director Town & Country Planning, Haryana will have the powers to inspect the system whenever considered necessary and direct the owner of the building to affect any changes/improvement as deemed necessary and the owner of the building will ensure compliance.

9. Haryana Urban Development Authority shall notify the area where such rain water harvesting system is to be provided. Board guide lines about the approximate depth of the recharge well and the sample strata chart will also be made available.

10. The Water (Prevention and Control of Pollution) Act, 1974, (Act 6 of 1974) with all amendments made from time to time shall be applicable.]

Inspection and Minor Alteration

82. Inspection.

- Every person by or for whom any water borne sanitary installation drainage installation or any work in connection therewith is carried out for any existing or new building or in any other premises shall at all reasonable times afford the Estate Officer or any Officer/Official authorised by him free access to such water-borne sanitary or drainage installations or work in connection therewith for the purpose of inspection.

83. Minor Alteration in case of Emergency.

- In any case in which a minor alteration to a water borne sanitary or drainage installation must be carried out at once, every person who is about to carry out such alteration shall, in lieu of depositing the plans, sections and particulars referred to in the foregoing Regulations forthwith inform the Estate Officer in writing of such proposed alterations. He shall also in fourteen days of the commencement of such alterations make the deposits required by these rules.

84. Carrying out of work.

- All work required to be done for the installations or repair of sanitary fittings shall be entrusted to a licensed plumber duly registered with the Authority and holding any of the qualifications laid down in Schedule I to these Regulations.

Part VI

(A)Registration

85. [[Substituted by Haryana Government Gazette Notification dated 10.3.1987 published on 6.3.1987.]

An Architect enlisted/registered with Council of Architecture under Architects Act, 1972 shall get himself enlisted/registered with the Haryana Urban Development Authority for which no licence fee shall be payable. The Architects so enlisted/registered shall have to fulfil the following obligations and shall have to observe the following guidelines which are hereby issued by the Chief Administrator, HUDA under section 30 of the Architects Act of 1972 :-(a)Every Architect proposing to submit Building Plans under HUDA (Erection of Buildings) Regulations, 1979 shall submit their Registration Number with Council of Architecture alongwith its proof for information of the Sanctioning Authority and for his enlistment with HUDA without payment of any additional licence fee or security. The list of such Architects shall be maintained in the form of a proper Register in the office of the Sanctioning Authority so that there is no necessity for the Architects to give this information again and again.(b)The Architect shall ensure that the Plans prepared by him are strictly according to the HUDA Building regulations cited above; and in case of repeated submission of wrong plans not in conformity with the above Regulations he shall be liable to be charged for "Professional Misconduct."(c)The Architect shall ensure that the information and certificate given by him for the construction, supervision and completion of Buildings in the forms prescribed under HUDA Building Regulations, as well as the D.P.C., level are correct; and in cases of wrong information/certification as well as improper supervision during construction he shall be liable to be charged for "professional misconduct".(d)That in case of any complaint from the plot holder to the Authority/Sanctioning Authority against the conduct of the Architect with respect to Sanctioning of Plans and the supervision of Building the Architect shall be liable to give explanation to the Authority and the opinion arrived at by the Sanctioning authority/Chief Administrator, HUDA shall be conveyed to the Council of Architects alongwith full facts as a complaint "professional,

misconduct" by the Architect.]

86. [Registration of Engineers. [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

- An Engineer/Structural Engineer/Proof consultant desirous of registration with the Authority, shall make an application in form R-4 or R-5 as may be applicable, alongwith the demand draft of Rs. 1000/- (one thousand rupees only), in favour of Authority as a registration fee for one calendar year.]

87. Registration of plumbers.

- A plumber who is holding any of the qualifications laid down in Schedule I and desirous of Registration with the authorised officer shall make an application on the prescribed Form (R3) alongwith a Demand Draft of [Rs. 500] in favour of the authorised officer of the Authority, as a registration fee for one calendar year. Renewal (B)

88. [Renewal. [Substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]

- The licence/registration issues under Rules 87, 88 and 89, shall be got renewed from the Authority for another calendar year on the payment of annual fee as follows :

- (i) Engineer/Structural Engineer/Proof consultant : Rs. 5000/-
- (ii) Plumber : Rs. 100/-.]

89. Power of relaxation.

- The Authority may with the previous approval of the State Government relax the provisions of any of these regulations in respect of any class or category of persons, if in the opinion of the Authority, but for relaxation, the regulations would operate harshly. Form BR I [See Regulation 3(I)] Form of Application Class of Building

_____ Residential, Commercial Institutional/Public/Semi-Public Industrial/warehouse
Estate Officer, Haryana Urban Development Authority _____ Sir I/we
apply for permission to erect/re-erect/add to/alter a building/wall, in accordance with the plans
submitted herewith, on Site/Plot No _____ Sector _____
at _____.

2. I/we attach herewith, in quadruplicate :

(a) A site plan showing the position of the site proposed to be built upon. (b) Plans, elevations and sections. (c) Drainage plans. (d) Structural drawings in Form BR-VIA/BR-VIB, as may be applicable. (e) Fire safety design as required in the National Building Code duly approved by the

State Fire Authority. Alternatively an undertaking to the effect that "the Fire Safety Plans duly approved by the State Fire Authority" will be submitted within 60 days.(f)Heating, Ventilation, Air-conditioning (HV AC) service plans wherever required.(g)Specifications or the proposed building in Form BR-II.(h)Certificate of conformity to regulations and structural safety for the relevant buildings (depending on type and height) in Form BR-VIA and BR-VIB.

**3. The requisite fee has been deposited vide Receipt No. _____
Book No. _____ dated _____**

4. Undertaking - The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, Fire Safety design duly approved by the competent authority and got supervised through the following Architect/Engineer.

A. Architect(i)Name of Architect(ii)Council of Architect Registration No _____ valid upto _____(iii)Full AddressB. Engineer(i)Name of Engineer.(ii)Registration No. (if any).(iii)Qualification.(iv)Address.Form BR II[See Regulation 3 (i) (c)]SpecificationsThe materials to be used in the construction to be clearly specified under the following heads :

Item Specification	Item Specification
(a) Foundations	(b) Walls
(c) Damp proof course	(d) Roof
(e) Floors	(f) Windows and Doors and other wood work
(g) Steel work	(h) finish
(i) External Finish	_____

Signature of Architect/Engineer. Signature of applicantForm BR III[See Regulation 8]Form of ApplicationFromThe Estate Officer,Haryana Urban Development

Authority,To _____ Memo No _____ Dated _____

_____Reference your application for permission to erect/re-erect add to alter a building on plot No _____ Sector _____ at _____ in accordance with the plans submitted with it.Permission is hereby :-(i)granted for the aforesaid construction subject to the provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time.(ii)refused for reasons given below

:- _____(iii)sanctioned for construction subject to the following amendments

: _____Enclosures.Estate

Officer[Form BR IVA] [Forms BR IV, V and VI substituted by Haryana Government Gazette Part III dated 3.9.2003 published on 9.9.2003 at Page 126.]For Residential and Commercial Buildings upto 3 storeys or less than 11 Meter Height.[See Regulation 11 (I)]Application for permission to

occupyFrom _____ToThe Estate Officer,Haryana Urban Development AuthoritySir

1. I/we hereby give you notice that the building/a part of building described below and sanctioned with your order No _____ dated _____ has been completed on _____ in all respect according to the sanctioned plans and the structural design made for the same.

Description of building Plot No. _____ Sector _____ Urban Estate _____ City _____ Name of the owner Shri/Smt. _____ Full address of owner _____

2. The modification made to the building plans and carried out at the site during the course of construction are submitted herewith.

3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation _____ of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

Signature of Applicant. Signature of the Architect/Engineer Supervising the construction at site. Form BR IV B For Buildings, other than Residential and Commercial Building upto 3 storeys or less than 11 Meter Height. [See Regulation 11 (I)] Application for permission to occupy From _____ To The Estate Officer, Haryana Urban Development Authority _____ Sir

1. I/we hereby give you notice that the building/a part of building described below and sanctioned with your order No. _____ dated _____ has been completed on _____ in all respect according to the sanctioned plans and the structural design made for the same.

Description of building Plot No. _____ Sector _____ Urban Estate _____ City _____ Name of the owner Shri/Smt. _____ Full address of the owner _____

2. The modification made to the building plans and carried out at site during the course of construction are submitted herewith.

3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation _____ of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

Signature of Applicant. Signature of the Architect Supervising the construction at site _____ Signature of the Engineer Supervising the construction at site _____ Form BR VAF For Residential and Commercial Building upto 3 storeys or less than 11 Meter Height. [See Regulation 11 (I)] Completion-Certificate by an Architect/Engineer in respect of building on : Plot No. _____ Sector _____ Urban Estate _____ City _____ Name of the owner Shri/Smt. _____ Full address of the owner _____ I do hereby certify that the above work has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned building plan and its structural design. The workmanship and all the material used meet the specifications laid down in the National Building Code. No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work. Signature Dated : _____ Architect/Engineer Form BR VB For Buildings, other than Residential and Commercial Building upto 3 storeys or 11 Meter Height. [See Regulation 11 (I)] Completion-Certificate by an Architect and the Engineer in respect of building on Plot No. _____ Sector _____ Urban Estate _____ City _____ Name of the owner Shri/Smt. _____ Full address of the owner _____ It is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the sanctioned building plan and its structural design as checked and certified by the proof consultant. The workmanship and all the material used meet the specifications laid down in the National Building Code. No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated : Signature Signature

Architect Engineer.

Form BR VI A [See Regulations 2 (xxxxviii-a) and 3(I)(g)] Certificate of conformity to regulation and structural safety for Residential and Commercial Building upto 3 storeys or less than 11 Meter Height. [See Regulation 3 (I), para 2 (d) of Form BR I] Certificate to be submitted alongwith the building application in Form BR I duly signed by the Architect and the Structural Engineer. Details of the building for which the certificate is being issued. Plot No. _____ Sector _____ Urban Estate _____ City _____ Name of the owner Shri/Smt. _____ Full

address of the owner _____

1. Building Plan :-

(i)Name of Architect _____ (ii)Registration No. _____

_____ valid upto _____ (iii)Full Address _____

2. Structural Design :-

(i)Name of Structural Engineer who has undertaken the Structural Design of the Building _____

_____ (ii)Registration No. (if any) _____

_____ (iii)Qualification and Experience(iv)Address _____

_____ CertificateThe plans submitted in Form BR I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning plan for the plot.The Structure has be designed in accordance with the provisions of the National Building Code and the relevant I.S. Codes (with latest amendments) including I.S. Codes for structures resistant of 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.

Owner Architect Structural Engineer.

Form BR VIB[See Regulations 2 (xxxxviii-a) and 3(I)(g)]Certificate of conformity to regulation and structural safety for buildings, other than Residential and Commercial Buildings upto 3 storeys or 11 Meter Height.[See Regulation 3 (1), para 2 (d) of Form BR I]Certificate to be submitted alongwith the building application in Form BR I duly signed by the Architect, the Structural Engineer and the Proof Consultant.Details of the building for which the certificate is being issued.Plot No. _____

_____ Sector _____ Urban Estate

_____ City _____ Name of the owner Shri/Smt. _____

_____ Full address of the owner _____

1. Building Plan :-

(i)Name of Architect(ii)Registration No. _____ valid upto _____ (iii)Full

Address _____

2. Structural Design :-

(i)Name of Structural Engineer who has undertaken the Structural Design of the Building.(ii)Registration No. (if any)(iii)Qualification and Experience(iv)Address

3. Proof Consultant

(i)Name(ii)Registration No. (if any)(iii)Qualification and ExperienceCertificateThe plans submitted in Form BR I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning plan for the plot.The Structure has been designed in accordance with the provisions of the National Building Code and the relevant I.S. Codes (with latest amendments) including I.S. Codes for structures resistant of 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.

Owner Architect Structural Engineer.

The structural design has been checked by me and has been found in order. This design is in accordance with the National Building Code and the relevant I.S. Code (with latest amendments) including I.S. Codes for structures resistant to earthquakes and other natural hazards.The site conditions, such as conditions of soil, its load bearing capacity and the underground water table etc. have been duly kept in view while designing the same.Proof Consultants.]Form BR VII[See Regulation 11(2)]Form of Occupation CertificateFromThe Estate Officer,Haryana Urban Development Authority,_____Memo No. _____Dated _____

Whereas.....has applied for the issue of an occupation certificate in respect of the building described of below, I hereby -(i)grant permission for the occupation of the said building.(ii)grant provisional permission of occupation for a period of six months.(iii)refuse permission for the occupation of the said building for reasons given below :Description of Building

City

Sector

Site No. _____

Estate Officer,

Dated _____

I

[See Regulations 54 and 84)Qualification for PlumbersOne of the following or higher qualification shall be essential :-(1)Qualification, approved by the Institutional Engineering for its associated memberships.(2)Diploma in Civil Engineering from any college or Institution recognized by Government.(3)Licensed Plumber of atleast 5 years' standing with the Financial Corporation of Delhi, Bombay, Calcutta, Madras or Chandigarh Administration.(4)Ten years practical experience in Sanitary Installation with a firm of repute or under a licensed plumber.

II

(See Regulation 28)

1. Dead Loading. - For the purpose of calculating the dead loading of a building or any part of a building the weights of the materials shall be assumed to be those set out in British Standard Specification No. 948-935 (schedule of Unit Weights or Building Materials) or if not set out in that

specifications shall be determined by test.

2. Superimposed Loading. - For the purpose of calculating the superimposed loading on beams, pillars, piers and walls, the minimum superimposed load on each floor and on the roof of a building shall be estimated as equivalent to the dead load specification in the following table for the appropriate types of building floor or roof :-

Sl. No.	Description of building floor or roof	Kg. per square metre of floor area
1.	Rooms or residential building, flats, hostels, hospital rooms and wards, corridors, staircases and landings or residential building and flats	200
2.	Office floors above entrance floor	250
3.	Office entrance door and floors below entrance floor	400
4.	Religious places, schools, reading rooms, art galleries and similar buildings	350
5.	Retail shops and garages for cars of not more than two tons dead weight	400
6.	Assembly halls, drill halls, dance halls, light work-shops, public spaces in hostels, hospital corridors, stair cases and landings for the building mentioned in this table other than described at serial No. 1 above cinemas, restaurants and grand stands	500
7.	Warehouses, book-stores, stationary stores and buildings similarly used, and garages for motor vehicles exceeding two tons dead weight. Actual load to be calculated but not less than	1000
8.	Flat roofs and roofs inclined at an angle with the horizontal of not more than twenty degrees	150
9.	Roof inclined at an angle with the horizontal of more than twenty degrees (per square foot of covered areas)	

(a) For the purpose of calculating the total load to be carried on pillar, pier and walls of building of more than two storeys in height the superimposed load for the roof and top most storey shall be calculated in full in accordance with the schedule of loading set out above, but for the lower storey a reduction of superimposed load may be allowed as under :- Reduction of superimposed load on pillars, piers and walls For the first storey below the top most storey - 10 per cent reduction of its superimposed load. For the second storey below the top most storey - 20 per cent reduction of its superimposed load. For the fourth storey below the top most storey - 40 per cent reduction of its superimposed load. For the fifth storey and each lower storey below the top most storey - 50 per cent reduction of its superimposed load. These reductions may be made by estimating the proportion of floor area carried by each pillar, pier or wall. No such reduction shall be allowed on any floor scheduled for an applied superimposed load exceeding one hundred pounds per square foot. (b) Except as hereinafter provided, the wind pressure on a building shall be assumed to be not less than twenty pounds per square foot in any horizontal direction: Provided that where the height of

a building is less than twice its width and where the building is stiffened by walls and floors the wind pressure may be neglected.(c)A superimposed load which may roll or move on wheels shall be calculated as being equivalent to a static loading which exceeds the weight of the rolling or moving load by not less than fifty per cent.

3. Partition. - Where the position of a partition in a building is definitely located in the region, the actual weight of the partition shall be included in the dead floor load.

Where the position of a partition is not definitely located in the design, uniformly distributed load sufficient to allow for it, shall be added to the dead floor load, and for all such floors used for offices the minimum total allowance for partitions shall be at the rate of twenty pounds per square foot of floor area.

Form R1(See Regulation 85)From _____ To(to mention the designation of authorised officer)Haryana Urban Development Authority,I/We apply for registration to practice as Architect to enable me/us to submit Building Plan and or Supervision of Building construction for plots in Urban Estates, Haryana.I/We hold necessary qualification enabling me/us for getting registration with the Haryana Urban Development Authority. Copies of Certificates/Testimonials duly attested by a Gazetted Officer are enclosed herewith.A demand draft No. _____ amounting to Rs. 250 in favour of (indicate designation of the authorised officer) is enclosed herewith as Registration fee for the calendar year _____.Yours faithfullyName _____

Dated _____ Full Address _____

Form R-2(See Regulation 86)Form of ApplicationFrom _____ To _____ Haryana Urban Development Authority, _____ Sir,I/We apply for registration to practice as Engineer to enable me/us to the preparation of Structural Plans/Supervision of buildings in Urban Estates, Haryana.I/We hold necessary qualifications enabling me/us for getting registration with the Haryana Urban Development Authority. Copies of certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.A Demand Draft No. _____ amounting to Rs. 250 in favour of (indicate designation of authorised officer) is enclosed herewith as Registration fee for the calendar year _____.Yours faithfully,Name _____

Date _____ Full Address _____

Form R-3(See Regulation 87)Form of ApplicationFrom _____ To _____ Haryana Urban Development Authority, _____ Sir,I/We apply for registration to practice as plumber to enable me/us to take up the plumbing work for buildings in the Urban Estate, Haryana.I/We hold necessary qualifications enabling me/us for getting registration with the Haryana Urban Development Authority. Copies of certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.A Demand Draft No. _____ amounting to Rs. 100 in favour of (indicate designation of authorised officer) is enclosed herewith as Registration fee for the calendar year _____.Yours faithfully,

Dated _____ Full Address _____

[Form R-4] [Added Haryana Government Gazette Part III dated 3.9.2003 at Page 126.](See Regulation 86)Form of Application for Registration of Structural EngineerFrom _____ ToHaryana Urban Development Authority, _____ Sir,I/We apply for registration to practice as Structural Engineer to enable me/us for the preparation of Structural Plans/Supervision of buildings in Urban Estates, Haryana.I/We hold necessary qualifications enabling me/us for getting registration prescribed in Regulation 2 (xxxviii-a). Copies of certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.A demand Draft No. _____ amounting to Rs. 1,000/- in favour of (indicate designation of authorised officer) is enclosed herewith as registration fee for the calendar year _____.Yours faithfully,Name _____ Dated :Full Address _____

Form R-5(See Regulation 86)Form of Application for the Registration of Proof ConsultantsFrom _____ ToHaryana Urban Development Authority, _____ Sir,I/We apply for registration to practice as Proof Consultant to enable me/us to evaluate the structural design of buildings in Urban Estates, Haryana.I/We hold necessary qualifications prescribed in Regulation 2 (xxxviii-a) enabling me/us for getting registration. Copies of certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.A demand Draft No. _____ amounting to Rs. 1000/- in favour of (indicate designation of authorised officer) is enclosed herewith as registration fee for the calendar year _____.Yours faithfully,Name _____ Dated : Full Address _____

[Form BRS O] [Added by Haryana Government Notification No. 2007/7064 dated 26.2.2007.][See regulation 11-A (1)]Application for clearance of dues/ issuance of zoning sheet and taking physical possession/ demarcation of plot. Class of building-(i)Residential(ii)Commercial,where Architecture Control Sheets are applicable(iii)Industrial FromTo.....The Estate Officer,Haryana Urban Development Authority,.....Sir,I/We hereby express my/our intention to construct a building on plot no.....SectorUrban Estate.....I/we request you to issue a no dues certificate prior to start of construction. I/we also request you to issue the necessary zoning sheet for the above mentioned plot. I/we further request you to give the possession of the plot along with demarcation and the plinth level at site. I/we shall make the necessary arrangements of having the material and contractor/mistry ready at site on the day and time given by you for the same.Signature of Applicant.

Form BRS I[See regulation 11-B (1)]Form of Application(To be submitted at the time of submitting building plans/drawings) Class of building(i)Residential(ii)Commercial,where Architecture control sheets are applicable(iii)Industrial buildingsFrom.....ToThe Estate Officer,Haryana Urban Development Authority,.....Sir,

1. I/We hereby confirm that physical possession, demarcation and plinth level has been given to me /us at site on.....by the representative of your office.

I / we hereby submit the following building plans to erect / reerect /add to/alter a building /wall, in accordance with the plans being submitted herewith, on site/Plot No

sector.....at.....

2. I/we attach herewith in quadruplicate :

(a)a site plan showing the position of the site proposed to be built upon;(b)plans, elevations and sections;(c)drainage plans;(d)structural drawings in form BRS VA/VB as may be applicable;(e)fire safety design as required in the National Building Code duly approved by the State Fire Authority. Alternatively, an undertaking to the effect that Fire safety plans duly approved by the State Fire Authority shall be submitted within sixty days;(f)heating, ventilation, Air Conditioning (HV AC) service plans wherever required;(g)specifications of the proposed building in Form BRS-II;(h)certificate of conformity to regulations and structural safety for the relevant buildings (depending on type and height) in Form BRS-VA and BRS-VB.

3. The requisite fee has been deposited vide Receipt No..... Book

No..... dated.....

4. Undertaking. The construction of the building shall be undertaken as per the submitted building plans, structural design given by the structural Engineer, Fire safety design duly approved by the competent authority and got supervised through the following Architect/ Engineer. I/We further undertake to remove all unauthorized and non- compoundable construction , if any ,such construction is found at the site by the authority at later inspection.

A. Architect(i)Name of Architect.....(ii)Council of Architecture Registration No.....valid up to.....(iii)Full Address.....B.
Engineer(i)Name of Engineer.....(j)Registration No. (if any).....(k)Qualification
.....(l)Address.....

5. This may kindly be treated as the fifteen days notice before start of construction at site.

6. Necessary affidavit as per Annexure A of the set of forms is enclosed.

DateEnclosuresSignature of ApplicantForm BRS II[See regulation 11-B(1)(c)]SpecificationsThe materials to be used in the construction to be clearly specified under the following heads:

Items

Specifications

- (a) Foundations
- (b) Walls
- (c) Damp-proof course
- (d) Roofs
- (e) Floors
- (f) Windows and doors and other wood works
- (g) Steel works
- (h) Internal finish
- (i) External finish

Signature of Architect/Engineer _____ Signature of Applicant. Form BRS IIIA [See regulation 11-M] For Residential buildings and Commercial buildings governed by Architecture control (up to 3 storeys or less than 11 metres height) Application for permission to occupy/ submission of completion drawings. From _____ To The Estate Officer, Haryana Urban Development Authority, _____ Sir,

1. I/We hereby give you notice that the building/a part of building described below has been completed on.....in all respects according to the completion plans/drawings submitted herewith and the structural design made for the same.

Description of building Plot No..... Sector..... Urban Estate..... City..... Name of the owner Shri/Smt..... Full address of the owner.....

2. The modifications made to the building plans and carried out at site during the course of construction are shown in the completion drawings and are as per Haryana Urban Development Authority bye-laws/norms.

3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation.....of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

5. Self assessment of compoundable items along with demand draft of calculated amount is enclosed.

6. I/We take responsibility for the quality and safety of the structure and construction carried out at site.

7. It is further certified that no provision of Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time (including allowable compounding items) has been violated.

8. All debris and rubbish have been cleared from the site.

9. Photographs of front, rear, side set backs, front & rear elevation of the building along with photographs of cut outs, shafts from roof top are also submitted. Compact disc containing all photographs is also enclosed.

No. of photographs

10. Necessary affidavit as per Annexure D of the set of forms is enclosed.

11. Necessary certificate of supervision of Architect in form BRS-IV-A is enclosed.

12. Necessary certificate of Plumber in form BRS-IX

13. Certificate of contractor in form BRS-VIII (wherever one has been appointed)

Signature of Applicant. It is certified that the completion plans along with structural design being submitted are in accordance with the provisions of Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time. Further, conditions stated above at serial nos. 1,2,3,5,7 and 9 are true and correct. Signature of Architect supervising the construction at site. Form BRS-III-B [See regulation 11-M] For Industrial buildings and Commercial buildings (governed by Architecture control, above 3 storeys or more than 11 metres height.). Application for permission to occupy/ submission of completion drawings. From _____ To The Estate Officer, Haryana Urban Development Authority, _____ Sir,

1. I/We hereby give you notice that the building/a part of building described below has been completed on.....in all respects according to the completion plans/drawings submitted herewith and the structural design made for the same.

Description of building. Plot No..... Sector..... Urban
Estate..... City..... Name of the owner Shri /
Shrimati..... Full address of the
owner.....

2. The modifications made to the building plans and carried out at site during the course of construction are shown in the completion drawings and are as per Haryana Urban Development Authority bye- laws/norms.

3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation.....of the Haryana Urban Development Authority (Erection of Buildings), Regulations, 1979.

5. Self assessment of compoundable items along with demand draft of the calculated amount is enclosed.

6. I/We take responsibility for the quality and safety of the structure and construction carried out at site.

7. It is further certified that no provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time (including allowable compounding items) has been violated.

8. All debris and rubbish have been cleared from the site.

9. Photographs of front, rear, side set backs, front and rear elevation of the building along with photographs of cutouts, shafts from roof top are also submitted. A compact disc containing all photographs is also enclosed.

No. of photographs.....

10. Necessary affidavit as per Annexure D of the set of forms is enclosed.

11. Necessary certificate of supervision of Architect and Engineer on form BRS-I V B is enclosed.

12. Necessary certificate of Plumber in form BRS-IX

13. Certificate of contractor in form BRS-VIII (wherever one has been appointed).

Signature of Applicant. It is certified that the completion drawings along with structural design being submitted are in accordance with the provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time. Further conditions stated above at serial nos. 1,2,3,5,7 and 9 are true and correct. Signature of the Architect supervising the construction at site..... Signature of the Engineer supervising the construction at site..... Form BRS-IV-A [See regulation 11-M] (To be submitted along with form BRS-III A) For Residential Buildings and Commercial Buildings (governed by Architecture control) up to 3 storeys or less than 11 Metres height. Completion-Certificate by an Architect in respect of building on: Plot No..... Sector....., Urban Estate..... City..... Name of the owner Shri/Smt..... Full address of the

owner.....
do hereby certify that the above work has been supervised by me and has been completed to my satisfaction in accordance with the completion drawings and structural design, which are as per Haryana Urban Development Authority norms / bye-laws. The workmanship and all the material used meet the specifications laid down in the National Building Code. No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended to date, and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work. Dated..... Signature of Architect. Form BRS IVB [See regulation 11-M] (To be submitted along with form BRS-III B) For Industrial Buildings and Commercial Buildings (governed by Architecture control more than 3 storeys or above 11 Metres height.) Completion certificate by the Architect and the Engineer in respect of building on Plot No..... Sector..... Urban Estate..... City..... Name of the owner Shri/ Shrimati..... Full address of the owner.....

is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the completion drawings and structural design as checked and certified by the proof consultant. It is further certified that the drawings and construction are as per Haryana Urban Development Authority norms/ bye-laws. The workmanship and all the material used meets the specifications laid down in the National Building Code. No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, amended to date, and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated..... Signature of Architect Signature of Engineer.

Form BRS VA[See regulation 11-B (I)](To be submitted along with form BRS-I)Structural design and certificate of conformity to regulations and structural safety for residential, industrial buildings and for commercial buildings which are governed by Architecture control (upto 3 storeys or less than 11 metres height.)

1. Structural design for the undermentioned plot, in accordance with the provisions of National Building Code is enclosed.

2. Certificate to be submitted along with the building application in form BRS-I duly signed by the Architect and the Structural Engineer:

Details of the building for which the certificate is being issued. Plot No ,
Sector..... Urban Estate..... City..... Name of
the owner Shri / Shrimati..... Full address of the
owner.....

.....
..... (a) Building plan: (i) Name of Architect (ii) Registration
No..... valid up to..... (iii) Full Address..... (b) Structural
Design: (i) Name of structural Engineer who has undertaken the structural design of the
building..... (ii) Registration No. (if any)..... (iii) Qualifications and
Experience..... (iv) Address..... Certificate

plans submitted in form BRS-I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning sheet provisions for the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Indian Standard Codes (with latest amendments) including 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.

Owner Architect Structural Engineer.

Form BRS VB[See regulation II-B (I)](To be submitted along with form BRS-I)Structural design and certificate of conformity to regulations and structural safety of Industrial buildings and Commercial Buildings governed by Architecture control, more than three stories or above 11 metres height.

1. Structural design for the undermentioned plot, in accordance with the provisions of National Building Code is enclosed.

2. Certificate to be submitted along with the building application in form BRS-I duly signed by the Architect, the Structural Engineer and the proof Consultant:

Details of the building for which the certificate is being issued. Plot

No....., Sector.....Urban Estate.....

City.....Name of the owner Shri/ Shrimati.....Full address of the

owner.....

plans:(i)Name of Architect.....(ii)Registration No..... valid up

to.....(iii)Full Address.....(b)Structural Design:(i)Name of

Structural Engineer who has undertaken the Structural Design of the

Building.....(ii)Registration No (if any)(iii)Qualification

and Experience(iv)Address

.....(c)Proof

Consultant.(i)Name.....(ii)Registration No (if

any).....(iii)Qualifications and Experience.....CertificateThe plans

submitted in form BRS-I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning sheet for the plot. The structure has been designed in accordance with the provision of the National Building Code and the relevant Indian Standard Codes (with latest amendments) including 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.

Owner Architect Structural Engineer.

The structural design has been checked by me and has been found in order. This design is in accordance with the National Building Code and the relevant Indian Standard Code (with latest amendments) including Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The site conditions, such as conditions of soil, its load bearing capacity and the underground water table etc. have been duly kept in view while designing the sameProof

Consultant.Form BRS VI[See regulation 11-N(1)](Form of occupation certificate)FromThe Estate Officer,Haryana Urban Development

Authority,.....To.....

No:Dated:Whereas..... has applied for the issue of an occupation certificate in respect of

the building described below, I hereby(i)grant permission for the occupation of the said

building;(ii)grant provisional permission of occupation for a period of six months;(iii)refuse

permission for the occupation of the said building for reasons given below.Description of

buildingCity.....Sector.....Site No.....Permission is

granted on the basis of completion drawings, affidavits and certificates submitted by the architect

and the owner. However, violations or unauthorized construction found on checking of the premises

shall lead to cancellation of the occupation certificate being issued. In such an event , the owner

shall have to remove all violations before applying for restoration of the occupation

certificate.Dated:Estate OfficerHaryana Urban Development

Authority,.....Form BRS VII[See regulations 11-K and 11-L](To be

submitted separately for excavation, damp proof course and roof level as soon as that stage is

reached)Progress certificate at excavation, damp proof course and roof level in respect of building

onPlot No....., Sector.....Urban Estate

....., City.....Name of the owner Shri/
Shrimati.....Full address of the
owner.....

is hereby certified that the construction on the above mentioned plot has reached up to the following stage on the date shown:

Stage

Date

1. Excavation..... Affidavit as per Annexure B of set of forms enclosed.
2. Damp proof course level... Affidavit as per Annexure C of set of forms enclosed.
3. Roof level.....

It is further certified that the construction is as per the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time. Signature of Architect
Signature of Applicant. Form BRS VIII [See regulation 11-M] (To be submitted along with form BRS III A/B) Completion Certificate by the Contractor in respect of building on Plot

No..... Sector..... Urban
Estate..... City.....Name of the owner Shri/
Shrimati.....Full address of the
owner.....

is hereby certified that construction for the above mentioned plot has been undertaken by me/our firm and has been completed to my/our satisfaction in accordance with the completion drawings and has been checked and certified to be in order by the Architect and Engineer. It is further certified that the construction is as per Haryana Urban Development Authority norms/bye-laws. The workmanship and all the material used meet the specifications laid down by the National Building Code. No provision of the Haryana Urban Development Authority (Erection of Buildings)

Regulations, 1979, amended to date, and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work. Dated
Signature of Contractor. Form BRS IX [See regulation 11-M] (To be submitted along with form BRS III A/B) Completion Certificate by the plumber in respect of building on Plot No....., Sector..... Urban
Estate..... City.....Name of the owner Shri/Shrimati... ..Full address of the

owner.....It is hereby certified that plumbing work for the above mentioned plot has been carried out by me and has been completed to my satisfaction in accordance with the completion drawings and the same has been checked and certified by the Architect and Engineer. It is further certified that the work is as per Haryana Urban Development Authority norms/bye-laws. The workmanship and all the material used meet the specifications laid down in the National Building Code. No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, amended to date and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work. Dated
Signature of Plumber. Affidavit (Annexure A) (To be submitted at the time of submission of Building plans/drawings) [See Form BRS-I] We,son/daughter/ wife of Shri..... and son/daughter/wife of Shri.....do hereby solemnly affirm and declare as under :

- 1. That we..... the owner of the plot no..... sector, Urban Estate and.....the supervising Architect (C.A.No.....), have understood the zoning sheet provisions provided by Haryana Urban Development Authority.**
- 2. That the building plans submitted to the Authority are in conformity to the Haryana Urban Development Authority (Erection of Buildings) Regulations ,1979, as amended from time to time and the zoning conditions applicable on the plot.**
- 3. We shall abide by the zoning sheet provisions and Haryana Urban Development Authority bye - laws during construction on the above said plot.**
- 4. That we shall be liable to face any action by Haryana Urban Development Authority if the construction is found to be in contravention to Haryana Urban Development Authority norms and bye-laws.**

(Owner)(Architect)WitnessVerification. We, the above named deponents do hereby declare that the above statement of owner of the mentioned plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed therein.PlaceDateDeponentsAFFIDAVIT (Annexure B)(To be submitted at the time of completion of excavation)[See Form BRS-VII]We,.....son/ daughter/wife of Shri..... and..... son/wife/daughter of Shri.....do hereby solemnly affirm and declare as under

- 1. That we,.....the owner of plot no sector..... Urban.....Estate.....and the supervising Architect..... (C.A. No.....) have taken the proper possession/demarcation of plot at the site.**
- 2. That we are fully responsible for the correctness of the construction being done as per the Haryana Urban Development Authority (Erection of Buildings) Regulations ,1979, as amended from time to time and zoning sheet provisions applicable on the plot.**
- 3. Excavation work has been completed in accordance to HUDA bye- laws.**

(Owner)(Architect)WitnessVerification. - We, the above named deponents do hereby declare that the above statement of owner of the plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed therein.PlaceDateDeponents.AFFIDAVIT

(Annexure C)(To be submitted at Damp proof course Level)[See Form No. BRS-VII]We.....son/ daughter/wife of Shri..... andson/wife/daughter of Shri.....do hereby solemnly affirm and declare as under

1. That we the owner of plot no..... sector..... Urban Estate.....the construction of which has reached Damp proof course Level under the supervision of Architect..... (C.A. No.....)

2. The Damp proof course has been laid entirely as per provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and zoning sheet provisions made available by Haryana Urban Development Authority.

3. That we shall be liable to face any action by Haryana Urban Development Authority if the said construction is found to be in contravention to the norms/Byelaws.

4. That further construction shall not be proceeded with for a period of fifteen days.

(Owner)(Architect)WitnessVerification. - We, the above named deponents do hereby declare that the above statement of owner of the plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed therein.PlaceDateDeponents.AFFIDAVIT (Annexure D)(To be submitted at the time of submission of completion drawings)[See Form No. BRS-III A/B]We,son/ daughter/wife of Shri..... andson/daughter/wife of Shri.....do hereby solemnly affirm and declare as under :

1. That we,..... the owner of the plot no..... sector, Urban Estate.....and the supervising Architect (C.A.No.....), certify that the building on the above said plot has been partially completed/ fully completed as per provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations ,1979, as amended from time to time and the zoning sheet provisions applicable on the plot.

2. It is further certified that we shall be liable to face any action by Haryana Urban Development Authority if the above mentioned construction is found to be in contravention to the norms/bye-laws/ regulations of Haryana Urban Development Authority.

3. It is further certified that there is no non-compoundable unauthorized construction and all compoundable items are within the allowable Haryana Urban Development Authority compounding regulations.

(Owner)(Architect)WitnessVerification. - We, the above named deponents do hereby declare that the above statement of owner of the plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed thereinPlaceDateDeponents]