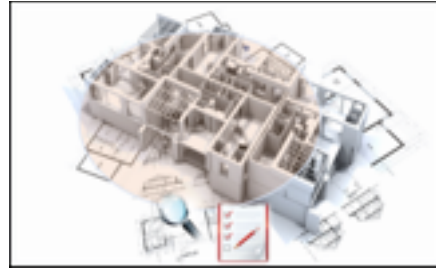


BUILDING PLANNING CHECKLIST



PROJECT TITLE:

YES	ITEMS
	<p>PREPARATION AND SIGNING OF PLANS: All plans shall be prepared and signed by Registered Architect. All drawings to signed by the following: (a) Owner (b) Registered Architect (c) Proof Consultant/ Structure Engineer.</p>
	<p>SCALE TO DRAWINGS Drawings to be drawn to the following scales: (a) Key or location plans - any convenient scale (b) Site plans - 1:100 for plots upto 500 sqm., 1:500 for plots upto 1 acre. (c) Building plans -1:50 for plots upto 500 sqm , 1:100 for plots from 500 to 1000 sqm. & 1:200 for plots above 1000 sqm.</p>
	<p>DRAWING REQUIREMENTS (a) All drawings submitted in respect of any building shall include title block which bears the following: (i) description of the project (ii) locality (iii) name of the Submitting Person/Firm (b) All drawings shall have no blanco, inking & stickers (except for signature and stamp)</p>
	<p>UNITS OF MEASUREMENT All drawings shall be drawn in metric</p>

SUBMITTALS

- (a) Photocopy of Survey plan, Zoning plan, Demarcation plan, Possession letter/site plan issued with CLU letter.
- (b) Details and dimensions shall tally with each other in all drawings.
- (c) Building plan scrutiny fee ,calculation sheet with working calculation details.
- (d) Summary of calculated fees for submission of Building Plan
- (e) Summary of calculated floor area

PLAN REQUIREMENTS

All plans must be in clear indelible prints
Shall contain the followings, unless inapplicable:

(A) SITE PLAN

Shall contain the followings:

- (i) Key plan drawn shall be submitted along with the application for a building plan approval showing locations of the site with respect to neighbourhood landmarks.
- (ii) Access to the site and name & width of the street.
- (iii) Dimensions of plot(s)
- (iv) Site plan showing the boundaries of the plot, set-backs and the name/number of the properties and roads abutting the plot.
- (v) All existing building and physical features standing on, over or under the site.
- (vi) Building envelop at each floor level in relation to the site.
- (vii) Total plot area and the break-up of the covered areas on each floor with their percentages in terms of the total area of the plot.
- (viii) Total height of the building.
- (ix) Levels (plinth, natural ground level, internal roads, landscape) with reference to the level of the mean level of street from where approach to the site is taken.
- (x) Setbacks
- (xi) Details of projections and structures in setbacks.
- (xii) Sewerage and Drainage lines at discharge point and water supply lines.
- (xiii) Details of boundary wall and its plinth, culvert and ramp, green area and trees etc.
- (xiv) Car parking, if applicable.
- (xv) Scale used and the direction of north point relating to the plan of proposed building.
- (xvi) Landscape plan, if applicable.
- (xviii) Location and size of temporary structures like stores, labour hutments, and site office.
- (xix) Provision of rain water harvesting system.

(B) FLOOR PLAN

Each floor plan shall indicate the following: (except when other floors are repetitive or identical)

1. FOR BUIDINGS THAT ARE BELOW 15 METERS OF HEIGHT

- (i) The plan shall include the floor plans of building floors including basements together with the covered area.
- (ii) The plan shall specify the use of all parts of the building.
- (ii) The plan shall show water supply, sewerage, drainage lines and the like with standard colour coding i.e green color for water supply, red for sewerage, black for waste water and cyan for re-cycle water supply .
- (iii) The sectional plan showing clearly the thickness of walls, size and spacing of walls.
- (iv) Levels to be mentioned on all floors.
- (v) The plan shall include terrace plan indicating the drainage and the slope of the roof.
- (vi) The plan shall give dimension of the permissible projections in setbacks.
- (vii)The plan shall give indication of the north point in relation to the plan and scale used.
- (viii) Figured dimensions of the length and breadths of the building and rooms and thickness of the walls.
- (ix) Names and uses of rooms.
- (x) The schedule indicating the size of doors, windows, opening and other method of ventilation of each room/ area.
- (xi) In case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colours along with index.

2. FOR MULTI-STORIED BUIDINGS THAT ARE ABOVE 15 METERS OF HEIGHT

B.(1) as above.

- (i) Access for fire appliances and vehicles and details of vehicular turning radius and clear motorable access way around the building.
- (ii) Size(width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach.
- (iii) Location and details of lift enclosures.
- (iv) Location and size of fire lift.
- (v) Fire doors for lift lobby, if provided.
- (vi) Refuse area, refuse chutes, refuse chamber, service ducts, etc if any.
- (vii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like.
- (viii) Details of exits including fire staircase and file lifts.
- (ix) Location of Generators.
- (x) Detail of fire alarm system.
- (xi) Location and dimension of fire tank and pump rooms with firefighting inlets and outlets.
- (xii) Location and details of fire-fighting systems such as sprinklers, wet risers, FHC, fire hydrants, fire extinguisher and fire curtains etc.
- (xiii) The means of access to the buildings and to its various floors as well as the means of escape

SPACE, LIGHT AND VENTILATION

All plans shall be drawn to show:

- (a) Balcony Projections with roof or awning.
 - (i) Not exceeding 1.8m in depth from the external wall of the main building (within the building line area may be allowed)
- (b) Natural Lighting and Ventilation
 - (i) Openable windows or ventilators opening to the exterior having a total area of not less than $\frac{1}{8}^{\text{th}}$ of the total floor area of the room.

Parking

1ECS (Equivalent Car Space)= 23 sqm for open parking, 28 sqm for stilt parking and 32 sqm for basement parking. (1 ECS = 12.5 sqm i.e 2.5 m x 5.0 m)

- No storage and commercial activities shall be permitted in the covered parking areas.
- In case provision of mechanical parking, clear height of the space may be maximum of 4.75 metres.

- (i) Plot size upto 150sqm = not required
- (ii) Plot size above 150 to 250sqm = 0.50 ECS for each dwelling unit.
- (iii) Plot size above 250 to 500sqm = 0.75 ECS for each dwelling unit.
- (iv) Plot size above 500 sqm = 1 ECS for each dwelling unit
- (v) Group Housing = minimum 1.5 ECS for each dwelling unit. Further minimum 5% of the total car parking area shall be made available to the EWS category flats.
- (vi) Integrated/ Multi Storey Commercial Building, Big Box Retail Stores and shopping mall = 1.0 ECS for every 50 square metres of covered area.
- (vi) Offices, Cyber Park/ IT Park/ Cyber Cities = 1.0 ECS for every 75 square metres of covered area.
- (vii) Shopping area and designated shopping markets being developed by competent authority = 65% of total site area.
- (viii) Hospital= 1.0 ECS for every 2 beds and Visitors parking as 1 ECS for every 4 beds.
- (ix) Industries = 1.0 ECS for every 300 square metres of covered area.
- (x) Assembly building (i.e stand alone theatres, cinema houses, concert hall, auditoria and assembly halls) = 1 ECS for every 40 sqm of covered area)
- (xi) Primary & Secondary school = 15% of total site area
- (xii) College = 1 ECS for every 200 sqm of covered area.
- (xiii) Government & Semi Public offices Including Civil/ High Court= 1 ECS for every 75 sqm of covered Area.
- (xiv) Hotels and Motels = 1 ECS for every 75 sqm of covered area.
- (xv) Restaurant = 1.0 ECS for every 2 seats.

Ventilation shaft

(i) Minimum size and width of ventilation shaft:

- up to 10 metres in height - 1.2 m² (minimum 0.9 m width)
- up to 12 metres in height - 2.8m² (minimum 1.2 m width)
- up to 18 metres in height - 4.0m² (minimum 1.5 m width)
- up to 24 metres in height - 5.4 m² (minimum 1.8 m width)
- up to 30 metres in height - 8.0 m² (minimum 2.4 m width)
- above 30 metres in height - 9.0 m² (minimum 3.0 m width)

(ii) For building above 30 metres height , Mechanical ventilation system shall be installed on

ventilation shaft

ROOM AREAS & HEIGHT IN RESIDENTIAL BUILDINGS

(i) **Habitable Rooms:**

- Minimum area = 9.5 m². Incase of Group housing the dwelling unit having more than one room

may have one of the room with clear floor area not less than 7.5 m².

- Minimum width = 2.4m
- Minimum height = 2.75m

(ii) **Kitchen**

- Minimum area = 5.5 m²
- Minimum width = 1.8m
- Minimum height = 2.75m

TOILETS AND BATHROOMS FOR ALL TYPES OF BUILDINGS

(i) **Water-closet:**

- Minimum area = 1.1 m²
- Minimum width = 0.90 m
- Minimum height = 2.45m

(ii) **Bathroom:**

- Minimum area = 1.1 m²
- Minimum width = 0.90 m
- Minimum height = 2.45m

(iii) **Combined bathroom with water closet:**

- Minimum area - 2.8m²
- Minimum width - 1.2m
- Minimum height = 2.45m

Security Room:

- Security rooms each measuring maximum area of 3.0 square metres is permitted only at the entry and exit gates of premises.

Plinth:

- (i) Main building - not less than 450mm and more than 1.5 m.
- (ii) Courtyard - not less than 150 mm above level of the street.

HEIGHTS OF BUILDING PARTS:

- (i) Doorways Habitable room = 2.10 m minimum
- (ii) Doorways for kitchen, bath, W.C = 2.00m minimum
- (iii) Garage - 2.4m minimum
- (iv) Store room - 2.10m minimum
- (v) Boundary wall - 1.2m in front and 1.8 at rear & sides maximum.

Inc case of Industrial buildings, electric sub-stations, transformer stations, institutional buildings and

educational buildings upto 2.4 m may be permitted

	<p>PASSAGE & CORRIDORS The clear headroom height for passage & corridor = 2.15m minimum Permissible minimum width of passage & Corridor (i) Residential & Commercial Buildings = 1.25 m (ii) Assembly, Educational, Institutional Buildings = 2.0 m (iii) Industrial and all other building = 1.5m (iv) Hospital & Nursing homes = 2.4 m</p>
	<p>EXITS Minimum width of Exit Doorways (i) All Buildings(except Assembly & Institutional Buildings) = 1.0 m (ii) Assembly & Institutional Buildings = 2.0 metres Maximum travel distance on floor to the nearest Exit. (i)Residential, Educational, Institutional and Hazardous occupancies = 22.50 metres (ii)Assembly, Business, Mercantile, Industrial and Storage occupancies = 30.0 metres</p>
	<p>BUILDING REQUIREMENTS FOR DIFFERENTLY-ABLED PERSON (a) Lift (capacity 13 persons) clear internal depth - 1.1 m clear internal width- 2.0m Entrance door width - 0.9 m (b) Lift Lobby = 1.8m x 2.0 m minimum (c) Stair-ways -Minimum clear width = 1.35 m -Minimum tread width =0.30m (without nosing) -maximum riser height = 0.15m (d) Toilet: - Minimum size = 1.50 metres x 1.75 metres - Minimum clear door opening = 0.90 m (swing out) (e) Corridor connecting entrance/exit width = 1.5 metres minimum. (f)Ramp - Width of ramp = 1.5 metres - Gradient = 1:12 maximum - Length of ramp = 9.0 metres maximum.</p>
	<p>NOTE IN THE DRAWINGS: The following shall be included in the drawings as notes: (a) Compliance with all relevant laws and policies b.)undertake and confirm that the Building Plans submitted herewith, comply with all the provisions</p>

NOTE: This checklist is consolidated form of Haryana Building Code, 2017 for convenience only. The Authority does not warrant that the content in this consolidation is impeccable/free of error. Whilst every attempt is made to ensure that information is accurate and up-to-date, some information is subject to change. The Authority will not be held liable for information that is subject to change and reserves the right to alter the content .It is the responsibility of the person using this consolidation to ensure that it accurately reflects current bylaw HBC 2017 provisions. Places where the HBC 2017 by-law is incoherent, NBC norms are to be applied and followed.