

From

The Chief Architect, Haryana,
Department of Architecture,
Haryana, Chandigarh.

FMTS Dairy No. 3056
VGR 8-2-17

To

1. All the Administrative Secretaries to Government of Haryana.
2. All the Heads of Departments in Haryana.
3. All the Divisional Commissioners in Haryana.
4. All Heads of Boards & Corporations in Haryana.
5. All the Deputy Commissioners in Haryana.
6. All the Sub-Divisional Officers (Civil) in Haryana.

Memo No.-Arch-2017/SA-II/ 2556
Dated Chandigarh, the

Subject: Revised Norms for Residential Accommodation for Officers/Officials in the State of Haryana.

This is in continuation to this office Memo No.2014/SAII/63-469 dated 02.01.2015 vide which consolidated Revised Norms of Residential Accommodation had been sent. Subsequent to the Norms issued dated 02.01.2015, Norms with respect to:- i) Residential accommodation of Divisional Commissioner (Divn.Comm.), Director General of Police (DGP), Additional Director General of Police (ADGP), Inspector General (IG), Commissioner of Police (Comm. Police) have been fixed ii) Minor increase in the area of Class IV employees Residences, have been approved by Hon'ble Chief Minister, Haryana on 27.10.16.

Accordingly, i) Table 1 i.e. 'Categorization based on Plinth/Unit Areas ii) Table 2 i.e. 'Plot Areas for Designated Houses at District/Sub-Division Level' and iii) Table 4 i.e. 'Covered Areas of Residences for Judicial and Revenue Officers' of 'Norms for Residential Accommodation' issued vide memo dated 02.01.2015 stand amended and shall be as under:-

1. (i) Categorization based on Plinth/Unit areas:-

Type of House	Plinth Area	Eligibility Criteria	
		Range of Grade Pay	Class of employee
I	550 Sq.ft.	Grade Pay upto 1800	Class-IV
II	650 Sq.ft.	1800 to 2800	Class-III
III	800 Sq.ft.	3200 to 4000	Class-III
IV	950 Sq.ft.	4200 to 5200	Class-II & Class-III
V	1300 Sq.ft.	5400 to 6400	Class-I & Class-II
VI	1900 Sq.ft.	6600 to 8000	Class-I
VII	2200 Sq.ft.	8700 to 9800	Class-I
VIII	2800 Sq.ft.	10000 & above	Class-I

(ii) No. of storeyes for flatted accommodation:-

Sr. No.	Type of House	Zone-I *	Zone-II **	Sub-Divn.Level.
1.	Type-I for class -IV employees.	Minimum stilt + 6 storeyed or above	Ground + 3 storeyed	Ground + 3 storeyed
2.	Type-II to Type-VIII for class-III,II & I employees.	Minimum stilt + 6 storeyed or above	Minimum stilt + 3 storeyed or above	Minimum stilt + 3 storeyed or above

*Zone-I -Consist of three Towns namely Gurugram, Faridabad & Panchkula.

**Zone-II -Consist of all Towns except Towns falling in Zone-I.

2. Plot areas for Designated Houses at District /Sub-Division Level:-

Sr. No.	Designation	Plot size for Zone-I *	Plot size for Zone-II **	Plot size at Sub-Divn.Level.
1.	Deputy Commissioner, District & Session Judge, Divn. Comm. DGP, ADGP, IG, Comm. Of Police, Supdt. of Police	3 Kanal (1815 Sq.yds.)	4 Kanal (2420 Sq.yds)	4 Kanal wherever applicable.
2.	Addl. Deputy Commissioner, Addl. District & Session Judge, Addl. Supdt. of Police.	1.25 Kanal (750 Sq.yds)	2 Kanal (1210 Sq.yds.)	N.A.
3.	i) Chief Judicial Magistrate, Civil Judge (Sr.Divn.), Sub-Divisional Magistrate, City Magistrate, HCS Officers with 5 years' service or more. ii) HCS/DSP & other HPS Officers with Service upto 5 years, Civil Judge(Jr.Divn.)	1.25 Kanal (750 Sq.yds.) 0.85 Kanal(500 Sq.yds.)	2 Kanal (1210 Sq.yds.) 0.85 Kanal (500 Sq.yds.)	1.25 Kanal (750 Sq.yds.) 1.25 Kanal (750 Sq.yds.)

Contd...P2/-

Plot Areas for Mandatory & Essential Duty Officers such as CMO, SMO, Director-Principal, Warden etc. in Campuses of Health, Education & Other similar Institutions:

Sr. No.	Type of House	Plot Area
1.	Type-V (1300 Sq.ft.)	0.425 Kanal (250 Sq.yds.)
2.	Type-VI & VII (1900 & 2200 Sq.ft.)	0.85 Kanal (500 Sq.yds.)
3.	Type-VIII (2800 Sq.ft.)	1.25 Kanal (750 Sq.yds.)
4.	Type I to IV	Flatted accommodation(G+1/G+2)

4. Covered Areas of Residences of Officers/Officials:

Sr. No.	Designation	Unit area Sft.	Office Sft.	Garrage Sft.	Porch Sft.	Servant room & toilet Sft	Total Area	Type of accommodation
1.	i) Deputy Commissioner	3150	250+300*	225	250	225	4100+300*	Independent
	ii) District & Session Judge, Divn. Comm., DGP, ADGP, IG, Comm. of Police, Supdt. of Police, Addl. Deputy Commissioner, Addl. Distt. & Session Judge, Addl. Supdt. of Police.	3150	250	225	250	225	4100	Independent
2.	i) Chief Judicial Magistrate Civil Judge (Sr. Divn.), Sub-Divisional Magistrate, City Magistrate, HCS Officers with 5 years Service or more.	2275	250	200	230	225	3175	Independent
	ii) HCS/DSP & other HPS Officers with service upto 5 years, Civil Judge (Jr. Divn.).	2275	250	200	230	--	2955	Independent

* A Committee room approximately 300 Sft. shall be provided in the DC residence in addition to the camp office of 250 Sft., within the plot size already approved.

NOTE:

1. These Norms shall be applicable prospectively.
2. The SP Office will be a part of the Mini Secretariat Complex at District level and the DSP Office will be a part of Sub-Divisional Complex.
3. Specifications earlier approved by the Government will be strictly adhered to and any variation can only be done with the prior approval of the Government.
4. Future Expansion in the existing Campuses shall be of similar design as per the existing structure(s) to maintain the homogeneity of the existing Campus, where above norms cannot be applied.
5. Any variation in the Norms, if becomes essential, shall be allowed with the prior approval of the Administrative Secretary of the Architecture Department.

Anand 18,
2017

for
Architect
Chief Architect, Haryana,
Department of Architecture,
Chandigarh.
Dated, the

Endst.No.-Arch-2017/SA-II/

A copy is forwarded to the following for information please:

1. The Chief Secretary to Government Haryana.
2. The Additional Chief Secretary to Govt. Haryana, PWD & Architecture Department.
3. The Senior Architects, Department of Architecture, Haryana, Chandigarh.

for
Architect
Chief Architect, Haryana