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Panchkula

हरियाणा शहरी विकास प्राधिकरण  
O/o Chief Town Planner  
HARYANA SHEHRI VIKAS PRADHIKARAN

**THROUGH E-MAIL**

To

1. All the Administrators, HSVP, \_\_\_\_\_
2. All the Estate Officers, HSVP, \_\_\_\_\_
3. All the District Town Planners, T&CP Department, Haryana.

Memo No.CTP(N)/SB/ 143656

Dated 17-07-2018

**Subject: Clarification regarding development norms/zoning parameters of clinic/nursing home/hospital sites provided in HSVP Urban Estates.**

1. The matter cited as subject was referred to the Committee looking after finalization/amendment in Haryana Building Code-2017, under the Chairmanship of Director, Town & Country Planning, Haryana. The Committee deliberated on the issue in its meetings held on 24.04.2018 and 11.05.2018. After due deliberations, the Committee decided "there was no requirement for amendment/change in the Haryana Building Code, 2017 at the stage to create a separate category for Nursing Homes/Clinic Sites and to finalize its design parameters. This use is being considered by all Departments under the institutional category for which the prescribed provisions are sufficient. Moreover, the members of the committee were of the view of the HSVP shall allow FAR upto 1.5 from existing 1.2 to allottees of designated Nursing Homes/clinic sites. Regarding Nursing Homes/Clinic sites over residential plots the committee was of the view that HSVP may allow this conversion at per its policy but the design parameters prescribed in the Code should be followed".
2. In view of the above decision and the fact that Haryana Building Code-2017 is uniformly applicable in Haryana, it has been decided that construction and zoning parameters of the clinic and nursing home sites provided in HSVP should be as per the following provisions of Code-3(iii) of Haryana Building Code-2017, treating it to be an institutional building:-

**(iii) Institutional**

Plot area slabs	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height
Upto 10000 Square meters	35%	Upto four levels	150%	Unrestricted
Upto 10000 Square meters	25% of such portion of site	Upto four levels	150%	Unrestricted

3. In the case of already auctioned/allotted clinic/nursing home/hospital sites with earlier norms of 1.2 FAR, the additional FAR upto 1.50 shall be purchasable as per the prescribed rates.
4. You are requested that the above provisions of the Haryana Building Code-2017 should be followed meticulously and the zoning plans of all the un-allotted clinic/nursing homes/hospital sites may be finalized as per above norms. Also in the case of conversion of residential plots into clinic/nursing home sites, the zoning parameters shall be as per above norms treating the use of that site as institutional.



(D. Pal, DTP)

for Chief Administrator, HSVP

Endst no. CTP(N)/SB/143659

Dated: 17-07-2018

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

1. The Chief Controller of Finance, HSVP, Panchkula.
2. Administrator (HQ), HSVP, Panchkula.
3. The Chief Engineer-I, HSVP, Panchkula.
4. The Chief Engineer-II, HSVP, Panchkula.
5. The General Manger (IT), HSVP, Panchkula with the request to host these instructions on the website of HSVP.
6. The District Attorney, HSVP, Panchkula.



(D. Pal, DTP)

for Chief Administrator, HSVP