

From

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

To

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

Memo No. Misc-2339- ULB-Vol-II-A/7/5/2006-2TCP  
Dated:25.04.2022

**Subject:- Amendment in Haryana Building Code, 2017.**

Please refer to this office Memo No. Misc-138A-Loose/7/5/2006/2TCP dated 07.03.2017. The Government has approved the following amendment in the Haryana Building Code-2017.

**Final Amendment in Chapter-6 & 7 in Haryana Building Code, 2017.**

**(A.) The existing table in Code 6.3 (3)(i)(a) shall be substituted by the following :-**

Sr. No.	Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (S+4 Floor)) (in metres)
1.	Upto 100 square metres	75%	Single Level	165%	16.5
2.	Above 100 to 250 square metres	75%	Single Level	145%	16.5
3.	Above 250 to 350 square metres	66%	Single Level	130%	16.5
4.	Above 350 to 500 square metres	66%	Single Level	120%	16.5
5.	Above 500 to 1000 square metres	66%	Single Level	100%	16.5

**(B.) The following Note - VI & VII shall be inserted in Code 6.3 (3)(i)(a) at the end of existing Note (V):-**

VI. Any Violation of the permissible ground coverage limit as indicated in the table above shall be non compoundable.

VII. Plot setbacks (areas other than core areas)

Sr. No.	Area of Plot (in square metres)	Minimum Front Setback (In metres)	Minimum Rear Setback ( in metres)
1.	Upto 75 square metres	1.0	1.5
2.	Above 75 upto 150 square metres	1.5	2.0
3.	Above 150 upto 250 square metres	2.0	2.0
4.	Above 250 square metres	3.0	3.0

Note:- No Balcony beyond the rear zoning shall be permitted.

**(C.) The existing table in Code 6.3 (3)(iii) shall be substituted by the following:-**

**(iii) Institutional and Educational**

Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ration (FAR)	Maximum permissible Height
For all plot sizes	35%	Upto four levels	150%	Unrestricted
Nursing Home and Clinic Sites	50%	Single level	150%	Unrestricted

(D.) The existing table in Code 7.6 (1) shall be substituted by the following:-

Sr. no.	Type of building	Minimum permissible clear width of staircase (in metres)	Minimum permissible width of tread (in metres)	Maximum permissible height of riser (in metres)
1	Residential	Upto 16.5 meters height (residential plotted)	0.9	0.25 (without nosing)
	Other than residential plotted	1.2	0.19	

(E.) The first sentence of Code 7.11 (5) be substituted by the following:-

- (5) Other provisions of light and ventilation for buildings other than plotted residential, commercial and industrial:

(F.) The existing Code 7.12 (2) shall be substituted by the following:-

- (2) Balcony of a width of maximum 1.80 metres in front and rear sides of a plot can be permitted within the plot. No Balcony beyond the rear zoning shall be permitted.

The above amendment shall come into force from the issue of this memo and the same be incorporated in the Haryana Building Code-2017 and hosted on the website of the Department.

Superintendent  
For:- Additional Chief Secretary to Government Haryana,  
Town & Country Planning Department.

Endst. No. Misc-2339- ULB-Vol-II-A/7/5/2006-2TCP

Dated:-25.04.2022

A copy is forwarded to the following with a request to take necessary action with regard to adoption of Haryana Building Code-2017.

1. All the Administrative Secretary to Government of Haryana.
2. All the Head of Department of Haryana Government.
3. All the Managing Director/Chief Administrators of Board and Corporations of Haryana Government.
4. PS/PSTCP for kind information of W/ACSTCP.

Superintendent  
For:- Additional Chief Secretary to Government Haryana,

Town & Country Planning Department.