

From

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

To

1. Director General, Urban Local Bodies Department, Haryana, Panchkula.
2. Chief Administrator, Haryana Shehri Vikas Pradhikaran, Panchkula.
3. Chief Administrator, Haryana State Agricultural Marketing Board, Panchkula.
4. Managing Director, Haryana State Industrial & Infrastructure Development Corporation Ltd., Panchkula.
5. Director, Town & Country Planning Department, Haryana, Chandigarh.

Memo No. MISC-2339-ULB-Vol-I/7/8/2025-2TCP

Dated: 08.12.2025

Subject: Amendment in Haryana Building Code-2017 [Chapters 4, 5, 6, 7, 12 & Forms BR-IV(A), BR-IV(B), BR-V(1), BR-V(2), BR-VI, BR-VII, BRS-IV, BRS-IVA, BRS-V].

In exercise of the powers conferred under Code 13.2 of the Haryana Building Code, 2017 and with reference to the Haryana Government, Department of Town & Country Planning public notice bearing memo no. MISC-2339-ULB-Vol. I/41335 dated 29.10.2025, the following amendments in the Haryana Building Code, 2017 are being made in chapters 4, 5, 6, 7, 12 & Forms BR-IV(A), BR-IV(B), BR-V(1), BR-V(2), BR-VI, BR-VII, BRS-IV, BRS-IVA, BRS-V, namely:-

A. The following note is inserted below table at Sub-code (1) of Code 7.4 of HBC-2017:-

“Note: In case of EWS units, the minimum sizes of bathroom, water closet, and combined bathroom & water closet shall be as follows :-

- a) The size of independent water-closet shall be 0.90 m² with minimum width of 0.9 m;*
- b) The size of independent bathroom shall be 1.20 m² with a minimum width of 1.0 m; and*
- c) The size of combined bath room and water-closet shall be 1.80 m² with minimum width of 1.0 m.”*

B. The existing Sub-code (8) of Code 12.1 in HBC-2017 regarding non requirement of issuance of Environment Clearance in case of GRIHA certified buildings is omitted.

C. The existing clause c of note to Sub-code 6.3(3)(ii), (iii) and (iv) of HBC-2017 is proposed to be substituted as follows:-

“c. The facility of enhanced FAR upto 150% beyond the General level of 125% in industrial use shall be permissible on payment of proportionate charges/ infrastructure strengthening charges i.e. proportionate EDC & conversion charges at existing rates. This shall apply only to existing buildings i.e. cases where permission was granted before 30.06.2016.

Provided that in case of general industries, purchasable FAR beyond 150% ; in case of Apparel and Footwear, Biotechnology other than Pharmaceuticals, Information Technology/ Information Technology Enable Services, purchasable FAR beyond 250%

and in case of Data Centre Industry, purchasable FAR beyond 500% shall be allowed upon payment of fee/charges as prescribed by the Government .

Provided further that purchasable FAR shall be allowed to be availed subject to fulfilment of fire safety, structural safety, light & ventilation and parking norms as specified in this code.”

D. The existing clause d of note to Sub-code 6.3(3)(ii), (iii) and (iv) of HBC-2017 is substituted as follows: -

“d. The facility of enhanced FAR of 25% beyond the General level of 150% in resorts, five star hotels, motels (with/without banquet hall facilities) shall be permissible on payment of proportionate charges/ infrastructure strengthening charges i.e. proportionate EDC & conversion charges at existing rates. This shall apply only to existing buildings i.e. cases where permission was granted before 30.06.2016 and zoning plan stood approved with FAR upto 150%.

Provided that purchasable FAR beyond 175% for commercial use, wherever applicable as per clause (ii) of Sub-code 6.3(3), shall be allowed upon payment of fee/charges as prescribed by the Government

Provided further that purchasable FAR shall be allowed to be availed subject to fulfilment of fire safety, structural safety, light & ventilation and parking norms as specified in this code.”

E. The existing clause e of note to Sub-code 6.3(3)(ii), (iii) and (iv) of HBC-2017 is substituted as follows: -

“e. The facility of enhanced FAR of 50% beyond the general level of 100% in institutional and educational use shall be permissible subject to payment of proportionate EDC & conversion charges at existing rates (in the form of augmentation charges) for the cases where permission was granted before 30.06.2016 and zoning plan stood approved with FAR of 100%. However, no such payment is required for such buildings where permission was granted by competent authority on or after 30.06.2016.”

F. The existing clause (ii) of Sub-code 6.3(3) of HBC-2017 is substituted with the following:-

“(ii) Commercial

Sr. no.	Type of building	Area norm	Minimum permissible Ground Coverage	Permissible number of Basements	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
1.	Shop-cum-Flat (SCF) or Shop-cum-Office (SCO) or Shop-cum-Office-cum-Flat (SCOF) or Double Storey Shop (DSS) purposes or for shopping booths/plots	Unrestricted	100%	Unrestricted	Unrestricted	Unrestricted

Sr. no.	Type of building	Area norm	Minimum permissible Ground Coverage	Permissible number of Basements	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
2	Commercial colony: includes shopping mall, multiplex, Departmental store, Integrated commercial Complex, Service Apartment, starred Hotel/ Unstarred Hotel, offices.	Unrestricted	Unrestricted	Unrestricted	Unrestricted	Unrestricted
3.	Dhabas	1000 square metres to 1 acres	Unrestricted	Unrestricted	40 % (maximum 50 sqm for kiosks like STD, Books, Cassettes, CDs etc.)	5 metres
4.	Banquet Hall	Unrestricted	Unrestricted	Unrestricted	Unrestricted	Unrestricted
5.	Starred Hotels, Non Starred Hotels, Restaurants, Resort, Motel (with/ without banquet hall facilities), Guest Houses	Unrestricted	Unrestricted	Unrestricted	Unrestricted	Unrestricted
6.	Amusement Park	Unrestricted	Unrestricted	Unrestricted	50 % (with permissible 15% commercial component)	Unrestricted
7.	Big box retail stores	Unrestricted	Unrestricted	Unrestricted	175%	Unrestricted
8.	Petrol Stations	Unrestricted	As per terms and conditions of Oil companies."			

G. The existing clause (iv) of sub-code 6.3(3) of HBC-2017 is substituted with the following:-

“(iv) Industrial and IT

Sr. no.	Type of Industry	Maximum Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio	Maximum Permissible Height
1.	General	Unrestricted	Unrestricted	Unrestricted	Unrestricted
2.	Apparel and Footwear				
3.	Biotechnology other than Pharmaceuticals				

Sr. no.	Type of Industry	Maximum Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio	Maximum Permissible Height
4.	<i>Information Technology/ Information Technology Enable Services</i>	<i>Unrestricted</i>	<i>Unrestricted</i>	<i>Unrestricted</i>	<i>Unrestricted</i>
5.	<i>Data Centre Industry</i>				

H. The following clauses g, h & i are inserted after clause f in Note for Sub-code 6.3(3)(ii), (iii) and (iv):

“g. The setbacks of Industrial plots (excluding IT/ITes Industrial plots) to be developed by HSIIDC/HSVP/any other development agency/ licensed colonies should be on single side.

h. In case of industrial and commercial units falling under the category of special buildings as per The Haryana Fire and Emergency Services Act, 2022, the provisions laid down in Act ibid shall be strictly followed and all stipulations specified by competent authority shall be adhered to.

i In industrial plots/sites, a maximum of 10% FAR shall be allowed for Industrial/Labour Housing component in the form of dormitories for industrial workers only, which shall not be allowed to be sold independently.

Note:-

Clause 1:- All references to National Building Code 2016 in the Haryana Building Code 2017, wherever appearing, shall stand omitted.

Clause 2:- If any clause/entry elsewhere in the Haryana Building Code 2017 comes in conflict with the table in Clause F&G, the table in the Clause F&G shall prevail.”

I. The existing Code 4.10 is substituted with the following:-

“4.10 Occupation Certificate through 3rd Party Certification (for High Risk category)

(1) Every person who intends to occupy such a building or part thereof shall apply for the grant of occupation certificate in Form BRS (TP)-III to Empanelled Architect under 3rd party certification (having minimum 5 years of experience) , which shall be accompanied by Completion certificates in relevant Form BRS-IV duly signed by the Architect and the Engineer Supervising Construction at Site and along with following documents:

- (i) Detail of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Engineer Supervising Construction at Site along with documentary evidence regarding due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with Form BRS(TP)-III.*
- (ii) Complete Completion drawings or as-built drawings along with completion certificate from Architect as per Form BRS-VI.*
- (iii) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An un-editable compact disc/ DVD/*

any other electronic media containing all photographs shall also be submitted.

- (iv) Completion certificate from Bureau of Energy Efficiency (BEE) Certified Energy Auditor for installation of Rooftop Solar Photo Voltaic Power Plant in accordance to orders/ policies issued by the Renewable Energy Department from time to time.
 - (v) Completion Certificate from HAREDA or Bureau of Energy Efficiency (BEE) Certified Energy Auditor for constructing building in accordance to the provision of ECBC, wherever applicable.
 - (vi) No Objection Certificate (NOC) of fire safety of building from concerned Chief Fire Officer or an officer authorized for the purpose.
 - (vii) A certification from Third Party empanelled Structural Engineer and Proof Consultant (wherever applicable) (other than the Structural Engineer/Proof Consultant involved in designing, construction and supervision of the building) in Form BRS-IVA that the building has been inspected in all respect and no provision of the Haryana Building Code, 2017 and structural safety codes/standards has been violated excluding compoundable violations.
 - (viii) No Dues Certificate issued by Competent Authority specifying that there are no outstanding dues against the proponent in the project as well as documentary evidence regarding validity of the permission.
 - (ix) An affidavit by owner stating that the debris and rubbish consequent upon the construction has been cleared from site and its surroundings.
- (2) No owner/ applicant shall occupy or allow any other person to occupy new building or part of a new building or any portion whatsoever, until such building or part thereof has been certified by the Empanelled Architect under 3rd party certification (having minimum 5 years of experience) as having been completed in accordance with the permission granted and an 'Occupation Certificate' has been issued in Form BRS-VII certifying that the construction raised at site has been duly inspected by 3rd party technical persons and found to be in order as per sanctioned building plans as well as provisions of this code. Composition charges of compoundable violations shall be deposited before issuance of Form BRS-VII. Further, the water, sewer and electricity connection be released only after issuance of said occupation certificate by the Empanelled Architect under 3rd party certification (having minimum 5 years of experience).

Provided, if any violation found within time prescribed above during inspection, which is not listed in compoundable violations stated at Code 4.10(1)(i), then the violation be compounded (or demolished if it is non-compoundable), as per composition charges prescribed by the Competent Authority.

- (3) The 'Occupation Certificate' shall be issued on the basis of parameters mentioned below:-
- (i) (a) For Inland Container Depot (ICD) minimum area for considering approval of grant of occupation certificate shall be 2.5% of the permissible ground coverage.
 - (b) For other buildings, the minimum area norm for grant of occupation certificate shall be as under:-

Sr. No.	Area of site	Minimum area required for approval of building plan and grant of occupation certificate.
1	Upto 1 acre	25% of permitted coverage on all floors i.e. total permissible FAR.
2	Above 1 acre and	20% of permitted coverage on all floors i.e. total

	<i>upto 5 acres</i>	<i>permissible FAR.</i>
<i>3</i>	<i>Above 5 acres and upto 10 acres</i>	<i>15% of permitted coverage on all floors i.e. total permissible FAR.</i>
<i>4</i>	<i>Above 10 acres</i>	<i>10% of permitted coverage on all floors i.e. total permissible FAR.</i>

Note: -The area to be constructed in all types of cases under category (i) (a) & (b) above can be achieved either at ground floor or at subsequent floors.

(ii) The debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.

(4) After receipt of application, the Empanelled Architect under 3rd party certification (having minimum 5 years of experience) shall communicate in writing within a period of eighteen days, the decision for grant/ refusal of such permission for occupation of the building in Form BRS-VII. The E-register shall be maintained as specified in Code-4.8 for maintaining record in respect of Occupation Certificate. The Empanelled Architect under 3rd party certification (having minimum 5 years of experience), before grant of occupation certificate in Form BRS-VII shall also duly confirm that the permission is valid and the project proponent has cleared all the outstanding dues of the competent authority. In case anything contrary is found at a later stage in respect of non validity of permission and/ or outstanding dues, then heavy penalties shall be imposed, including but not limited to action against project proponent and all technical persons involved in grant of Occupation Certificate.

(5) If no communication is received from the Empanelled Architect under 3rd party certification (having minimum 5 years of experience) within 18 days of submitting the application for grant of "Occupation Certificate", then the application shall be decided by the Competent Authority within a period of further 18 days upon receipt of application.

The competent authority shall also take action against the Empanelled Architect under 3rd party certification (having minimum 5 years of experience) for in-action on the application for grant of Occupation Certificate submitted under 3rd party certification.

(6) If the owner or Architect or Engineer or Consultant as mentioned in Code 4.10(1)(i), (iv) and (v) as the case may be, submits a wrong report while making application under this Code or if any additional construction or violation is reported to exist at site or has concealed any fact or mis-represented regarding completion of construction of building alongwith its eligibility for seeking occupation certificate or before the completion of such report or the 3rd party technical person(s) furnish incorrect certificate regarding inspection and conformity to applicable law, he shall be jointly and severally held responsible for such omission. Complaint against the Architect/ Engineer/ Consultant for suspension of his registration and the owner regarding liability to pay penalty shall be decided by the competent authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Engineer/ Architect/ Consultant/ Owner/ 3rd Party entities, necessary penal proceedings will be initiated along with debarring Engineer/ Consultant/ Architect/ 3rd party entities from practicing in the State of Haryana.

(7) The cases where building plans have been approved under The Haryana Scheduled Roads & Controlled Areas Restriction of Unregulated Development Rules, 1965 i.e. prior to implementation of Building Code, and their applications for Occupation Certificates are being considered now as per Building Code, 2017, in such cases building plans should be considered as deemed approved

as per the provisions of Haryana Building Code, 2017, subject to payment of composition charges.”

J. The existing Form BR-IV(A) is omitted and Form BR-IV(B) is substituted with the following:-

“FORM -BRS(TP)-III
[see Code 4.10(1)]
For all High Risk Category Buildings
Application for permission to occupy

From

To

Sir,

I/We hereby give you notice that the building/part of building described below and sanctioned vide order No. _____, dated _____, has been completed on _____ in all respect according to the sanctioned plans and the structural design made for the same and suggested medications have been carried out.

Description of Building

Plot No./khasra no., whichever applicable	
Block/Street No., if applicable	
Sector, if applicable	
City / Name of Revenue Estate, whichever applicable	
District	
Licence no. and date of grant of licence / Colony Name, if applicable	
Validity of building plans	
Period of project completion	

1. Name of the owner alongwith mob.No. _____ and E-mail _____.
Complete address of the owner _____.
2. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:

3. Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.
4. Completion certificate from the architect/empanelled engineer who supervised the construction of the building is submitted herewith.
5. The following documents are also duly enclosed with the application:-
 - i. Detail of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Engineer Supervising Construction at Site along with documentary evidence regarding due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with Form BRS(TP)-III.
 - ii. Complete Completion drawings or as-built drawings along with completion certificate from Architect as per BRS-VI.
 - iii. Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut

- outs and shafts from the roof top. An un-editable compact disc/ DVD/ any other electronic media containing all photographs shall also be submitted.
- iv. Completion certificate from Bureau of Energy Efficiency (BEE) Certified Energy Auditor for installation of Rooftop Solar Photo Voltaic Power Plant in accordance to orders/ policies issued by the Renewable Energy Department from time to time.
 - v. Completion Certificate from HAREDA or Bureau of Energy Efficiency (BEE) Certified Energy Auditor for constructing building in accordance to the provision of ECBC, wherever applicable.
 - vi. No Objection Certificate (NOC) of fire safety of building from concerned Chief Fire Officer or an officer authorized for the purpose.
 - vii. A certification from Third Party empanelled Structural Engineer and Proof Consultant (wherever applicable) (other than the Structural Engineer/Proof Consultant involved in designing, construction and supervision of the building) in Form BRS-IVA that the building has been inspected in all respect and no provision of the Haryana Building Code, 2017 and structural safety codes/ standards has been violated excluding compoundable violations.
 - viii. No Dues Certificate issued by Competent Authority specifying that there are no outstanding dues against the proponent in the project as well as documentary evidence regarding validity of the permission.

6. Kindly issue an occupation certificate as required by Haryana Building Code -2017.

Dated _____

Signature of applicant

(No digital signatures are required)

Signature of

i) Architect:

a. Complete Address

b. E-Mail

c. Mobile no.

ii) Empanelled Engineer supervising the construction at site

a. Complete Address

b. E-Mail

c. Mobile no.”

K. The existing Form BRS-IV is substituted with the following:-

FORM BRS-IV

(See Code 4.10 & 4.11)

Completion certificate by the Architect and Empanelled Supervising Engineer in respect of building on:

Plot No./khasra no., whichever applicable	
Block/Street No., if applicable	
Sector, if applicable	
City / Name of Revenue Estate, whichever applicable	
District	

Licence no. and date of grant of licence / Colony Name, if applicable	
Validity of building plans	
Period of project completion	

Name of the owner _____.

Complete address of the owner _____.

It is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the sanctioned building plans and its structural design as checked and certified by the proof consultant and also confirms to provisions of National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. were kept in view while designing the same as well execution of construction at site. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the Haryana Building Code -2017 and no rules made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated _____

Signature of Architect

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

Signature of Empanelled Engineer supervising the site

- i. Department TPR No.
- ii. Complete Address
- iii. E-Mail
- iv. Mobile no."

L. The existing Form BRS-IVA is substituted with the following:-

"FORM BRS-IVA

(See Code 4.10)

3rd party certification by Empanelled Structural Engineer/ Proof Consultant for conformity to rules and structural safety.

Certificate to be submitted along with the application in Form BRS(TP)-III duly signed by the 3rd party Structural Engineer/ Proof Consultant.

Details of the building for which the certificate is issued

Plot No./khasra no., whichever applicable	
Block/ Street No., if applicable	
Sector, if applicable	
City / Name of Revenue Estate, whichever applicable	
District	
Licence no. and date of grant of licence / Colony Name, if applicable	
Validity of building plans	
Period of project completion	

Name of the owner _____.

Complete address of the owner _____.

A. *Building Plan :*

- i) *Name of Architect:*
- ii) *Council of Architecture Registration No. _____, valid up to _____.*
- iii) *Complete Address*
- iv) *E-Mail*
- v) *Mobile no.*

B. *Empanelled Structural Design:*

- i. *Name of Engineer:*
- ii. *Qualifications:*
- iii. *Complete Address*
- iv. *E-Mail*
- v. *Mobile no.*

Certificate

It is hereby certified that the site has been inspected by undersigned and construction has been found in order as per sanctioned plans, in accordance with the Haryana Building Code-2017 and the approved zoning plan of the plot, for the building detailed above. The structure has been designed and construction carried out at site in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same and carrying out construction.

*Dated*_____

Signature of

Empanelled Structural Engineer (3rd party):

- a. *Complete Address*
- b. *E-Mail*
- c. *Mobile no.*

In case of the building is above 15 metres height, the certificate shall be signed by the proof consultant (3rd party), as followed:

The structural design as well as its execution at site has been checked and has been found to be in order. The design as well as its execution at site is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same and carrying out construction.

*Dated*_____

*Signature of Empanelled Proof Consultant
(3rd party) along with Mob. No. & E-mail and registered address."*

M.The existing Form BR-VII is substituted with Form BRS-VII as follows:-

“FORM BRS-VII

[see Code 4.10(2),(4) and (5)]

Form of Occupation Certificate for High Risk Category

From

_____,

To

Memo No.....

Dated

Whereas Shri/ Smt/ M/s, R/o has applied for the issue of an occupation certificate in respect of the building described below:-

Plot No./ khasra no., whichever applicable	
Block/ Street No., if applicable	
Sector, if applicable	
City / Name of Revenue Estate, whichever applicable	
District	
Licence no. and date of grant of licence / Colony Name, if applicable	
Validity of building plans	
Period of project completion	

2. The description of the building, covered area, towers, nature of buildings etc. is as follows:

Sr.no	Floor Name	Description	Area in Sqm	FAR Area in Sqm	Non FAR Area in Sqm
1.					
2.					
...					
n.					
Total					

3. The following fee/charges have been deposited by the applicant, which have been found to be in order:-

S.No	Type of fee/ Charge	Tick mark, if applicable	Amount deposited (in Rs.)	Acknowledgement receipt No.
i.	Charges for Purchasable FAR			
ii.	SIDC for additional FAR under Code 6.5			

iii.	Composition charges			
iv.	Labour Cess			
v.	Any other fee/charges.			

4. The undersigned has duly examined the submitted application alongwith the documents and completion drawings viz-a-viz approved building plans as well as provisions of HBC, Structural safety report issued by _____, public health services functionality report issued by _____, report from fire safety point of view issued by _____, fee/charges deposited by the applicant, No Dues Certificate issued by competent authority as well as validity of permission.

It is hereby certified that the site has been inspected and construction has been found to be in order as per plans submitted in Form BRS-I, in accordance with the Haryana Building Code-2017 and the approved zoning plan of the plot, for the building detailed above. It is also duly certified that the structure has been designed and construction carried out totally in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards as certified by the empanelled technical persons. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same and executing the construction work. Also it has been confirmed by undersigned that the permission is valid and there are no outstanding dues payable to the competent authority.

I hereby:-

- (i) grant permission for the occupation of the said building with following conditions; or
- (ii) refuse permission for the occupation of the said building for reason given below:-

(Signatures of Architect under 3rd
party certification)

Name
Council of Architecture
Registration No.
Validity of Reg. No.
Address
E-mail ID

Endst. No:

A copy is forwarded to the followings for information and necessary action:-

- Director, TCP/ MD HSIIDC / CA HSVP / Director, DULB/ any other relevant authority along with duplicate copy of file of Occupation Certificate.
- District Town Planner, Field office / Estate Officer, HSVP/ Estate Manager, HSIIDC/ any other relevant authority along with duplicate copy of file of Occupation Certificate
- Project proponent.
- HSVP in view of public health services functionality report issued vide.....
- Concerned Sub-Registrar-cum-Tehsildar, Concerned Tehsil
- Concerned power utility.
- Concerned Assistant Divisional Fire Officer/Fire Station Officer in respect of fire safety certificate issued vide.....”.

N. The existing Forms BR-V(1) & BR-V(2) are omitted.

O. The existing Form BR-VI is renamed as BRS-VI.

P. (I) In Code 5.1-Risk Based classification of building applications, the existing clause 2 is substituted with the following:-

“(2) The buildings are categorized in two risk categories:

(i) Low Risk: Low Risk category includes Residential Plotted (all sizes and upto 16.5 meters height) and industrial buildings of all sizes and height upto 30 mtr only (excluding Information Technology Unit, Information Technology Enabled Services Unit, Information Technology/Cyber Park, Information Technology/Cyber City) and the Shop-cum-Flat (SCF) or Shop-cum-Office (SCO) or Shop-cum-Office-cum-Flat (SCOF) or Double Storey Shop (DSS) purposes or for shopping booths with architectural control sheets.

(ii) High Risk: High Risk category consists of buildings other than buildings stated above at (i).”

(II) The existing clause 4 of code 5.1 is omitted. Also, the references of moderate risk categorisation under self-certification, wherever occurring in the code, are omitted.

(III) The existing clause 5 of code 5.1 is renumbered as clause 4 upon omission of existing clause 4.

Q. The existing Code 4.11 is substituted as follows: -

“4.11 Occupation Certificate through Self Certification (Low risk category)

(1) The owner who had applied under Code 2.2 and having building under Low Risk Category defined in Code 5.2(i), shall submit an application to Architect (under self-certification) for grant of occupation certificate on Form BRS-III and along with completion drawings, Completion Certificate on Form BRS-IV and along with the following documents: -

(i) Details of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Structural Engineer, along with demand draft of the due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with Form BRS-III.

(ii) Both the Owner and Architect shall give a self-certification as Form BRS-IV that no provision of the Haryana Building Code, 2017 has been violated excluding compoundable violations.

(iii) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An uneditable compact disc/ DVD containing all photographs shall also be submitted.

(iv) No Dues Certificate issued by Competent Authority specifying that there are no outstanding dues against the applicant as well as documentary evidence regarding validity of the permission.

(2) The Architect (under self-certification) shall issue an occupation certificate in Form BRS-V after ensuring receipt of the Form BRS-III duly complete in all respect and accompanied with the required completion drawings forms and affidavits. The occupation certificate shall be issued provided that the documents submitted along with Form BRS-IV, fire safety certificate from Fire & Emergency Services Haryana, public health etc. point of view (in case of industrial plots), composition fee/ labour cess/ any other applicable charges, to be deposited are in order:

(3) Violations, if found by the competent authority at any subsequent stage, shall result in cancellation of the occupation certificate issued and the same shall be restored only after removal of violations. Further, action against the Architect shall also be taken for furnishing a wrong certificate/ affidavit.

(4) No person shall occupy or allow any other person to occupy 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 Architect (under self-certification) as having been completed and an occupation certificate has been issued in his favour in Form BRS-V within the above-mentioned period. However, minimum percentage of permissible covered area (for industrial plotted colony only) as mentioned below shall have to be constructed to obtain occupation certificate or as decided by the competent authority, by recording reasons in writing: -

Sr. no.	Area of site	Percentage of permissible covered area
1	Upto 2 acre	25%
2	Above 2-acre upto 5 acres	20%
3	Above 5 acres & upto 10 acres	15%
4	Above 10 acres	10%”

In addition to above, for residential plots, minimum 25% of the total permissible ground coverage, shall be essential to be constructed to obtain occupation certificate, wherein one habitable room, a kitchen and a toilet forming part of submitted building plan is completed.

(5) No occupation certificate shall be issued unless debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.”

R. Existing Form BRS-V is substituted as follows: -

“FORM BRS-V

[see Code 4.11(4)]

Occupation Certificate for Buildings applied under Code 4.11 (Self Certification Mode)

From

_____,

To

Memo No.....

Dated

Whereas Shri/ Smt/ M/s, R/o..... has applied for grant of occupation certificate under self-certification as per Code 4.11 of Haryana Building Code in respect of the building(s) described below:-

Plot No./khasra no., whichever applicable	
Block/Street No., if applicable	
Sector, if applicable	
City / Name of Revenue Estate, whichever applicable	
District	
Licence no. and date of grant of licence / Colony Name, if applicable	
Validity of building plans	
Period of project completion	

2. The description of the building, covered area, towers, nature of buildings etc is as follows:

Sr.no	Floor Name	Description	Area in Sqm	FAR Area in Sqm	Non FAR Area in Sqm
1.					
2.					
...					
n.					
Total					

3. The following fee/ charges have been deposited by the applicant, which have been found to be in order:-

S.No	Type of fee/ Charge	Tick mark, if applicable	Amount deposited (in Rs.)	Acknowledgement receipt No.
i(a)	Charges for Purchasable FAR (in case of residential plots)			
i(b)	Infrastructure strengthening charges for industrial plots (From FAR 1.25 to 1.50)			
i(c)	Charges for Purchasable FAR from 1.5 to 2.0 (in case of Industrial Plots plots)			
ii	EDC for fourth floor registration (in case of residential plots)			
iii.	Composition charges			
vi.	Labour Cess			

4. After examining the submitted application alongwith the documents and completion drawings viz-a-viz approved building plans as well as provisions of HBC, Structural safety report issued by _____, public health services functionality report issued by _____, report from fire safety point of view issued by _____, fee/charges deposited by the applicant, No Dues Certificate issued by competent authority as well as validity of permission, and after having duly visited the site, I hereby:-

(iii) grant permission for the occupation of the said building with following conditions;

a. The building shall be used for the purpose for which Occupation Certificate is being granted. Any violation of condition shall render this Occupation Certificate null & void.

b. That you shall be fully responsible with regard to adherence to fire safety measures.

c. That you shall maintain roof top rain water harvesting system properly and keep it in operational all the time.

- d. That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building.
- e. That you shall use light Emitting Diode (LED) in the building.
- f. That you shall park the vehicle within premises and no vehicle shall be allowed to park outside the premises.
- g. This Occupation Certificate will stand automatically cancelled, if the permitted use of building or part thereof is changed or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which Occupation Certificate has not been granted is occupied. This would also attract Penal action under the applicable law.
- h. That you shall not use the building for any purpose other than as Specified.
- i. That this occupation certificate is granted on the basis of approved Building plan. If during approval of Building plans, any error was made in documentation/fee / Charges, then this occupation certificate shall be null and void till its correction/payment of deficit fee if any.
- j. Any other condition as deemed fit.

or

(iv) refuse permission for the occupation of the said building for reason given below:-

(In case permission is granted)

5. It is hereby certified that the above work has been supervised by undersigned alongwith supervising engineer and has been completed to our satisfaction in accordance with the provisions of Haryana Building Code, sanctioned building plans and its structural design as checked and certified by the structural engineer / proof consultant. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the Haryana Building Code -2017 and no rules made, conditions prescribed or order issued thereunder has been transgressed in the course of the work. In case any compoundable violations comes to the notice of the Competent Authority at any later stage, then the applicable composition fee/ charges shall be deposited within a period of 15 days of coming into notice. In case any non compoundable violation comes to the notice of the Competent Authority at any later stage, then the Occupation Certificate shall be void-ab initio.

This permission shall be read alongwith Forms BRS-III & IV signed by undersigned, Owner(s) and Supervising Engineer.

(Signatures of Architect)

Name

Council of Architecture

Registration No.

Validity of Reg. No.

Address

E-mail ID

Endst. No:

A copy is forwarded to the followings for information and necessary action:-

- Director, TCP/ MD HSIIDC / CA HSVP / Director, DULB/ any other relevant authority along with duplicate copy of file of Occupation Certificate.
- District Town Planner, Field office / Estate Officer, HSVP/ Estate Manager, HSIIDC/ any other relevant authority along with duplicate copy of file of Occupation Certificate
- Project proponent.
- HSVP in view of public health services functionality report issued vide.....
- Concerned Sub-Registrar-cum-Tehsildar, Concerned Tehsil
- Concerned power utility.

- *Concerned Assistant Divisional Fire Officer/Fire Station Officer in respect of fire safety certificate issued vide.....”.*

S. The existing Code 4.8 is substituted as follows:-

“4.8 Maintenance of E-Register for sanction/Registration of Building Plans/Occupation Certificates

An online E-register shall be maintained for all building/ occupation applications received, permissions given or deemed to have been given or refused or returned under this Code. The said register shall be available online to public for inspection on Departmental website.”

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

Sd/-

(A.K. Singh, IAS)

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

Endst. No. MISC-2339-ULB-Vol-I/7/8/2025-2TCP

Dated:08.12.2025

A copy is forwarded to the following for information and further necessary action:-

1. All the Administrative Secretaries to Government of Haryana.
2. All the Heads of Department of Haryana Government.
3. All the Managing Director/Chief Administrators of Board and Corporations of Haryana Government.

Sd/-

(Superintendent)

For: Additional Chief Secretary to Government Haryana,
Town and Country Planning Department.