Faridabad Complex Administration Building Rules, 1989

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Faridabad Complex Administration Building Rules, 1989Published vide Haryana Government Notification No. G.S.R. 91/H.A. 42/71/S. 43 and 57/89 dated 8.12.1989Haryana GovernmentLocal Government DepartmentNo. G.S.R. 91/H.A. 42/71/S. 43 and 57/89. - In exercise of the powers conferred by sub-section (2) of Section 43 and clause (m) of sub-section (2) of section 57 of the Faridabad Complex (Regulation and Development) Act, 1971, and all other powers enabling him in this behalf with reference to Haryana Government, Local Government Department, notification No. G.S.R. 60/HA/42/71/S. 40 and 57/87, dated the 28th August, 1987 the Governor of Haryana hereby makes the following rules for regulating the creation of buildings, namely :-

Part I

1. Short title and extent.

(1)These rules may be called the Faridabad Complex Administration Building Rules, 1989.(2)They shall be applicable within the limits of Faridabad Complex Administration.

2. Definitions.

- In these rules unless the context otherwise requires :-(i)"abut" a building is said to abut on a street when the outer face of any of its external walls is on the street boundary;(ii)"Act" means the Faridabad Complex (Regulation and Development) Act, 1971;(iii)(a)"ancillary zone in the residential area" means a zone of building attached to and serving the main residential building and includes garage, store room, fuel store and servant quarters, but shall not include a guest house capable of

use as an independent dwelling unit;(b)"ancillary zone in industrial area" means the building ancillary to and serving the main industrial building and includes godown, cycle-shed, dispensary, canteen, electric sub-station and quarters for watch and ward staff but shall not include residential accommodation for superior staff;(iv)"applicant" means a person who gives notice to the Faridabad Complex Administration of his intention to erect or re-erect a building and includes his legal representatives;(v)"architectural control sheets" means sheets of drawing with directions signed by the Chief Administrator and kept in his office showing the measure of architectural control;(vi)"balcony" means cantilevered horizontal projection from the wall of a building without any vertical support and having a blustered or railing and intended for human use;(vii)"barsati" means habitable space on the roof of the building with or without toilet facilities;(viii)"base" in relation to a wall or a column means the underside of that part of the wall or of the column which immediately rest upon the footing or foundation or upon any bressummer or other structure by which such wall or column is carried;(ix)"basement" or "celler" means the lower storey of a building below or partly below or ground level;(x)"bressummer" means a beam or girder which carried a wall;(xi)"building line" means a fixed line, if any, specified for a site, beyond which no building within that site other than a compound wall or the gate house as per the standard design shall project;(xii)"class of building" means building in one of the following four categories;(a)residential buildings;(b)commercial buildings;(c)warehouse and industrial building; and(d)public buildings;(xiii)"canopy" means a cantilevered projection from the face of a wall over an entrance to the building at the lintel level provided as per the requirements of these rules;(xiv)"chajja" or "sun-shade" means a sloping or horizontal structural over hang usually provided over openings on external wall to provide protection from sun and rain and shall not be used for human habitation;(xv)"courtyard" means an area open to the sky within the boundary of a plot, which is enclosed or partially enclosed by buildings, boundary walls or railings, at ground floor level or any other level within or adjacent to a building;(xvi)"covered area" means the ground area covered immediately above the plinth level by the building but does not include the spaces covered by, -(a)garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if not covered), platform around a tree, tank, fountain, bench, chabutra with open top and not enclosed on sides by walls and the like;(b)drainage, culvert, conduit, catch-pit, guilly-pit and chamber gutter;(c)compound wall, gate porch (without any storey above) and areas covered by chhajja; and portico, slide, swing, staircases (not covered).(d)canopy, satisfying the following conditions :-(i)it shall not exceed 5 square metres in area;(ii)it shall not be lower than 2.5 metres from road level;(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.(e)sunshade, chhajja, architrave cantilevered from the face of any wall up to 65 centimetres beyond the wall and at a height not lower than 2.5 metres from road level; and(f)a parabola constructed purely for architectural effects;(xvii)(a)"development plan" in respect of Faridabad, Ballabgarh controlled area means the final plan notified in the Official Gazette under sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, as amended from time to time;(b)"development Plan" in respect of the settlements of N.I.T. Ballabgarh and Faridabad old means the final plan notified in the Official Gazette under sub-section (7) of Section 29 of the Faridabad Complex (Regulation and Development) Act, 1971, in respect of these settlements;(xviii)"external wall" means 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 space of any building but shall not include an outer verandah wall;(xix)"floor area ratio of FAR" mean a quotient obtained by dividing the multiple of the total of the covered area of all floors and hundred, by the area of plot i.e.

FAR| total covered areaplot area| x 100

(xx)"form" means a form appended to these rules;(xxi)"framed building" means a building the external walls of which are constructed of a frame of timber, iron, re-inforced 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;(xxii)"front" as applied to a building means the portion facing the street from which it has access;(xxiii)"garage" means a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;(xxiv)"Government" means the Government of Haryana in the Administrative Department.(xxv)"ground floor" means the storey above ground level which has its floor surface nearest to the ground around the building;(xxvi)"group housing" means multifamily wherein the entire land under the housing scheme is under single indivisible ownership;(xxvii)"habitable room" means a room constructed or adopted to be used by some person either as a living room in which apart of the day is spent or a room in which some person may pass the night and shall include a kitchen but not include a bath-room, water closet or store room or corridor;(xxviii)(a)"height" as applied to a building means the vertical measurement of the building measured from the finished level of the centre of the street with 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 building with flat roofs excluding the projected portions of mumties, flush ducts, minarets and parapets not exceeding 1 metre in height;(b)"height" as applied to a room means the vertical measurement from the surface of the floor to the undersurface of the ceiling of the same room, joists and beams being allowed to project beneath the ceiling and in the case of sloping ceiling, the height shall be the mean height of any such room;(xxix)"industrial building" means a building wholly of partially used as a factory, warehouse, laundry, brewery, distillery, iron foundry or for any similar purpose;(xxx)"licensed plumber" means a person registered with the Faridabad Complex Administration and possessing a qualification as laid down in Schedule IV appended to these rules;(xxxi)"loft" means an intermediate floor in between two main floors but not more than 1.5 metres in height which may be adopted or constructed for storage purpose;(xxxii)"mumti" means aswall structure erected on the roof of building at the head of a staircase to protect such staircase from weather;(xxxiii)"material change of use" means a change of whole or any part of building from one class of building to another;(xxxiv)"mezzanine floor" means a gallery, balcony or an inter floor erected between the floor and the ceiling of any storey but not so constructed as to be capable of being used for living or sleeping.(xxxv)"Partition" means a wall which bears no load other than its own weight;(xxxvi)"party wall" means a common wall partly constructed on the plot of land, and partly on an adjoining plot and serving both structurally;(xxxvii)"plinth" means the portion of structure between the surface of the surrounding ground and surface of the floor immediately above the ground;(xxxviii)"Plinth level" means the level of the ground floor of a building;(xxxix)"plinth height" means the height of the ground floor above the street level measured from the level of the centre of the adjoining street;(xxxx)"porch" means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building;(xxxxi)"premises" means messuage's, buildings,

lands easements and hereditaments of any tenure;(xxxxii)"public building" means a building used or constructed or adopted to be used, either ordinarily or occasionally as a place of public workshop or as a hospital, college, school, hotel, restaurant, theatre, public hall, public concert room, public lecture room, public exhibition hall or as a public place of assembly or entertainment for persons admitted thereto by tickets or otherwise or for any similar public purpose.(xxxxiii)"public sewer" means a sewer constructed and maintained by the Government or a local authority;(xxxxiv)"rain water pipe" means a pipe or drain situated wholly above ground and used or constructed to be used solely for carrying off rain water directly from roof surface;(xxxxv)"section" means the section of the Act;(xxxxvi)"sector" means any part of the controlled area indicated as such in the Development Plan;(xxxxvii)"site" means a parcel of land enclosed by definite boundaries;(xxxxviii)"special areas" means the areas shown as such on the zoning plans in which architectural control sheets shall apply;(xxxxix)"storey" means any horizontal division of a building so constructed to be capable of use as a living apartment although such horizontal division may not extend over the whole depth or width or of the building, but shall not include mezzanine floor;(l)"street" means any road, footway, 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, or other barrier, whether of houses, shops or other building abutting thereon which is used by any person as a means of access to or from any public place or thoroughfare, whether such persons 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 up to the boundary of any abutting property not accessible to the public;(li)"structural walls" means a load bearing wall or wall that carries load in additional to its own load;(lii)"sub-soil drain" means a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any water that may percolate through the sub-soil);(liii)"temporary building" means building raised purely for temporary purposes in connection with construction of a building and according to a sanctioned plan;(Iiv)"warehouse" means a building the whole or substantial part of which is used or intended to be used for the storage of goods whether for keeping or for sale or for similar purpose, but does not include a store room attached to and used for the proper functioning of a shop;(Iv)"water-borne" latrine" means a latrine cleaned by a water carriage system;(Ivi)"Zoning plan" means the detailed layout plan of the sector or municipal area of a part thereof maintained in the office of the Faridabad Complex Administration showing the sub-division 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.

Part II – Procedure for submission of building application and execution of works

3. Application for erection or re-erection of buildings. Sections 43(2), 57(2).

(1)Any person excepting those as mentioned in rule 6 intending to erect or re-erect any building shall make an application in writing to the Chief Administrator in form BR-I accompanied by the following documents, duly signed by a registered architect:(a)proof of ownership of land;(b)a site plan as required by rules;(c)a building plan or plans as required by rule 5;(d)additional information in form BR-II;(e)details of specifications of the work to be executed in form BR-III;(f)certificates in forms BR-IV, V and VI;(g)no objection certificate from the immediate neighbours regarding sharing of costs of party wall or proportionate cost of the portion already built and in case of dispute, proof of payment of proportionate cost as assessed by the officer so authorised by the Chief Administrator;(h)the colouring of plans (site plans and building plan) shall be as per Schedule I appended to these rules.(2)Every person giving notice under sub-rule (1) shall appoint a registered architect for drawing up the plans. However, the supervision of erection or re-erection of these buildings may either be undertaken by the architect or engineer.(3)The application, plans and specifications shall be signed by the applicant and the registered architect. In case where the supervising architect or engineer is different from the one who had prepared the designs the plan shall be signed by both of them.(4)Every building application shall be accompanied by scrutiny fees to be calculated at the rate of rupee one per square metre of the floor area.In case the building application is rejected, it may be re-submitted within 180 days from the date of such rejection without fresh fees, such resubmission shall, however, not be allowed more than two times.(5)A non-refundable fee of Rs. 150 shall be deposited by the applicant alongwith the building application for stacking building material/malba over the public street for a period of one year or part thereof from the date of commencement of work for which a notice shall be given by the applicant in form BR-VIII. In case of occupation of public street beyond the period of one year, the pattern of fees for every additional year or part thereof shall be as follows :-

	Rs.
(i) for the 2nd year	200
(ii) for the 3rd year	300
(iii) for any subsequent year	500

4. Site plan. Section 43(2), 53(2)(m).

(1)The site plan shall be drawn to a scale of not less than -(a)1:200 for sites up to 1,000 square metres;(b)1:400 for sites above 1,000 square metres and under 4,500 square metres; and(c)1:800 for sites of 4,500 square metres 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 the quardruplicate, 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 North point relative to the site;(c)the street or road adjoining the site with their width clearly mentioned 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 building in outline within a distance of 15 metres from the boundaries of the site;(e)all existing building 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 the existing building, if any;(g)dimension or open spaces at the front, rear and side of the buildings;(h)the levels of the site and of the plinth of the building in relation to those of the neighbouring streets, also 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.

5. Building Plan. Sections 43(2), 57(2)(m).

(1)The building plan or plans shall be drawn to a scale not less than given below :-(i)1:50 for plots up to 1000 square metres in size.(ii)1:100 for plots over 1000 square metres.(2)The building plans 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 elevations and sections (longitudinal and cross) illustrating distinctly all the different levels through floor, staircase, W.C. bath, kitchen and garage;(ii)the plinth level of the building with reference to the level of 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, opening 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 new works on the plan by indelible distinctive colours with a key to the colours used; and(3)A refundable security [@ Rs. 2.50 per square feet of the covered area] [Substituted vide Haryana Notification No. GSR5/HA/42/71/S.43 and 57/1994 dated 25.1.1994.] shall be deposited by the applicant alongwith the building plan application. This amount will be refundable to the applicant after the issue of the completion certificate.

6. Type plans. Sections 43(2), 57(2)m.

- In case the applicant wishes to follow a type design of a building approved by the Government or the Chief Administrator he may obtain the same from the Chief Administrator or the concerned authority on depositing the prescribed fees. These building plans alongwith the relative site plan and other documents shall nevertheless be submitted as required by these rules.

7. Information necessary to validate the application. Sections 43(2), 57(2)(m).

- No application under sub-rule (1) of rule (3) 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 required fees, if any. In case of failures of such compliance, the application together with plans shall be returned to the applicant for re-submission in accordance with the rules.

8. Permission to erect the building. Sections 43(2), 57(2)(m).

- After an application in the prescribed form containing the required information and accompanied

by necessary documents and fees as mentioned in rule 3 is received, the Chief Administrator shall after making such inquiry as he may consider necessary, pass an order either sanctioning or rejecting it in form BR VII (a) of BR VII (b), as the case may be.

9. Validity of sanctioned plans. Sections 43(2). 57(2)(m).

- Every sanction for the erection or re-erection of any building which shall be given or be deemed to have been given, shall remain in force for one year only from the date of such sanction. In case the construction is started within one year or completed within two years, the sanction shall be deemed to have lapsed with respect to that portion of the building which has not been so commenced or so completed but such lapse shall not bar any subsequent application.

10. Revalidation of plans. Sections 43(2), 57(2)(m).

- In case the construction could not be started within one year or has been started and could not be completed within the stipulated period due to reasons beyond the control of the applicant, he may apply for extension or revalidation or his plans before the sanction has lapsed. No fees for extension or revalidation of his plans shall be charged. The Chief Administrator after making necessary enquiries and satisfying himself in all aspects of the case may pass an order revalidating the plans for a period of one year. No further revalidation or plans shall be granted in any case.

11. Revision of plans during construction. Sections 43(2), 57(2)(m).

- If during the construction of a building any departure of a substantial nature from the sanctioned plan is intended to be made, sanction of the Chief Administrator shall be obtained before the change is made. The revised plan showing the deviations be submitted and the procedure laid down for the original plan thereto shall apply to all revised plans. If the revision involves less than 25 per cent of the sanctioned area additional fee of Rs. 10 shall be charged. If the revision involves more than 25 per cent of the sanctioned covered area additional fees calculated at the rate of rupee one per square metre of the revised portion shall be charged.

12. Notice of commencement of work. Sections 43(2), 57(2)(m).

- A person who has been given permission under rule 8 and who intends to commence erection or re-erection shall give to the Chief Administrator, or any person authorised by him in this behalf not less than one weeks notice in form BR VIII of the date and time of erection or re-erection of building.

13. Completion of building. Sections 41(2), 57(2)(m).

(1)Every person who intends to occupy a building of a part, thereof shall apply for the occupation certificate in form BR IX, which shall be accompanied by a certificate in form BR X duly signed by architect or the engineer.(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 Chief Administrator having been completed in accordance with the permission granted and an occupation in certificate has been issued in his favour in Form BR XI.(3)The occupation certificate shall not be issued unless temporary building, if any, unused building material, 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 in form BR XII 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 sanctioned plan is completed.

14. Occupancy violation. Sections 43(2), 57(2)(m).

- Wherever any building is being used contrary to the purpose of the sanctioned plan or the provision of the rules, the Chief Administrator may order such use to be discontinued and the building or portion thereof vacated. Such person shall discontinue the use within 10 days after receipt of the notice or make the building or portion thereof to comply with the requirements of the rules, failing which action as per rule 15 below will be taken.

15. Revocation of Sanctions. Sections 42(2), 57(2)(m).

- The sanction granted under rule 8 above may be revoked if it is found that the construction is not being done according to the sanction granted or the provisions of the building rules, requisitions made, conditions prescribed or orders thereunder or the occupancy is not in accordance with the purpose of the sanctioned plan.

16. Submission of plans by Government Departments. Sections 43(2), 57(2)(m).

- Regarding submission of plans by Government Departments, the procedure shall be as follows :-(a)All buildings whether designed by Government or private Architects shall in all respects conform to the building rules.(b)The Central or State Government shall designate an authority within its own department to issue a certificate specifying that the building rules have been followed in all aspects. The plans shall, however, then be submitted to the Faridabad Complex Administration, for information and record only before the commencement of the erection or re-erection.(c)The certificate should preferably be given by a person not directly connected with the preparation of plans and specifications.(d)In the case of construction in urban areas for defence department, layout plans should be submitted and general indication given whether they are residential or not, so that the Faridabad Complex Administration can estimate the requirements of water, electricity and sewerage disposal.

17. Maintenance of register or sanction/rejection of building applications. Sections 43(2), 57(2)(m).

- A register in form BR XIII shall be maintained for all building applications received in which permission is given or deemed to have been given or refused under these rules and the said register shall be available for inspection without charge by any person interested and such persons shall be allowed to take extract therefrom.

Part III – Sitting Planning and Architectural Control

18. Use of site type and character of building. Sections 43(2), 57(2)(m).

(1)Type and character of building including ancillary buildings that may be erected or re-erected on site and the purpose for which they may be used shall no other than that shown in the Development plan, approved sector plan/colony plan/zoning plan.(2)Every building that may be erected or re-erected on a site shall be in addition to the foregoing restrictions, comply with the restrictions shown in the zoning plan and architectural/frame control sheets wherever applicable. The architectural/frame control sheets and zoning plan shall have precedence over the building rules.(3)Not more than one building unit shall be erected on one floor or one site but in any case two or more sites may be combined for purpose of erection of one building unit. However, for plots of 400 square metres and above, 2 building units per floor will be permissible.Explanation :- Building unit means a self contained building with such out buildings as are ordinarily ancillary to the main building and used in connection therewith and physically incapable of sub-division into two or more independent building units. A buildings unit, may, however, be owned by an individual or may be jointly or severally owned, provided it remains in a single individual ownership.

20. Size of plot for a residential building. Sections 43(2), 57(2)(m).

(1)The minimum size of a plot for residential building shall be 100 square metres with a minimum width of 6 metres except in the case of areas within the erstwhile abadi deh of villages of old Faridabad and Ballabgarh or falling in the abadi deh of villages forming part of Faridabad Complex Administration where minimum area of residential plot shall be 40 square metres or as was existing on 15th January, 1972, or as per the approved sub-division or as shown in the approved lay out plan of the area.(2)In case of group housing, the minimum of the area plot shall be 4,000 square metres.(3)These restrictions shall not be applicable to schemes undertaken by the Faridabad Complex, Haryana Urban Development Authority, Housing Board or any other authority so authorised by the State Government.

21. Proportion of site which may be covered with residential buildings. Sections 43(2), 57(2)(m).

(1)Proportion upto which a site may be covered with building including ancillary building, shall be according to the following slabs, remaining portion being left open in the form of courtyards or open

space around the building :-

(a)	for a plot of upto 85 square meters	75% of the area of the plot.
(b)	for area between 85-170 square meters	66-2/3% of the area of the plot
(c)	for the next 250 square metres	50% of the area of the plot
(d)	for the remaining portion of the site.	33-1/3% of the area of the plot

The maximum permissible area on Barsati shall be 50% of the ground coverage, if the barsati is to be used as a dwelling unit the minimum height of the barsati shall be 2.75 metres.Explanation :- A dwelling unit means a self contained unit having a living room, a separate cooking area, a bath or a raised bathing platform and latrine or a water closet.(2)In respect of residential sectors transferred by Haryana Urban Development Authority to Faridabad Complex Administration the proportion upon which a site may be covered with building including ancillary buildings shall be according to the Haryana Urban Development Authority building rules.

22. Basement in a residential building. Sections 43(2), 57(2)(m).

- The maximum area permissible for a basement in a residential building shall not exceed the permissible coverage on ground floor. The basement shall further be allowed subject to the following:-(a)the basement shall be used only for non-habitable purpose;(b)toilets or other taps of any sort shall not be allowed in the basement, unless proper drainage arrangements to discharge it into the Municipal sewer at plot level are provided and maintained in an efficient order to the satisfaction of Chief Administrator;(c)the owner shall submit complete structural design with calculations and drawings showing the adjoining properties and methods of ensuring their safety which shall be the sole responsibility of the applicant;(d)the ceiling of the basement shall be at least 1 metre above the ground level;(e)the area of the basement shall not count towards floor area ratio.

23. Height of residential building. Sections 43(2), 57(2)(m).

- The maximum height of residential buildings shall be governed according to the width of the abutting streets as given below subject to a maximum of 11.5 metres :-

	Width of street	Maximum height of building
(i)	upto 3 metre width	4.5 metres
(ii)	between 3 metres to 6 metres	8.5 metres
(iii)	between 3 metres to 9 metres	10.00 metres
(iv)	more than 9 metres	11.5 metres

24. Minimum size of plot, coverage, and basement for an industrial building. Sections 34(2), 57(2)(m).

(1)The minimum size of a plot for industrial use shall be;(i)as per the approved layout plan and/or(ii)as obtained on 15th January, 1972.(2)For industrial buildings, the maximum permissible coverage on ground floor, total floor area allowed and the maximum height of building excluding

chimney shall be as per the following table :-

Area of the site	Maximum Permissible coverage on ground	Maximum permissible FAR excluding the ancillaryzone	Maximum height of buildings
(a) for the first 4500 square metres of the area of the site	60% of each portion of the site	75.00%	21 metres
(b) for the portion in excess of 4500 square metres	45% of such portion of site	60.00%	21 metres

Out of the above permissible covered area upto 10% permitted coverage may be used for ancillary and residential quarters for essential and watch and ward staff.(3)In respect of Industrial sector transferred by Haryana Urban Development Authority to Faridabad Complex Administration, the maximum permissible coverage, on ground floor, total floor area allowed and the maximum height of building excluding chimney shall be as per Haryana Urban Development Authority building rules.(4)Basement shall be allowed as for the residential buildings.

25. Minimum size of plot coverage basement and height of an industrial building. Sections 43(2), 57(2)(m).

(1)The minimum size of the plot for commercial use shall be:-(a)as per the approved lay out plan :-(b)In case of areas within the erstwhile Municipal Limits of old Faridabad and Ballabgarh towns or falling in villages forming part of Faridabad Complex Administration the size of plot shall be as obtained on 15th January, 1972.(2)(a)In case of site for shop-cum-residences or shopping booths the coverage on the floor, shall be in accordance with the zoning or architectural control sheets.(b)In the absence of zoning/architectural control sheets the coverage shall be as follows:-

	Area of Plot	Permissible coverage on ground floor
(i)	For plots having area upto 40 square metres.	85% of the plot area
(ii)	For plots of more than 40 square metres with depth upto 12metres.	75% of the plot area.
(iii)	For plots having an area of more than 40 square metres anddepth exceeding 12 metres	The permissible coverage shall be the same as for asresidential building.

(c)In case of plots used purely for commercial purposes or for shop-cum-offices, the permissible coverage on upper floor shall be the same as for ground floor.(d)In case of sites used for commercial-cum-residential purposes the coverage in respect of floors used for residential use shall be as for the residential buildings.(3)Basement shall be allowed as for the residential buildings.(4)The height shall be regulated by the zoning or architectural control sheet or in its absence as for the residential buildings.

26. Minimum size of plot coverage, basement etc. for institutional and public buildings. Sections 43(2), 57(2)(m).

(1)The minimum size of the plot for institutional and public building shall be as per the approved layout plan.In case of areas within the erstwhile municipal limits of old Faridabad and Ballabgarh towns or falling in villages forming part of the Faridabad Complex Administration, the size shall be as obtained on 15th January, 1972.(2)The coverage, floor area ratio height and other requirement shall be as per the zoning plan, if any. In the absence of zoning, plan, the restriction as follows shall be applicable :-(a)The maximum permissible coverage including covered parking on a plot of the size mentioned in column 1 shall be shown in column 2 hereunder :-

	Area of Plot	Maximum permissible coverage
(i)	Upto 10,000 square metres	33-1/3% of the area of plot
(ii)	For portion in excess of 10,000 square metres	25% of the area of the plot.

(b)In case of areas within the erstwhile municipal limits of Old Faridabad and Ballabgarh towns falling in villages forming part of the Faridabad Complex Administration the maximum permissible coverage shall be as per residential buildings.(c)The maximum permissible floor area ratio shall be 100%.(3)Basement shall be allowed as for the residential buildings.

27. Building lines. Sections 43(2), 57(2)(m).

- No portion of any building shall project beyond the building lines as shown in the zoning plan. In case where zoning plans have not been prepared, the minimum set back to be maintained on the front, rear and side shall be in accordance with the table given below, so to obtain a permanent open space around the building to be maintained for purpose of light and ventilation :-Table

Size of Plot	Front set back	Rear set back	Side set back
1	2	3	4
Upto 125 square metres	..	3 metres	..
126 to 150 square metres	2.5 metres	3 metres	..
151 to 250 square metres	3 metres	3 metres	..
251 to 500 square metres	4.5 metres	3 metres	3 metres (one side only to be determined as per the layoutplan of the area)
501 to 1000 square metres	6 metres	4.5 metres	3 metres (on either sides)
Above 1001 square metres	6 metres	6 metres	3 metres (on either sides)

28. Area of internal courtyard for purposes of light and ventilation. Sections 43(2), 57(2)(m).

(1)The minimum area of courtyard upon which habitable rooms abut and from which they derive light and ventilation, shall be minimum 1/6 of the aggregate plinth area of the rooms and/or verandah 9 or square metres whichever of the two is greater.(2)The minimum dimension of every such courtyard in any direction shall not be less than 2.5 metres.(3)In determining the said aggregate plinth area of the rooms and/or verandah abutting on the courtyard, only half of the floor area of such room and verandahs as abut on another courtyard or an open space with a minimum width of 3 metres shall be taken into account.(4)Any room which is separated only by an open verandah from the courtyard, shall for the purpose of these rules deemed to abut on such courtyard.

29. Plinth etc. of main building. Sections 43(2)47(2)(m).

(1)The plinth of the main building shall be so located with respect to surrounding ground level that adequate drainage of the site is assured. The minimum height of the plinth shall not be less than 40 centimetres in case of habitable rooms and not less than 15 centimetres in case of stables, garages etc.(2)Every courtyard shall be raised at least 15 centimetres above the level of the nearest and street shall be satisfactorily drained.

30. Area and size of habitable room. Sections 43(2), 57(2)(m).

(1)Every habitable room other than a kitchen shall have clear area of not less than 9.5 square metres and shall not be less than 2.5 metres in any side.(2)Every habitable room :-(a)Shall have clear height of at least 2.75 metres in every part from floor to ceiling. In case of air conditioned rooms, the height shall not be less than 2.4 metres measured from the surface of the floor to the lowest point of air conditioning duct or false ceiling; -(b)Shall be provided for the purpose of light and ventilation with windows, ventilators or other apertures which shall have a total floor area of not less than ¼th of the total floor area of the room. All doors and windows or other apertures shall open directly or through a verandah or to a permanent open space or an open space above the building or not less than 1.8 metres in width.

31. Size, height etc. of kitchen. Sections 42(2), 57(2)(m).

(1)The area of the kitchen should not be less than 5.5 square metres and it shall have a minimum width of 1.8 metres. Where there is a separate store, the floor area of the kitchen may be reduced to 4.5 square metres. In case of houses constructed on plots upto 100 square metres, the size of the kitchen may be reduced to 3.8 square metres. The kitchen which is intended for use as a dining space also shall have a floor area of not less than 9.5 square metres with a minimum width of 2.45 metres.(2)Height of the kitchen measured from the surface of a floor to the lowest point of the ceiling (bottom of the slab) shall not be less than 2.45 metres except for the portion to accommodate floor trap of the upper floor.(3)A kitchen shall be deemed to be a habitable room and the requirement regarding ventilation already mentioned for habitable room shall be applicable in the

case of the kitchen also.

32. Minimum dimension, ventilation, location, etc. of bathroom and water-closet. Sections 43(2), 57(2)(m).

(1)The area of the bathroom shall not be less than 1.4 square metres with a minimum width of 1.2 metres and that of the water closet shall not be less than 1.1 square metres, the smallest side being minimum 0.90 metres. The minimum area of a dry latrine where no sewerage facilities exist, shall not be less than 1.75 square metres of which the smallest side shall not be less than 1 metre.The above restriction shall not apply in case of plots upto 100 square metres.The minimum height of the bath room and water closet shall not be less than 2.45 metres. For the purpose of permanent ventilation a minimum opening of 0.2 square metre placed close to the ceiling in addition to the doors and widows, opening directly to the outside air and of not less than ¼th of the floor areas shall be provided. In case of dry latrines the area of opening for permanent ventilation shall not be less than 0.3 square metres.(2)A vertical shaft open to sky of a minimum size 1.25 metres x 1.50 metres may be provided for ventilation to toilets, baths and water closets, but it shall be counted towards covered area.(3)Every bathroom and water closet shall :-(i)be so situated that at least one of its walls shall open to external air;(ii)not be directly over any room other than another latrine washing place, bath or terrace unless it has a water-tight floor :-(iii)have a platform or seat made of water tight non-absorbent materials; -(iv)be enclosed by walls and partitions and the surface of every such wall of partition, shall be furnished with a smooth impervious material to a height of not less than 5 metres above the floor of such room;(v)be provided with impervious floor covering sloping towards the drain with a suitable grade and not towards verandah or any other room;

33. Staircase. Sections 43(2), 57(2)(m).

- No room containing water-closet shall be used for any other purposes except as lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or another opening. Every room containing water-closet shall have a door completely closing the entrance to it-33 (1). Every building more than one storey hight intended to be used as a single family or two family residential building, shall be provided at least with one staircase having a minimum clear width of 0.8 metre constructed of fire resisting materials throughout.(2)Every building intended to be used as a multiple residential building or commercial or public or industrial building shall be provided with at least one staircase, extending from ground floor level to the highest floor having a minimum clear width as laid down below :-

(i) number of users upto 100	1.2 metres
(ii) for every additional 50 personsor part thereof	width shall be increased by 0.1 metre until a maximum of 2.75metres is reached.

Single staircase of the width mentioned above may be replaced by two or more staircases provided none of the substitute staircases shall be less than 1.2 metres in width. In addition to the above, if a service or a spiral staircase is provided its width shall not be less than 80 centimetres.Note. - For the purpose of these rules, each 5 square metres of floor space in the case of non-residential building

and 10 square metres of floor space in the case of residential building shall be deemed to be occupied by one person.(3)No staircase, in a residential building shall have riser of more than 20 centimetres and a tread of less than 22.5 centimetres. No staircase in a commercial, public or industrial building shall have a riser of more than 18 centimetres and a tread of less than 27 centimetres. Notwithstanding anything contained in sub-rule (2), the staircases in the private portion of a public building and industrial building not open to the general public may be of the sizes mentioned for residential building.(4)The minimum clear head room in any staircase shall be 2.10 metres measured from top of the riser to the lowest point of the ceiling above.(5)Treads and risers of each flight of a staircase or of several flights in the same staircase in any building shall be of uniform width and height. The maximum number of steps in a flight shall be 14. Winders shall be allowed in residential building provided they are not at the head of downward flight. In every staircase at least one hand rail shall be provided. Where are provided from the ground to the building hand, rail may not be provided if the steps do not go above 1.5 metres in height and are not less than 1 metre in width.(6)Where the staircase is in a residential building and is not otherwise ventilated to the minimum extent of 1.2 metres in each flight, it shall be ventilated at the top by means of a window or a ventilator or skylight of an area not less than 1/3rd of the area of the sat staircase roof.(7)No part of the second or any higher storey of any building shall be more than 30 metres from the staircase of a camp leading to the ground floor.

34. Provision of lift. Sections 43(2) , 57(2)(m).

- Every building having more than 4 storeys or 15 metres heights shall be provided with a lift or a ramp with an inclination of 1.6, in addition to the staircase.

35. Lobbies, corridors and passage. Sections 43(2), 57(2)(m).

(1)The minimum width of lobbies corridors, passages in a residential building shall be at least 0.9 metre and these shall be of fire resisting material and shall be carried on support of fire resisting material.(2)Minimum width of any lobby, corridor and passage in case of residential building with multiple welling, commercial, public or industrial building shall be as given below:(i)Number of users from 1 to 20 : 0.9 metre.(ii)Number of users from 20 to 100 : 1.2 metres.These widths shall be increased by 2.5 centimetres for every additional 15 persons until a maximum of 2.75 metres is reached.(3)The clear height of lobbies, corridors shall in no case be less than 2.15 metres as measured between floor and ceiling.(4)The walls and roofs shall be fire resisting material and shall be carried on support of fire resisting materials.

36. Projection from the buildings. Sections 43(2), 57(2)(m).

(1)No balcony, verandah, chhajja or other projections from the face of building shall be allowed to be erected or recrected on or over a road or beyond the boundaries of the applicants own land. No balcony shall be permitted on public roads/space. Projection of sun-shades over openings for projection against sun and rain shall be allowed subject to the following :-(i)No sun-shade shall be permitted over any road, over any portion outside the boundaries of the side below a height of 2.5 metres from the road level.(ii)Sun-shades provided above a height of 2.3 metres from the ground

level shall be permitted to project up to a maximum of 65 centimetres within the applicants' own land and 25 centimetres if outside.

37. Mezzanine floor. Sections 43(2), 57(2)(m).

(1)A mezzanine floor or internal balcony shall not be permitted unless the height of the room is at least 5.0 metres and such mezzanine floor or balcony do not cover more than 1/3rd of the room area.(2)The height of such mezzanine 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.

38. Garage. Sections 43(2), 57(2)(m).

(1)The minimum size of a private garage shall not be less than 2.75 x 5 metres. The clear height of the garage shall not be less than 2.75 metres. The plinth of the garage shall not be less than 15 centimetres above the average ground level.(2)A garage shall not be permitted in the side set back and shall not be used for habitable purposes. The area of garage be counted towards covered area.

Part IV – Structural Materials and Control

39. Materials. Sections 43(2), 57(2)(m).

- All materials to be used for the erection or re-erection of a building shall conform to the relevant specifications and standards laid down by the Indian Standard Institution. For items not covered by the Indian Standard Institution the specification and standards laid down in Punjab Public Works Department Specifications, 1963 Edition as adopted by the Haryana Government and amended from time to time shall be followed.

40. Sites. Sections 43(2), 57(2)(m).

- No person shall erect or-re-erect any building on any ground which has been filled up with offal or offensive vegetable or animal matter, or upon which any such matter is deposited unless and until the Chief Administrator, certifies that such matter has been properly removed by excavation or other wise become or has been rendered innocuous.

41. Foundations. Section 43(2), 57(2)(m).

(1)The foundations of every building shall be so constructed as to sustain the combined dead load of the building and the super-imposed load and to transmit those loads to the sub-soil in such a manner that the pressure on the sub-soil shall not exceed the safe pressure specified below:

S.No.	Type of rocks and Soil	Presumptive safebearing capacity	Remarks

	(a) Rocks-	Kg/cm2	
1.	Rocks (Hard) without lamination and defects for example,granite trap and diorite	33	..
2.	Laminated rocks, for example, stone and lime stone in soundcondition	16.5	..
3.	Residual deposits of shattered and broken bedrock and hardshale, cemented material	9	..
4.	Soft rock	4.5	..
	(b) Non-cohesive soils -		
5.	Gravel, sand and gravel, compact and offering high resistanceto penetration when excavated by tools.	4.5	See note 1.
6.	Coarse sand, compact and dry	4.5	Dry mean that the ground water level is at a depth not lessthan the width of foundation below the base of the foundation.
7.	Medium sand, compact and dry	2.5	..
8.	Fine sand, silt (dry lumps easily pulverised by the fingers)	1.5	..
9.	Loose gravel or sand gravel mixture; loose coarse to mediumsand dry.	2.5	See note 1.
10.	Fine sand loose and dry	1	..
	(c) Cohesive soils -		
11.	Soft shale, hard or stiff clay in deep bed, dry	4.5	This ground is susceptible to long term consolidationsettlement.
12.	Medium clay, readily indented with a thumb nail	2.5	..
13.	Moist clay and sand clay mixture which can be indented withstrong thumb pressure	1.5	..
14.	Soft clay, indented with moderate thumb pressure	1	..
15.	Very soft clay which can be penetrated several centimetreswith the thumb	0.5	..

16.	Black cotton soil or other shrinkable or expensive clay indry condition (50 per cent saturation)	..	See note 2. To be determined after investigation.
	(d) Peat -		
17.	Peat	..	See notes 2 and 3 to be determined after investigation.
	(e) Made up ground -		
18.	Fills or made up ground	..	See notes 1 and 4. To be determined after investigation.

Note 1 : Compactness or looseness of non-cohesive materials may be determined by driving a wooden picket of dimensions x 5 centimetres x 5 centimetres x 70 centimetre with a sharp point. The picket shall be pushed vertically into the soil by the full weight of a person and if the penetration of the picket exceeds 20 centimetres, the loose state shall be assumed to exist.Note 2 : No generalised valves for presumptive safe bearing capacities can be given for these types of soils. In such area adequate site investigation shall be carried out and expert advice shall be sought.Note 3 : Peat may occur in a very soft spongy condition or may be quite firm and compact. While ultimate bearing capacity may be high in the compact cases, very large consolidation settlements occur even under small pressures and the movements continue for decades.Note 4 : The strength of made up ground depends on the nature of the material. Its depth and age, and the methods used for consolidating it.Note 5 : The presumptive safe bearing values may be increased by amount equal to weight of the material (virgin soil) removed from above the bearing level that is, the base of foundation.Note 6 : For non-cohesive soils, the presumptive safe bearing value shall be reduced by 50 per cent, if the water table is above or near the bearing surface of the soil. If the water table is below the bearing surface of the foundation no such reduction shall apply. For intermediate depths of the water table, proportional reduction of the presumptive safe bearing value may be made.(2)The loads shall not cause such settlements of the building or any part of the building as may impair its stability.(3)For building 3 storey high, foundation 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 movement due to seasonal variations in the content of the moisture in the ground.

42. Damp proof course. Sections 43(2), 57(2)(m).

(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 up of materials such as cement concrete (50 kilograms, cement 0.07 cubic metre fine aggregate and 0.14 cubic metre coarse aggregate) known as 1:2:4 cement concrete with or without the addition of any commercial damp proofing material.(2)Materials specified as damp proof course shall be as per Indian Standard Institution or as indicated in the Punjab P.W.D. Specification 1963, Edition as adopted by the Haryana State duly amended from time to time.(3)In external wall, the horizontal damp proof course shall be laid immediately above the plinth protection and a vertical damp proof course shall be provided on the interior face of the wall extending between the horizontal damp

proof course and the level of the upper surface of the concrete in finished floor.

43. Loads. Sections 43(2), 57(2)(m).

- 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 external wall shall be secured by the insertion of bitumenised bricks of cement concrete bricks laid in cement mortar 1:3 or any other damp proof material.

43. In addition to the dead loads, the building shall be designed for following live loads:-

(a)Roofs :Live Loads on Roofs

S.No.	Type of roof	Live load measured on plan	Minimum live load measured on plan
1.	Flat, sloping or curved roof with slopes upto and including10 degrees.		
	(a) Access provided	150 kg/m2	375 kg. uniformly distributed over any span of one metreswidth of the roof slap and 900 kg. uniformly distributed overthe span in the case of all beams.
	(b) Access not provided except for maintenance	75 kg/m2	190 kg. uniformly distributed over any span of one metrewidth of the roof slap and 450 kg. uniformly distributed overthe span in the case of beams.
2.	Sloping roof with slope greater than 10 degrees	(a) For room membrane sheets or purlins 75 kg/m2less 2 kg/m2for every degree increase in slope over 10 degrees (b) For membrane supporting the roof membrane and roofputlins, such as trusses, beams, girders etc. 2/3 of load in (a) (c) Loads in (a) and (b) do not include loads due to snow,rain, dust collection, etc. and effects of such loads shall beappropriately	Subject to a minimum of 40 kg/m2

considered.

3.	Curved roofs with slope at spring greater than 10 degrees	(75-345.l2) kg/m2{|

r = hL

| Subject to a minimum of 40 kg/m2|-||| h = The height of the highest point of the structure measuredfrom its springing; and||-||| L = Chord width of the roof is singly curved and shorter ofthe two sides, if doubly curved||}Note. - For special type of roofs with highly permeable and absorbent material, the contingency of roof material increasing in weight due to absorption of moisture shall be provided for.(b)Floors :Live Load on Floors

S.No.	Leading Class No.	Type of Floors	Minimum live loads in Kg/m2floor/area	Alternative minimum live load
1.	200	Floors in dwelling houses tenements, hospitals, wards, bedrooms and private sitting rooms in hostels and dormitories	200	
2.	250	Office floors other than entrance halls, floors of lightworkrooms	250-400	Note *The lower value of 250 kg/m2should be taken where separate storage facilities are providedand the higher value of 400 kg/m2 should be taken where suchprovisions are lacking.
3.	300	Floors of banking halls, office entrance halls and readingrooms	300	Subject to a minimum total load of 2.5 times the value ofcolumn 4 for any given slab panel and 6 times the value incolumn 4 or any given beam.
4.	400	Shop floors used for the display and sale or merchandise; ofwork room generally floors of class rooms in schools, floors orplaces of assembly with fixed seating, restaurants; circulationspace in machinery halls, power station, where not occupied byplant or equivalent	400	This total load shall be assumed uniformly distributed on theentire area of the slab panel or the entire length of the beam.
5.	500	Floors of warehouses, workshops, factories, and otherbuildings or part of buildings of similar category for lightweight loads, office floors	500	

		for storage and filling purposes;floors of places of assembly without fixed seating, public roomsin hotels dance halls, waiting etc.		
6.	750	Floors of warehouse, workshops, factories and other buildingsor part of buildings of similar category for medium weightloads.	750	
7.	1000	Floors of warehouses, workshops, factories and otherbuildings of similar category for heavy weight load, floors ofbooks stores and libraries roofs and payment lights overbasements projecting under the public footpath	1000	
8.	Garage light	Floors used for garages for vehicles not exceeding 2.5 tonnesgross weight		
	Slabs		400 or	The worst combination of actual where load whichever isgreater.
	Beams		250 or	The worst combination of actual wheel loads, whichever isgreater.
9.	Garage heavy	Floors used for garages for vehicles not exceeding 4 tonnesgross weight	750	Subject to the minimum of one and half times maximum wheelload but not less than 900 kg. considered to be distributed over75 centimetre square.
10.	Stairs	(i) Stairs landings and but not liable to over, for class 200loading	300	Subject to a minimum of 130 kg. concentrated load at theunsupported end of each step for stairs constructed out ofstructurally independent cantilever steps
		(ii) Stairs landing and corridors for class 200 loading butliable to over crowding and for all other classes	500	

11.	Balcony	(a) Balconies not liable to over-crowding	
		(i) For class 200 leading	200
		(ii) For all other classes	500
		(b) Balconies liable to over-crowding	500

Note 1. A reference to a 'floor' includes a reference to any part of that floor, and a reference to 'slabs' includes boarding and beams or ribs spaced not further apart than one metre between centres, and a reference to 'beams' means all other beams and ribs.Note 2. Under loading class No. 250 the reference to 'light' workrooms envisages rooms in which some light machines (for example, sewing machines used by milliners or tailors) are operated without a central power-driven unit, that is, machines are independently operated, either by hand or by small motors, Under loading class No. 400, the reference to 'workrooms' generally envisages the installation of machines operated with a central-power-driven unit, with the individual machines being belt driven.Note 3. 'Fixed seating' implies that the removal of the seating and the use of the space for other purposes is improbable. The maximum likely load in this case is, therefore, closely controlled.Note 4. The loading in workshops/warehouses and factories varies considerably and so three loadings under the terms 'light', 'medium' and 'heavy' are introduced in order to allow for more economical designs but the terms have no special meaning in themselves other than the live load for which the relevant floor is designed. It is however, important particularly in the case of heavy weight loads, to assess the actual loads, to ensure that they are not in excess of 1,000 Kg/m2 in cases where they are in excess, the design shall be based on the actual loading.Note 5. The load classification for stairs, corridors, balconies and landings provide for the fact that these often serve several occupancies and are used for transporting the furniture and goods.(c)Floors : All floors of every building including floor of kitchen, bath room, latrine, urinals shall be damp proof and rot proof and shall be constructed of materials so treated as to protect it from white ants, dry rot, wet rot as per Indian Standard Institution's specifications or as per Punjab Public Works Department specifications, 1963, Edition, adopted by the Haryana Government as amended from time to time.

44. Walls. Sections 43(2), 57(2)(m).

(1)No wall shall be constructed of easily inflammable materials. For the purpose of this sub-rule easily inflammable material will not include teak, sal, shisham, deodar, kail or other wood as per Indian Standard Institution specifications for such work.(2)No masonry wall other than party wall shall be built in clay mortar to a greater height than one store and such wall shall be plastered or pointed so as to render it impermeable and damp proof. The minimum thickness of such a wall shall in no case be less than 20 centimetres.

45. Thickness of walls. Sections 43(2) 57(2)(m).

- Where walls of buildings are constructed of bricks, stones,blocks or of other hard and incombustible material on horizontal beds of courses, every wall or part of a wall shall be so designed and constructed as to be capable of safely sustaining and transmitting the dead loading

and the superimposed loading to which it may be subjected, calculated in accordance with Schedule II appended to these rules so far as it is applicable and the horizontal and inclined forces to which it may be subjected without undue settlement or deflection and without exceeding the intensity of pressure on the materials as given hereunder:-Maximum permissible uniformly distributed compressive stresses on walls with slenderness ratio of unity.

Cement	Line	Sand	Maximum stress in kg/ square centimetrecorresponding to bricks or crushing strength in Kg./squarecentimetre.			
				35	70	105
1	..	3		3.5	7	10.5
1	..	4		3.5	7	10.0
1	1	6		3.5	7	10.0
1	2	9		3.5	5.5	8.5
1	..	6		3.5	5.5	5.5
1	6	6		3.5	5.5	8.5
1	3	12		2.5	5	7.0
--	1	2		2.5	5	7.0
--	1	1.5		2.5	4	5.5

Burnt bricks in mud motors	3
Coursed rubble masonry (other than Ashler) in cement mortar(1:4)	10
Coursed rubble masonry (other than Ashler) in lime mortar 1:2or cement mortar 1:6	5
Random rubble masonry in cement mortar 1:4	9
Random rubble masonry in line mortar 1:2 or cement mortar 1:6	4.5
Ashler masonry in cement mortar 1:3 with 1:3:6 mass concretebacking	13
Ashler masonry in line mortar 1:2 or cement mortar 1:6 with1:4:8 mass concrete backing	6.5

Explanation :- Average crushing strength of individual burnt bricks when determined by standard test approved by the Public Works Department should not be less than 105kg/square centimetre. Allowable stress can be increased by 20 per cent in the case of local loadings.For occasional loads such as wind and earthquakes the allowable stress can be increased by 33 per cent.When sheering or tensile stress occurs the permissible stress to be taken as one tenth of the maximum pressure figures given above.

46. Slenderness ratio. Sections 43(2), 57(2)(m).

- Slenderness ratio shall not exceed 12 and reduction in the permissible pressure figure given for slenderness ratio exceeding shall be carried on according to the table given below :-

Slenderness Ratio	Reduction in maximum permissible pressure due toslenderness ratio exceeding six
7	10%

8	20%
9	30%
10	40%
11	50%
12	60%

Explanation :- Slenderness ratio on any storey height of a wall or a pier is the ratio of the effective storey height to the thickness of the wall. The effective height of the walls and piers shall be taken as :-

(i) for walls with no lateral support at top	1½ actual storey height
(ii) for walls with no lateral support at top	¾ actual storey height
(iii) piers with no lateral support at top	2 actual storey height
(iv) Piers with lateral support at top	Actual storey height

For stiffened structures the slenderness ratio shall be calculated as per specification No. 11.15 of the Punjab P.W.D. specification, 1963 Edition

47. Hollow bricks and block walls. Sections 43(2), 57(2)(m).

- Where any wall or any part of a wall is constructed as hollow wall(i)the cavity between the inner and outer parts of the wall shall throughout be of a width not less than 5 centimetres and not exceeding 10 centimetres.(ii)the inner and outer parts of the wall shall be securely tied together with suitable bonding ties of adequate strength, galvanised iron or other suitable material tarred and sanded before use or other suitable materials, the ties being placed at distance a part not exceeding 1 metre horizontally and 0.5 metre vertically. The clamps in successive courses shall break joints.(iii)the inner and the outer parts of the wall shall each be not less than 10 centimetre thick throughout, except that in a wall exceeding 6 metres length and 3.5 metres in height a proper structural design shall be submitted.(iv)the cavity may be reckoned as part of the thickness prescribed for walls by these rules where such thickness does not exceed 20 centimetres but shall not be so reckoned where such thickness exceeds 20 centimetres. All external cavity walls shall be ventilated and drained properly. The normal rule in that combined thickness of the walls (excluding cavity) should be equal to the thickness demanded for any solid wall with the given conditions for height and length. If the internal wallis half brick thick, it shall be laid in cement sand mortar 1:4 and reinforced with hoop iron as the outer wall.

48. Roofs. Sections 43(2), 57(2)(m).

(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 as prescribed in rule 43 and prevailing wind pressure.(2)Subject to above provision, every roof shall be of any material and specifications as prescribed in chapter 13 of the Punjab Public Works Department specifications, 1963 Edition and applicable to Haryana as amended from time to time.

49. Chimneys and flues. Sections 43(2) 57(2)(m).

(1)Provisions of this rule shall not apply to the erection or re-erection of chimney shafts for the furnaces in commercial or industrial buildings, the design of which shall be specially approved by the Chief Administrator but they shall apply to the erection or re-erection of chimney shafts for open fires and small domestic boilers.Explanations :- Small domestic boilers shall mean boilers which do not require exceeding 500 square centimetres in area.(2)Every chimney shall be constructed of burnt bricks, concrete bricks or of any other good, hard and incombustible material properly and solidly put together.(3)Every chimney when it is built against or forms a part of a wall and extends to or below the surface of the ground shall be built on solid foundation which shall comply with the requirement of the rules relating to the foundations of structural walls. It shall have a dump 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 with which it is built.(4)Floors beneath and around every fire place shall be of concrete or similar fire proof materials and shall project suitably.(5)The jamb of a fire place opening shall be at least 20 centimetres in width and the back of the chimney opening in a party wall are not back to back. The required 20 centimetres of solid wall at back of the fire place shall be carried upto the floor of the room above.In an external or internal wall the back of the opening and all sides of the flues shall be at least 10 centimetres thick.(6)Every fire place shall have a flue giving a brick opening of not less than 20 centimetres x 20 centimetre or not less than 75 square centimetres if a pipe is used; provided that in case of re-inforced cement concrete construction, the flue shall not be less than 20 centimetres x 10 centimetre.(7)The inside of every chimney flue shall be properly rendered or parapeted so that flue is carried upward unless the whole flue is built with fire brick or fire proof piping or fire clay or at least 2 centimetres in thickness in which case the spandrel angles shall be filled in solid with brick work or other incombustible materials.(8)In any wall no timber shall be placed nearer than 20 centimetres to the inside of the flues or chimney opening except that wooden plugs in any wall or chimney breast can be driven nearer than 15 centimetres to the inside of any flue or chimney opening. Under any chimney opening no timber shall be within 40 centimetres from the upper surface of the hearth.(9)Chimney stacks or smoke flues shall be carried up to 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 centimetres thick excepting when pipe is used. The maximum height for any stake may be exceeded if it is adequately secured against over burning.(10)Height of chimney stack may be reduced to 45 centimetres when there is made up of fire resisting materials. The top six courses of all stacks shall be built in cement mortar.(11)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 thick or of cast iron complying with the Indian Standard Institution specifications, or if, sheet metal for domestic cooking ranges only and shall be fixed at a distance of at least 20 centimetres from any combustible substance.

Part V – Drainage And Sanitary Installation. General

50. Notice for carrying out drainage work and application for permission. Sections 43(2), 57(2)(m).

(1)No person shall carry out any water borne sanitary and drainage installation or carry out any works connected therewith within any building or site without the previous permission of the Chief Administrator.(2)Every person who intends to carry out these works shall apply for permission as laid down in rule 3.

51. Work to be executed under the supervision of plumber. Sections 43(2), 57(2)(m).

- 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 Faridabad Complex Administration.

52. Adequate water supply for installation of water borne sanitary installation. Sections 42(2) 57(2)(m).

- Before undertaking the installations of water borne sanitary system in any building an adequate, constant and reliable water supply to the premises shall be ensured to the satisfaction of the Chief Administrator.

53. Sanitary fittings and execution of works to I.S.I. specifications. Sections 43(2), 57(2)(m).

- All sanitary fittings, drainage, pipes including soil and wate pipes and other articles used in the execution of these works shall be as per standards and specifications laid down for such articles by the Indian Standard Institution or as laid down by the Faridabad Complex Administration from time to time if there are no standard specifications laid down for such articles by the Indian Standard Institution.

54. All drainage system to be air, smoke and water tight. Sections 43(2), 57(2)(m).

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

55. Net work of foul and waste water drainage. Section 42(2), 57(2)(m).

- The network of foul water drainage and the network of the waste water drainage shall be designed according to requirement of the National Building Code.

56. Junctions. Sections 43(2), 57(2)(m).

- Every drain including a pipe draining into any drain or a pipe sewer shall join the later obliquely in the directions of the flow of the later.

57. Minimum sanitary facilities in various types of buildings. Sections 43(2), 57(2)(m).

(1)Dwelling with individual conveniences shall have at least the following fitments :-(a)One bath room provided with a 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.(2)Dwelling (tenements) without individual conveniences shall have the following fitments :-(a)One water tap with draining arrangements in each tenement;(b)One water closet and one bath for every two tenants and(c)Water tap in common bath room and common water closet.(3)The requirements for fitments for drainage and sanitation in the case of buildings other than residences such as office buildings, factories, cinemas, concert halls, the atres, hospitals, hotels, restaurants, schools and hostels shall be in accordance with table Nos. I to II appended to these rules.

58. Water closets. Sections 43(2), 57(2)(m).

(1)Every water closet pan shall have an efficient syphon trap with a minimum water seal of 75 millimetre 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 distribution pipe for flushing and cleaning of the pan, a special closet cistern with suitable ball cock and of no less than 12 litres capacity shall be provided.(3)The capacity of every reserve tank shall be at the scale of 270 litres per water closet connected to the tank and 180 litres for each additional seat in the same premises.(4)No self-acting or automatic flushing apparatus shall be constructed or fixed except with prior permission of the Chief Administrator.(5)Where the water-closet discharges into a soil pipe which also receives the 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 millimetre;(b)be connected with the arm of the soil pipe at a point not less than 7.5 centimetre and not more than 30 centimetres from the highest part of the trap, on that side of 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 the soil pipe or be carried into a soil pipe at a point not less than 2.0 metre above the highest connection to the soil pipe.

59. Urinals. Sections 43(2), 57(2)(m).

- A urinal connected with a building which has a supply of water laid on, shall comply with the following requirements, namely :-(i)the urinal shall be provided with a basin, stall, through or other receptacle of non-absorbent material;(ii)the outset from the receptacle shall be provided with an efficient grating.(iii)the urinals shall be provided with suitable apparatus for effectually flushing and

cleansing the receptacle.(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 urinal shall be ventilated by a pipe which shall :-(a)be of an internal diameter not less than that of the trap or 50 millimetre whichever is less;(b)be connected with the waste pipe from the urinal at a point not less than 7.5 centimetre and not more than 30 centimetre 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 open 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.

60.

(1)Every drain shall :-(a)be of suitable size, and if it is intended for the conveyance of foul water shall have an internal diameter of not less than 100 millimetre;(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 millimetre drain and 1 in 60 for 150 millimetre drain. The maximum and minimum gradient shall respectively be 1 in 20 and 1 in 80 for a 100 millimetre drain and 1 in 40 and 1 in 140 respectively for 150 millimetre drain.(2)(a)A drain shall not be constructed so as to within or under any building, except in a case where any other situation is impracticable.(b)Where a 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.(c)Such drains within the built area shall be either Hard Cast Iron pipes or shall be encased with 15 centimetres of cement concrete of M150 all round if any other pipe is used.(3)Where any drain is laid under a wall, it shall be protected at that part which is under the wall by means of a relieving arch, flange stone iron or any other support which shall not bear on the drain and shall be of sufficient size and strength to prevent any disturbance 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 suitable and efficient trap, and such trap shall be formed and fixed so as to be capable of maintaining a water seal of -(a)5 centimetre where such inlet has an internal diameter of less than 80 millimetres.(b)7.5 centimetre where such inlet has an internal diameter of more than 80 millimetre.(c)Every trapped gully shall be covered with a granting the bars of which shall be no more than 10 millimetre apart.

61. Ventilation of drains. Section 42(2), 57(2)(m).

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

62. Manholes. Sections 43(2), 57(2)(m).

- A manhole shall be provided at every point at which the draining changes either its direction or gradient and otherwise at intervals not exceeding 30 metres. 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. The cover shall be as per Indian Standard Institution specifications and properly fitted.

63. Soil pipes and soil ventilating pipes. Sections 43(2), 57(2)(m).

- A soil pipe or a soil ventilation 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 millimetre;(iii)circular;(iv)carried upwards to such a height and in such a manner so as to prevent any nuisance or injury of damages to health arising from the emission of foul air from such pipe, the minimum height being 60 centimetre above the roof top of inaccessible and 1.80 metres in case the roof is accessible.(v)fitted at the open end with a suitable grating or cover admitting the free passage of air.

64. Separation of soil pipes from rain water pipes. Sections 43(2), 57(2)(m).

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

65. Provision of traps. Sections 43(2), 57(2)(m).

- There shall be 10 taps in any soil or ventilating pipes not 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.

66. Waste water pipes. Sections 43(2), 57(2)(m).

- 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 a building;(ii)if it discharges into a drain it shall be disconnected from the drain by a trapped gully with a suitable grating above level of water in the trap; and(iii)if it is more than 1.80 metres in length, be provided with a suitable trap.Note. - If single system is used than the above will be suitably modified according to the National Building Code, in case of rules 55 and 66.

67. Over from pipe. Sections 43(2), 57(2)(m).

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

68. Pipe not to be exposed on external walls. Sections 43(2), 57(2)(m).

- Wherever possible, no down pipes, soil 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.

69. Method of disposal. Sections 43(2), 57(2)(m).

- 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 in his own premises from which the effluent shall be drained off -(a)into absorption pits; or(b)by sub-soil irrigation drain: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 at 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 the sewer.

70. Septic tanks. Sections 43(2), 57(2)(m).

(1)No septic tank shall be located-(a)at a distance of less than 10 metres from a dwelling house or any other building used for human habitation or 25 metres from building used for work or recreation.(b)within a public thoroughfare;(c)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 articles 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 2½ times the total water supply allowances for the total number of residents of the buildings.(3)Every inlet pipe into a septic tank shall be effectively trapped.

71. Absorption pits. Sections 43(2), 57(2)(m).

(1)In the matter of location, every absorption pit shall conform to some restrictions as are laid down for a septic tank in rule 70.(2)No absorption pit shall have any outlet into a means of communication with any sewer, storm water drain and surface drain.(3)The walls of every absorption pit 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 Chief Administrator.

72. Sub-soil irrigation for disposal of effluent. Sections 43(2), 57(2)(m).

(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 Chief Administrator, is set apart within the 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.(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.

73. Sanitary installations and drainage to be completed before applying for connection. Sections 43(2), 57(2)(m).

- 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 to use until a certificate after completion of these works has been applied for by the applicant to the Chief Administrator and a certificate has been issued by the later 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 thirty days of the receipt of the application, the certificate shall be deemed to have been granted.

74. Application for connection with public sewer. Sections 43(2), 57(2)(m).

(1)After the grant of a 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 Chief Administrator at least seven days before the date on which connection is required.(2)The application shall be accompanied by a certificate referred to in rule 73 and such amount as may be laid down from time to time by the Chief Administrator and calculated on the basis of the current schedule of rates to meet the cost of the proposed connection.(3)On receipt of the application and subject to the requirements of the foregoing rules, the Chief Administrator shall sanction or reject the request.(4)In the event of the required connection having been sanctioned, it shall be made only through an officer authorised by the Chief Administrator.

75. Sewer connection. Sections 43(2), 57(2)(m).

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

76. Drainage of roofs. Sections 43(2), 57(2)(m).

- The roof of every building shall drain into gutters, spouts or through 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 exposed parnalas may be provided for so long these do not discharge into any public roadway, footpath or on private land of adjoining owner.

77. Size of down pipes. Sections 43(2), 57(2)(m).

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

78. Storm water not to drain into sewer. Sections 43(2), 57(2)(m).

- The run-off from the roof, paved area (but excluding paved court yard) and overflow, if any, from the site, shall not be drained into the underground sewer system.

79. Inspections. Sections 43(2), 57(2)(m).

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

80. Minor alteration in case of emergency. Sections 43(2), 57(2)(m).

- Any case in which a minor alteration of a water borne sanitary installations or drainage installations 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 rules, forthwith inform the Chief Administrator, in writing of such proposed alternations, provided, these alterations are in conformity with these rules. He shall also within fourteen days of the commencement of such alterations make the deposits required by these rules.

81. Carrying out of work. Sections 43(2), 57(2)(m).

- All work required to be done for the installations or repair of sanitary fittings shall be entrusted to licensed plumber duly registered with the Faridabad Complex Administration.

Part V – 82. Sub-division of Plots. Sections 43(2), 57(2)(m).

(1)No person shall sub-divide and use a piece of land measuring upto 1,000 square metres in violation of the land uses specified in the development plan, without prior permission from the Chief Administrator, sub-division of plots of more than 1,000 square matre shall be regulated according to the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975.(2)Permission to sub-divide a plot in more than two plots shall not be granted at a time. Sub-division of any plot can be allowed three times, provided the condition of minimum size of sub-divided plot under rule 85 is fulfilled.

83. Application for permission to sub-divide. Sections 43(2), 57(2)(m).

- Any person wishing to sub-divide the plot as mentioned above, shall make an application together with a sub-division fee @ Rs. 5, Rs. 10 and Rs. 15 per square metre of the total plot area for the 1st, 2nd and 3rd time of sub-division respectively as the case may be accompanied by the following documents :-(i)site plan;(ii)Sub-Division Plan showing;(a)the arrangement of sub-divided plots;(b)means of access to the individual sub-divided plots;(c)means of obtaining water supply and sewerage disposal.(iii)proof of ownership of land to be sub-divided;

84. Access for the sub-divided plots. Sections 43(2), 57(2)(m).

- Every sub-divided plot shall have an independent direct access entry from a public street of at least 6 metres width. When such a street is intended to be provided inside the original plot for providing access and laying services for the sub-divided plots, the same shall be handed over to Faridabad Complex Administration, free of cost to be declared as public street. Where the street is to be used only as a service land, the width may be reduced to a minimum of 3 metres.

85. Minimum size of sub-divided plots. Sections 43(2), 57(2)(m).

- The minimum size of sub-divided plots for various uses shall be as follows. However, the depth of any sub-divided plot shall in no case be more than 3 times its width :-

Use	Location	Size
Residential	In the built up areas of old towns of Faridabad City andBallabgarh	40 square metres
	For New Industrial Township and controlled area, the minimumfrontage shall be 6 metres	100 square metres
Commercial : Booths/shops	Single storey only	16 square metre
Shop-cum-residences, business and commercial offices	Two or more storeys	100 square metres
	..	

Industrial : Service Industries, Small Scale Industries andworkshops		200 square metre
Public and Institutional buildings	Plot size to be arrived at on the basis of covered arearequirement for that use (as per norms)	

86. Provision of services. Sections 43(2), 57(2)(m).

- The responsibility for providing pucca roads for access and other services like water supply, sewerage etc. for sub-divided plot shall rest with the owners of the original undivided plot. The plot-holder applying for sub-division shall deposit, in advance, the estimated cost of laying services like roads, water supply, sewerage, street light etc. with the Faridabad Complex Administration, before permission is granted and the work will be executed by the Complex Administration. These charges shall be in addition to the sub-division fee mentioned earlier.

87. Construction on sub-divided plots. Sections 43(2), 57(2)(m).

- The construction on sub-divided plots shall be regulated according to the provisions of the building rules. Only one dwelling unit per floor of the sub-divided plot shall be allowed to be constructed. The sub-divided plot shall be used for the purpose for which the permission is given while approving the sub-division.

Part VIII – Miscellaneous

88. Registration of Architects, Engineers and Plumbers. Sections 43(2), 57(2)(m).

- Application for registration and licence under Section 53 of the Act with the Faridabad Complex Administration shall be made to the Chief Administrator.

89. Repeal and Savings. Sections 43(2), 57(2)(m).

- Any rules relating to the building rules and applicable to the Faridabad Complex Administration area before the commencement of these rules are hereby repealed :Provided that any order made or action taken under the rules so repealed, shall be deemed to have been made or taken under the corresponding provisions of these rules.

I

(See rule 3)Colouring of Plans

S. No.	Items	Site Plan	Building Plan

	White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print		
1	2	3	4	5	6	7	8	
1.	Plot Lines	.. Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	
2.	Existing	.. Green	Green	Green	..	..	..	
3.	Future street, if any	.. Green dotted	Green dotted	Green dotted	..	..	..	
4.	Permissible building lines	.. Thick dotted Black	Thick dotted Black	Thick dotted Black	..	..	..	
5.	Open spaces	.. No colour	No colour	No colour	..	..	..	
6.	Existing work	.. Black (Outline)	White	Blue	Black	White	Blue	
7.	Work proposed to be demolished	..Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	
8.	Proposed work	.. Red filled in	Red	Red	Red	Red	Red	
9.	Drainage and sewerage work	.. Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	
10.	Water supply work	.. Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	

II

(See rule 5)

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 its specifications.

2. Superimposed Loading. - For the purpose of calculating the superimposed loading on slabs, 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 specified in the following table for the appropriate type of building, floor or roof:-

S. No.	Description ofbuilding floor or roof	Kg. per square metreof area covered

1.	Roofs in residential buildings, flats, hotels, hospital roomsand wards, corridors, stair cases and landings of residentialbuilding 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 andsimilar buildings	.. 350
5.	Retail shops and garage for cars of not more than two tonsdead weight	.. 400
6.	Assembly halls, drill halls, dance halls, light workshops,public spaces in hostels, hospital corridors, stair cases andlandings for the building mentioned in this table other thandescribed at serial No. 1 above, cinemas, restaurants and grandstands	.. 500
7.	Warehouses, book-stores, stationery stores and buildingssimilarly used and garages for motor vehicles exceeding two tonsdead weight. Actual load to be calculated but not less than	.. 1,000
8.	Flat roofs and roofs inclined at an angle with the horizontalof not more than twenty degrees	.. 150
9.	Roofs inclined at an angle with the horizontal or more thantwenty degrees (per square foot of covered areas)	..

(a)For the purpose of calculating 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 storeys shall be calculated in full in accordance with the schedule of loading set out above, but for the lower storey, a reduction of superimposed loads may be allowed as under :-Reduction of superimposed loads 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 third storey below the top most storey - 30 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 five hundred kilograms per square metre.(b)Except as hereinafter provided, the wind pressure on a building shall be assumed to be not less than 100 kilograms per square metre 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 design, 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 a 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 100 kilograms per square metre of floor area.

Table 1[See rule 57(3)]Office BuildingFor accommodation other than for officers/executive

S. No.	Fitments	For Male Personnel	For Female Personnel
1.	Water closets	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Ablution taps	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be providedevery 50 persons or part thereof in the vicinity of water closetand urinals	
3.	Urinals	Nil upto 6 persons	
		One for 7-20 persons	
		Two for 21-40 persons	
		Three for 46-70 persons	
		Four for 71-100 persons	
		From 101 to 200 persons, add at the rate of 2.5 per cent	
4.	Wash basins	One for every 25 persons or part thereof	
5.	Drinking water fountains	One for every 100 persons with a minimum of one on each floor	
6.	Baths	Preferably 1 on each floor	
7.	Cleaner's sinks	One per floor minimum preferably in or adjacent to sanitaryroom	

Table 2[See rule 57(3)]Factories

S.No.	Fitments	For Male Personnel	For Female Personnel
1.	Water closets	One for 1-15 persons	One for 1-12 persons
		Two for 16-35 persons	Two for 13-25 persons
		Three for 36-65 persons	Three for 26-40 persons
		Four for 66-100 persons	Four for 41-57 persons
			Five for 58-77 persons

			Six for 78-100 persons
		From 101 to 200 persons, add at the rate of 3 per cent	From 101 to 200 persons add at the rate of 5 per cent
		From over 200 persons, add at the rate of 2.5 per cent	From over 200 persons, add at the rate of 5 per cent
2.	Ablution taps Urinals	One in each water-closet One water tap with drainingarrangements shall be provided for every 50 persons or partthereof in the vicinity of water closets and urinals	One in water closet
3.	Urinals	Nil upto 6 persons	
		One for 7-20 persons	
		Two for 21-45 persons	
		Three for 46-70 persons	
		Four for 71-100 persons	
		From 101 to 200 persons, add at the rate of 3 per cent	
		For over 200 persons, add at the rate of 2.5 per cent	
4.	Washing taps with draining arrangements	One for every 25 persons or part thereof	
5.	Drinking water fountains	One for every 100 persons with a minimum of one each floor	
6.	Baths (Preferably showers)	As required for particular trades or occupations	

Note :- For many trades of a dirty or dangerous character more extensive provisions are required by law.Table 3[See rule 57(3)]Cinemas Concert Halls and Theatres

S.No.	Fltments	For Male Public	For Female Public	For Male Staff	For Female Staff
1.	Water closets	One per 100 persons upto 400 persons. For over 400 persons,add at the rate of one per 250 persons or part thereof	Two per 100 persons upto 200 persons. For over 200 personsadd at the rate of 1 per 100 persons or part thereof	One for 1-15 persons Two for 16-35 persons	One for 1-12 persons, Two for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet		

		One water tap with draining arrangement shall be provided forevery 50 persons or part thereof in the vicinity of water closetand urinals			
3.	Urinals	One per 50 persons or part thereof	-	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	
4.	Wash Basins	One for every 200 persons or part thereof	One for every 200 persons or part thereof	One for 1-15 persons Two for 16-25 persons	One for 1-12 persons. Two for 13-25 persons

Note :- It may be assumed that two-thirds of the number are male and one-third females.Table 4[See rule 57(3)]Art Galleries, Libraries and Museums

S.No.	Fitments	For Male public	For Female public	For Male Staff	For Female Staff
1.	Water closets	One per 200 persons upto 400 persons, For over 400 persons,add at the rate of 1 per 250 persons or part thereof	One per 100 persons upto 200 persons. For over 200 personsadd at the rate of 1 per 150 persons or thereof	One for 1-15 persons. Two for 16-35 persons	One for 1-12 persons. Two for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be providedfor every 50 persons or part thereof in the vicinity of waterclosets, and urinals			

3.	Urinals	One per 50 persons	-	Nil upto 6 persons one for 7-20 persons Two for 21-45persons.	-
4.	Wash basins	One for every 200 persons or part thereof for over 400persons	add at the rate of 1 per 250 persons or part thereof	One for every 200 persons or part thereof. For over 200persons, add at the rate of 1 per 150 persons or part thereof	One for 1-15 persons Two for 16-35 persons.
5.	Cleaner's sink	----------	1 per floor minimum	----------	

Note :- It may be assumed that two-thirds of the number are males and one-third females.Table 5[See rule 57(3)]Hospitals, Indoor Patient Wards

Sr.No.	Fitments	For Males and Females
1.	Water closets	One for every 8 beds or part thereof.
2.	Ablution taps	One in each water closet plus one water tap with drainingarrangements in the vicinity of water-closets and urinals forevery 50 beds or part thereof.
3.	Wash basins	Two upto 30 beds. Add one for every additional 30 beds orpart thereof.
4.	Baths	One bath with shower for every 8 beds or part thereof.
5.	Bedpan washing sinks	One for each ward.
6.	Cleaner's sinks	One for each ward.
7.	Kitchen sinks and dish washers (where kitchen is provided)	One for each kitchen.

Table 6[See rule 57(3)]Hospitals, Outdoor Patient Wards

Sr.No.	Fitments	For Males	For Females
1.	Water closets	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.
2.	Ablution taps	One in each water closet.	
		One water tap with draining arrangements shall be providedfor every 50 persons or part thereof in the vicinity of waterclosets and urinals	One in each water-closet.
3.	Urinals	One for every 50 persons or part thereof	
4.	Wash basins	One for 100 persons of part thereof	One for every 100 persons or part thereof

Table 7[See rule 57(3)]Hospital (Administrative Building, Medical Staff Quarters and Nurses Homes)

Sr.No.	Fitments	For Medical Staff quarters (Hostel type)

		For Administrative Buildings		For Nurses Homes (Hostels type)		
		For male personnel	For female personnel	For male staff	For female staff	
1.	Water closets	One for every 25 persons or part thereof	One for every 15 persons or part thereof	One for 4 persons	One for 4 persons	O 4 pe or th
2.	Ablution types	One in each water closet	One in each water closet	One in each water closet	One in each water closet	O ea w cl
3.	Urinals	1 water tap with draining arrangements shall be provided forevery 50 persons or part thereof in the vicinity of waterclosets and urinals. Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons, add at the rate of 3 per cent.				

		Forover 200 persons, add at the rate of 2.5 per cent.				
4.	Wash basins	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof	1 for every 8 persons or part thereof	1 for every 8 persons or part thereof	O ev pe or th
5.	Baths (with shower)	1 on each floor	1 on each floor	1 for 4 persons or part thereof	1 for 4 persons or part thereof	1 pe or th
6.	Cleaner's sinks	----------	One per floor minimum----------			

Table 8[See rule 57(3)](Hotels){||-| S.No.| Fitments| For Residential Public and staff| For Public Rooms| For Non-ResidentialStaff|-|||| For males| For females| For males| For females|-| 1.| Water closets| One per 8 persons omittingoccupants of the rooms with attached water closets, minimum of 2if both sexes are lodged| One per 100 persons upto 400 persons| Two per 100 persons upto 200 persons| One for 1-15 persons| 1 For 1-12 persons.|-||| For over 400 persons at the rate of one per 250 persons or

Part thereof

| For over 200 persons add at the rate of 1 per 100 persons or

Part thereof

| 2 For 16-35 persons| 2 For 13-25 persons.|-||| 3 For 36-65 persons.| 3 For 26-40 persons.|-||| 4 For 66-100 persons.| 4 For 41-57 persons.|-|||| 5 For 58-77 persons.|-|||| 6 For 78-100 persons.|-| 2.| Ablution taps| One in each water closet| One in each water closet| One in each water closet| One in each water closet| One in each water closet|-|| One water tap with draining arrangements shall be providedfor every 50 persons or part thereof in the vicinity of waterclosets and urinals.|-| 3.| Urinals| --| 1 per 50 persons or part thereof| --| Nil, up to 6 persons|-|||||| 1 for 7-20 persons||-|||||| 2 for 21-45 persons||-|||||| 3 for 46-70 persons||-|||||| 4 for 71-100 persons||-| 4.| Wash basins| One per 10 persons omitting the wash basins installed in theroom suite| 1 per water closet and urinal provided| 1 per water closet provided| 1 for 1-15 persons2 for 16-35 persons3 for 36-65 persons4 for

66.

-100 persons| 1 for 1-12 persons2 for 13-25 persons3 for 26-40 persons4 for

41.

-57 persons5 for 58-77 persons6 for 78-100 persons|-| 5.| Bath| 1 per 10 persons omitting occupants of the rooms with bath insuites| ..| ..| ..| ..|-| 6.| Slop sinks| 1 per 30 bedrooms| ..| ..| ..| ..|-||| 1 per floor, minimum|||||-| 7.| Kitchen sinks and dish washers---------- I in each kitchen----------|}Note. - It may be assumed that two thirds of the number are males and one third females.Table 9[See rule 57(3)]Restaurants

S.No.	Fitments	For Male public	For Female public
1.	Water closet	One for 50 seats upto 200 seats. For over 200 seats, add atthe rate of one per 100 seats or part thereof	One for 25 seats upto 200 seats. For over 200 seats, add atthe rate of one per 100 seats or part thereof
2.	Ablution taps	One in each water closet	One in each water closet
			One water tap with draining

			arrangements shall be providedfor every 50 persons or part thereof in the vicinity of waterclosets and urinals
3.	Urinals	One per 25 seats upto 50 seats	-
4.	Wash basins ----------	One for every water closet provided----------	
5.	Kitchen sinks and dish washers ---------	One in each kitchen----------	
6.	Slop or service sinks ----------	One in therestaurant----------	

Note - It may be assumed that two-thirds of the number are males and one-third females.Table 10[See rule 57(3)]Schools and Educational Institutions

S.No.	Fitments	Nursery Schools	Schools other than Nursery Schools		Boarding Schools	
			For boys	For girls	For boys	For girls
1.	Water closet	One per 15 pupils	One per 40 pupils	One per 25 pupils or part thereof	One for every 8 pupils	One for every 6 pupils

		or part thereof	or part thereof		or part thereof	or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet One water tap with draining arrangements shall be providedfor every 50 pupils or part thereof in the vicinity of waterclosets and urinals	One in each water closet	One in each water closet
3.	Urinals	-	One per 20 pupils or part thereof	-	One for every 25 pupils or part thereof	-
4.	Wash basins	One per 15 pupils or part thereof	One per 40 pupils or part thereof	One per 40 pupils or part thereof	One for every eight pupils or part thereof	One for every 6 pupils or part thereof
5.	Baths	One bath sinks per 40 pupils or part thereof	-	-	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof
6.	Drinking Water Fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils of part thereof	One for every 50 pupils or part thereof
7.						

Cleaner'ssinks----------
Oneper floor,
minimum----------

Note : For teaching staff, the Schedule of fitments to be provided shall be the same as in the case of office buildings (See table 1)Table 11[See rule 57(3)]Hostels

Sr. No.	Fitments	Forresidents and residential staff	For non-residentialstaff	Rooms whereinoutsiders are received			
		For Males	For Females	For Males	For Females	For Males	For Females
1.	Water-closets	One for every 8 persons or part thereof	One for every 6 persons or part thereof	One for 1-15 persons	One for 100-112 persons	One per 100 persons upto 400 persons	Two per 100 persons upto 200 persons
				Two for 16-35 persons Three for 36-65 persons Four for 66-100persons	Two for 13-25 persons. 3 for 26-40 persons. 4 for 41-57persons 5 for 58-77 persons 5 for 78-100 persons	For over 400 persons, add at the rate of one for 250 persons orpart thereof	For over 200 persons, add at the rate of 1 for 100 persons orpart thereof
2.	Ablution taps	One in each water closet	One in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	One in each water closet
		One water tap with draining arrangements shall be providedfor every 50 persons or part of thereof in the vicinity					

		of watercloset and urinals.					
3.	Urinals	One for 25 persons or a part thereof	-	Nill upto 6 persons One for 7-20 persons. Two for 21-45 persons. Three for 46-70 persons. Four for 71-100 persons	- - -	One for 50 persons or part thereof	-
4.	Wash basins	One for 8 persons or part thereof	1 for 6 persons or part thereof	1 for 1-15 persons. Two for 16-35 persons Three for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons. Two for 13-25 persons Three for 26-40 persons 4 for 41-57 persons 5 for 58-77persons 6 for 78-100 persons	1 per each water-closet and urinals	1 per each water closet provided
5.	Bath	One for 8 persons or part thereof	1 for 6 persons or part thereof	-	-	-	-
6.	Cleaners sinks	-	1 per floor, minimum.	-	-	-	-

Form BR I(See Rule 3)Form of Application to Erect/Re-erect or to make Additions/Alterations in any place in a Building.ToThe Chief Administrator,Faridabad Complex Administration,Faridabad.Sir,I/we hereby apply for permission to erect/re-erect/make additions/ alterations in a building/wall in accordance with the plans submitted herewith on Plot

No.----------Block No.----------Street----------"

2. The following documents are attached herewith :-

(a)four sets of all drawing i.e. site plan, all floor plans, elevations and sanitary installation plans structural drawings.(b)specifications (general and detailed) of the proposed building :(c)copy of sale deed/lease deed showing title to the land(d)estimate of area for calculation of fees.

3. The building shall be used for---------and the number of users shall be----------"

4. The plans have been prepared according to the Faridabad Complex Administration Building Rules, 1989, by----------

Name of registered Architect/Engineer----------Address----------Registration No.----------

5. The construction of the building shall be supervised by

Name----------Address----------
No.----------

6. The requisite fee of Rs.----------has been deposited. ----------, vide receipt No.----------dated----------.

7. I/we further declare that I/we am/are the owner/owners or authorised agents of the owner of the property to be built upon.

8. I/we request that the construction may be approved and permission accorded to me/us to execute the work.

Yours faithfully,Signature of applicant----------Name of applicant----------Postal Address----------Dated----------.Form BR II(See rule 3(1)(d)Additional information to be submitted with building application.

1. Nature of work----------new/addition and alterations to the existing building.

Use of building (a) Residential :

1. Family Quarters

2. (a) Non-family dwelling places (e.g. hostels, dormitories, lodging hostels and clubs).

(b)Factory of workshop buildings(c)Warehouses and other storage buildings(d)Shops/Shops-cum-residence(e)Business and Administration office buildings(f)Educational buildings(g)Hospital or Dispensary buildings(h)Social and recreational buildings(i)Other buildings (to be described)

3. Covered area on each floor Floor area of each floor

Total _____

4. Estimated cost of work----------

5. Number of dwelling units in case of residential constructions

New Constructions	Additions and alterations to existing building resulting indwelling units.	
(No. of Units)	(No. of Units)	
	Before additions and alterations.	A a
One room units----------	----------	--
Two room units----------	----------	--
Three room units----------	----------	--
Four or more roomsunits----------		

6. No. of users/families (in case of family dwelling units)

Signature of applicantName----------Address----------Dated----------Form BR III[See rule 3(1)(e)]SpecificationsThe materials to be used in the construction may be clearly specified under the following heads :-

Item	Specifications
(A)	Foundation

(B) Walls

(C) Damp proof Courses

(D) Roofs

(E) Floors

(F) Windows, doors and other wood work

(G) Steel work

(H) Internal Finish

(I) External Finish

(J) Water Supply

(K) Sanitary and drainage installations

(L) Electric Installations

Signature of Architect Signature of Applicant

Form BR IV[See rule 3(1)(f)]Certificate from the ArchitectI ---------- do hereby certify that I am a registered Architect of the Faridabad Complex Administration. I have prepared these plans for ---------- on plot No. ---------- Block No. (Description of the Building) ---------- Street ---------- belonging to Shri/Smt.----------and have personally satisfied myself that it conforms to the building rules laid down by the Faridabad Complex Administration and I hold myself personally responsible for any default.Signature of ArchitectName----------Address----------Dated :Registration No. ----------Form BR V[See rule 3(1)(f)]Certificate to be submitted Alongwith the Building Application duly signed by the Qualified Engineer.Certified that the structural parts of the entire building on plot No.----------Block No.----------Street No.----------belonging to Shri/Smt.----------have been designed by me on the basis of calculations and are considered safe in accordance with the permissible stresses and slenderness ratio as laid down in the rules.Signature of EngineerName----------Address----------Date No.----------(if any)Form BR VI[See rule 3(1)(f)]Form for Architectural SupervisionI hereby certify that the erection/re-erection/addition or alteration in the building on plot No.----------Block----------Street----------, shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted herewith and the work shall be carried out according to the sanctioned plan.Signature of Architect/Engineer/Licensed Supervisor----------Name of Architect/Engineer/Licensed Supervisor----------Registration No.----------Address----------Dated----------

BR VII (a)[See rule 8]Form of Sanction of Building ApplicationFromThe Chief Administrator,Faridabad Complex Administration,Faridabad.To----------

No. FCA/STP/DatedSub : Sanction under section 43 of the Faridabad Complex (Regulation and Development) Act, 1971.Reference your application dated----------for permission to erect/re-erect a building on plot No.----------. It is hereby stated that the same has been

sanctioned on----------by Faridabad Complex Administration subject to the following conditions and corrections on the plan :-

1. Plans are valid upto----------month----------year.

2. The construction will be undertaken as per sanctioned plan only and no deviation from bye-laws will be permitted without prior permission. Any deviation done against bye-laws is liable to be demolished and the supervising architect engaged on the job will run the risk of having licence cancelled.

3. Violation of building bye-laws will not be compounded.

4. It will be the duty of the owner of the plot and the Architect preparing the plans to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of bye-laws remains unnoticed, the Faridabad Complex Administration reserve the right to amend the plans as and when the infringement comes to its notice and Faridabad Complex Administration will stand indemnified against any claim on this account.

5. A notice in writing shall be sent to Faridabad Complex Administration before commencement of the erection of building as per bye-laws. Similar notice will be sent to the Faridabad Complex Administration when the building has reached upto plinth level.

6. The party shall not occupy or permit it to occupy the building or use or permit to be used the building or any part thereof affected by any such work until occupancy certificate is issued by the Faridabad Complex Administration.

7. Faridabad Complex Administration will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expense/losses/claims which the Faridabad Complex Administration may incur or become liable to pay as a result or in consequences of the sanction accorded by it to the building plan.

8. The door and window leaves shall be fixed in such a way that they shall not, when open, project on any street.

9. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from Voltage lines running on side of the site.

10. The land left open on consequences of the enforcement of the set back rules shall from part of the public street.

11. The sanction will be void ab initio of auxiliary conditions mentioned above are not complied.

for Chief Administrator.Encs : A set of sanctioned plan.Form BR VII (b)(See rule 8)Form of Rejection of Building ApplicationFromThe Chief Administrator,Faridabad Complex Administration,Faridabad.To----------
No. FCA/STPDated :Subject : Refusal of sanction.With reference to your application dated----------for the grant of sanction for the erection of a building/execution of work in House No.----------it is hereby stated that the sanction sought for has been refused by the Administration on the following grounds.for Chief Administrator.Encl: Three sets of rejected plan.Form BR VIII(See rule 12)Form for notice of CommencementToThe Chief Administrator,Faridabad Complex Administration,Faridabad.Sir,I/We hereby give notice that the erection/re-erection/addition/alteration of the building on plot No.----------, Block No.----------, Street----------, will be commenced on----------(date) as per your permission, ------vide memo No.----------, dated----------under the supervision of and----------Registered Architect/Engineer/Licensed supervisor (Registration No.----------), and in accordance with the plans sanctioned, ----------vide No.----------Signature of the ApplicantName----------Address----------
BR IX[See rule 13(1)]Application for Permission to OccupyToThe Chief Administrator,Faridabad Complex Administration,Faridabad.Sir,I/We hereby report that the building/part of the building described below and sanctioned,------vide your order No.----------, dated----------, has been completed in all respects according to the sanctioned plans (and the suggested modifications have been carried out).

2. I/We have reported that we have made certain changes in the plan during the course of construction as per the plans attached herewith.

3. Completion certificate from the Architect/Engineer/Licensed supervisor who supervised the construction is submitted herewith.

4. I/We request that an Occupation Certificate as required by rule 13 of the Faridabad Complex Administration Building Rules, 1989 may kindly be issued and permission to occupy the building be given.

Description of BuildingPlot No.----------Block No.----------,Street----------Use----------,Descript of building----------Yours faithfully,Signature of the applicant,Name----------Address----------Form BR X[See rule 13(1)]Building Completion Certificate By An Architect/engineerI do hereby certify that the building work described below and sanctioned, - vide Chief Administrator's Order No.----------dated----------, has been supervised by me. The work has been completed on----------, (dated) to my satisfaction and according to the sanctioned plan and the workmanship and all the materials (types and grade) have been used strictly in accordance with the general and detailed specifications. No Provisions of the building rules, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed in the course of the work. The building is fit for use for which it has been erected, re-erected, or altered, constructed or enlarged.Description of BuildingPlot No.----------, Block No.----------,Street----------,Use---------- of work---------- of registered Architect/Engineer.Name----------Address---------- BR XI[See rule 13(2)]Completion Certificate and Permission to OccupyWhereas---------- requested to occupy the building described below, I hereby certify that the building has been completed in every respect in accordance with the plans sanctioned----------,vide Order No.----------, dated----------and is fit for use for which it has been erected.Description of BuildingPlot No.----------, Block No.----------,Street----------Descripti of Building---------- Administrator, Faridabad Complex Administration, FaridabadDated----------Endst. No.----------, dated----------.Copy forwarded to----------with the reference to his/her application No.----------, dated----------Chief Administrator, Faridabad Complex Administration, FaridabadForm BR XII[See rule 13(3)]Provisional Occupation Certificate of Refusal of Permission to OccupyFromThe Chief Administrator,Faridabad Complex Administration,Faridabad.To----------Memo No.----------DatedReference your application No.----------dated----------, for permission to occupy the building described below :-

2. Description of The Building

Plot No.----------, Block
No.----------Street
----------Description of the
Building----------

3. Provisional permission to occupy the building is hereby granted for a period of six months subject to the following conditions :-

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to occupy the building is hereby refused for the reasons given below :-a) ----------b)
----------c) ----------d) ----------e)
----------Chief Administrator, Faridabad Complex Administration, Faridabad