

From

The Chief Administrator,  
HUDA (Town Planning Wing),  
Panchkula.

To

1. All the Administrators, HUDA\_\_\_\_\_.
2. All the Sr. Town Planners in the State \_\_\_\_\_.
3. All the Superintending Engineers, HUDA\_\_\_\_\_.
4. All the Estate Officers, HUDA \_\_\_\_\_.
5. All the District Town Planners in the State\_\_\_\_\_.
6. All the Executive Engineers, HUDA\_\_\_\_\_.

Memo No. CTP/SB/11720-800

Dated: 27-8-2013

**Subject: - Notification regarding increasing the maximum permissible height in residential plots and allowing stilt floor – Amendment in HUDA (Erection of Buildings) Regulations, 1979.**

Amendment in HUDA (Erection of Buildings) Regulations, 1979 regarding increasing the maximum permissible height in residential plots and allowing stilt floor has been got notified in the Haryana Govt. Gazette on 19<sup>th</sup> August,2013. A copy each of said notification in English & Hindi are enclosed herewith for your information & necessary action. The said notification is already hosted on website of HUDA namely [www.huda.gov.in](http://www.huda.gov.in). It is further clarified that :-

1. Basement shall be allowed below the stilt as per requirement of the owner in case of residential plots. The roof slab of the basement should be designed for taking load of vehicles proposed to be parked on the slab under the stilt of the parking. The basement not exceeding maximum permissible coverage on ground floor and intended to be used for parking, services and storage shall be allowed, if it satisfies the public health and structural requirements and shall not be considered in Floor Area Ratio.
2. The ramps in the plots shall be permitted within the zoned area depending upon the feasibility. The ramps shall not be allowed for going into basement of plots having an area of less than one Kanal.
3. The stilt shall be allowed on vacant plot. If the buildings on adjoining plots are constructed, the owner shall ensure structural safety of adjoining buildings.
4. The stilt shall also be allowed on such houses where the owner intends to demolish the existing structure, provided that the owner ensures to take care of the safety measures of existing adjoining buildings and submits a Structural Stability Certificate from a Structural Engineer (M.Tech in Structures), specifically to this effect and also submits an indemnity bond in this regard indemnifying HUDA and its officials in this regard.
5. In case a residential plot owner opt to construct stilt floor, only stilt shall be allowed on ground floor, residential use shall be allowed on subsequent floors.
6. The provision of stilt parking shall also be allowed in residential plots of 6-marla and above categories governed by architectural frame controls.

D.A./As above

Sd/-  
(Manjit Kaur)  
Chief Town Planner,  
For Chief Administrator,  
HUDA, Panchkula.

Endst. No. CTP/SB/11801-810

Dated: 27-8-2013

A copy alongwith a copy of the above referred notification in English & Hindi each is forwarded to the following for information and necessary action please:-

1. The Chief Controller of Finance, HUDA, Panchkula.
2. The Chief Engineer, HUDA, Panchkula.
3. The Chief Engineer-I, HUDA, Panchkula.
4. The Chief Architect, Department of Architecture, Haryana, Chandigarh.
5. The Chief Architect, HUDA, Panchkula.
6. The Secretary, HUDA, Panchkula.
7. The Enforcement Officer, HUDA, Panchkula.
8. The General Manager, IT Wing, HUDA, Panchkula.
9. The District Attorney, HUDA, Panchkula.
10. The Dy. ESA, HUDA, Panchkula.

D.A./As above

Sd/-  
(Manjit Kaur)  
Chief Town Planner,  
For Chief Administrator,  
HUDA, Panchkula.

## HARYANA GOVERNMENT

### HARYANA URBAN DEVELOPMENT AUTHORITY

#### Notification

The 19th August, 2013

**No. Auth-2013/35234.**-In exercise of the powers conferred by clause (d) of section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government, conveyed, - vide memo no. 7/5/2006-2TCP, dated 2<sup>nd</sup> August,2013, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely:-

1. These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Amendment Regulations, 2013.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 (hereinafter called the said regulations), in part III, in regulation 13, in para (a), under heading “(i) RESIDENTIAL”, under sub-heading “Permissible FAR and Maximum Height”,-

(i) in the last proviso, for the sign “.”existing at the end, the sign “:”shall be substituted; and

(ii) after the last proviso, the following proviso shall be added, namely:-

“Provided further, that in case of residential plots measuring 6 Marla or above, the maximum permissible height shall be 14.5 meters, in case stilt floor upto 2.4 meter is constructed at ground level only for parking purpose.

Explanation.- ‘stilt floor’ means the ground level portion of building consisting of structural column of not more than 2.4 meters in height supporting the super structure without any enclosures and to be used only for parking of vehicles of the residents.”.

3. In the said regulations, in Form BR IVA, Form BR IVB, Form BR VA, Form BR VB, Form BR VIA, the figure and words ‘upto 3 storeys or less than 11 meter height’, shall be omitted.

4. In the said regulations, in Form BR VIB, the figure and words ‘upto 3 storeys or 11 meter height’, shall be omitted.

A. K. Singh  
Chief Administrator,  
HUDA, Panchkula

**हरियाणा सरकार**  
हरियाणा शहरी विकास प्राधिकरण

**अधिसूचना**

दिनांक 19 अगस्त, 2013

**संख्या प्राधिकरण-2013/35234.-** हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 (1977 का अधिनियम 13) की धारा 54 के खण्ड (घ) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुये तथा राज्य सरकार के पूर्व अनुमोदन से, उनके यादि क्रमांक 7/5/2006-2TCP, दिनांक 2 अगस्त, 2013, द्वारा सूचित हरियाणा शहरी विकास प्राधिकरण, इसके द्वारा, हरियाणा नगरीय विकास प्राधिकरण ( भवन निर्माण) विनियम, 1979, को आगे संशोधित करने के लिये निम्नलिखित विनियम बनाता है, अर्थात्:-

1. ये विनियम हरियाणा नगरीय विकास प्राधिकरण ( भवन निर्माण) संशोधन विनियम, 2013, कहे जा सकते हैं।
2. हरियाणा नगरीय विकास प्राधिकरण ( भवन निर्माण) विनियम, 1979 ( जिसे, इसमें, इसके बाद, उक्त विनियम कहा गया है) में, भाग III में, विनियम 13 में, पैरा (क) में, "(i) आवासीय शीर्ष" के नीचे, "अनुज्ञेय फर्श क्षेत्र अनुपात और अधिकतम उंचाई" उप-शीर्ष के नीचे,-

(i) अन्तिम परन्तुक में, अन्त में विद्यमान "1" चिह्न के स्थान पर, ":" चिह्न प्रतिस्थापित किया जाएगा; तथा

(ii) अन्तिम परन्तुक के बाद, निम्नलिखित परन्तुक जोड़ दिया जाएगा, अर्थात्:-

"परन्तुक यह और कि 6 मरला या अधिक के आवासीय प्लानों के मामले में अधिकतम अनुज्ञेय उंचाई 14.5 मीटर होगी, यदि 2.4 मीटर तक स्टिक्ट मंजिल भूतल स्तर पर निर्मित की जाती है तो वह केवल पार्किंग प्रयोजन के लिए होगी।

**व्याख्या-** 'स्टिक्ट मंजिल' से अभिप्राय है, बिना किसी घेरे के उत्तम संरचना के सहारे उंचाई में 2.4 मीटर से अनधिक के संरचनात्मक स्तम्भ वाला तथा केवल निवासियों के वाहनों की पार्किंग के लिए प्रयुक्त किए जाने वाले भवन का भूतल स्तर भाग।"।

3. उक्त विनियमों में, प्ररूप बी आर IV क, प्ररूप बी आर IV ख, प्ररूप बी आर V क, प्ररूप बी आर V ख, प्ररूप बी आर VI क में, "3 मंजिल या 11 मीटर से कम उंचाई तक" अंको तथा शब्दों का लोप कर दिया जाएगा।
4. उक्त विनियमों में, प्ररूप बी आर VI ख में, "3 मंजिल या 11 मीटर उंचाई तक" अंको तथा शब्दों का लोप कर दिया जाएगा।

ए0के0सिंह  
मुख्य प्रशासक, हरियाणा शहरी  
विकास प्राधिकरण, पंचकूला।