

Cr.No-02

OFFICE OF THE HARYANA STATE AGRI. MARKETING BOARD, PANCHKULA

To

All the Zonal Administrators,
HSAMB in the State.

All the ZMEO's,
HSAMB in the State.

All the DMEO's,
HSAMB in the State.

All the Executive Engineer's,
HSAMB in the State.

All the SMC's,
HSAMB in the State.

Memo No.Arch/2024/ 7087-7245
Panchkula, dated 2.2.24

Sub:- 231th meeting of the Haryana State Agricultural Marketing Board held on 27.12.2023 at 11.00 AM – Proceeding thereof.

Find enclosed herewith the norms as approved by Hon'ble CM and BOD in its 231th meeting dated 27.12.2023 for shops, booths, fees and charges and charges for construction of 2nd floor in shops (with/ without permission) allotted before 07.07.2021 attached at Annexure 'A', 'B', 'C' and 'D' respectively for information and compliance meticulously.

DA/- as above.


Architect

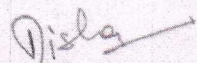
for Chief Administrator

Endst.No.Arch.2024/ 7246-55

Dated: 2.2.24

A copy of above is forwarded to the following for information and necessary action.

1. PS to CA/Engineer-In-Chief, HSAMB, Panchkula.
2. PA to Secretary Board, HSAM Board, Panchkula.
3. PA to CE-I & II, HSAMB, Panchkula.
4. All Superintending Engineers in the State.


Architect
for Chief Administrator

Annexure 'A'

Norms for Shop Plot in Mandies:-

Sr. No.	Part of building	Norms				Permissible use
1.	Basement	Shop size	Clear Height		Coverage	Basement is only for storage purpose
		20'x50'	10'-0"		80% of the plot area	
		15'x37'-6.	10'-6"		80%of the plot area	
		20'x85'	10'-0"		88%of the plot area	
2.	Plinth level	Shop size	Plinth level			
		20'x50'	0'-9"			
		15'x37'-6.	0'-9"			
		20'x85'	0'-9"			
3.	Ground Floor	Shop size	Clear Height	Verandah	Ground coverage, (including verandah /corridor for public use.)	Ground floor is only for commercial purpose. No Projection shall be provided beyond plot area.
		20'x50'	11'-0"	10'-0"	100% of the plot area	
		15'x37'-6.	11'-3"	7'-6"	100%of the plot area	
		20'x85'	13'-0"	10'-0"	95% of the plot area 5% cut out.	
4.	First Floor	Shop size	Clear Height	Coverage (plot area)		First floor is only for Residential purpose. No Projection shall be provided beyond plot area.
		20'x50'	10'-0"	95% of the plot area. 5% cut out		
		15'x37'-6.	10'-6"	90% of the plot area. 10% cutout.		
		20'x85'	10'-6"	95% of the plot area 5% cut-out		
5.	Second	Shop size	Clear	Coverage		



	Floor		Height		
		20'x50'	10'-0"	Upto 75% of plot area	Second Floor is only for residential purpose alongwith first floor as dwelling unit. No Projection shall be provided beyond plot area.
		15'x37'-6.	10'-6"	Upto 75% of plot area	
		20'x85'	10'-6"	Upto 75% of plot area	
	Total FAR on Shop plot				2.75 FAR

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Annexure 'B'

Norms for Booth Plot in Mandies:-

Sr. No.	Part of building	Norms				Permissible use
1.	Basement	Booth size	Clear Height		Coverage	ancillary services
		15'x37'-6"	8'-6"		80%of the plot area	
		12'x27'-6"	8'-6"		73% of the plot area	
2.	Plinth level	Booth size	Plinth level			
		15'x37'-6"	0'-9"			
		12'x27'-6"	0'-9"			
3.	Ground Floor	Booth size	Clear Height	Verandah	Ground coverage, (including verandah /corridor for public use)	
		15'x37'-6"	10'-6"	7'-6"	100%of the plot area	
		12'x27'-6"	10'-6"	7'-6"	100% of the plot area	
4.	First Floor	Booth size	Clear Height		100% of the plot area	
		15'x37'-6"	10'-6"		100% of the plot area	
		12'x27'-6"	10'-6"		100% of the plot area	
Total FAR						2.00 FAR

Fees and charges.

Annexure 'C'

Description	Shop	Booth
Charges for standard design.	Rs.2000/- lump sum	Rs.1500/- lump sum
Scrutiny fee	Rs:10/-per sq m of covered area achieved as per HBC-2017 subject to minimum of Rs.2000/-	Rs:10/-per sqm of covered area achieved as per HBC-2017 subject to minimum of Rs.1500/-
Labour Cess	1 % of the cost of construction as per Labour Department amended from time to time	
Road cut charges	Rs. 1250/- (Existing charges)	
Structure safety Certificate	Structure Design and Certificate and specifications from Structure Engineer as per Haryana Building Code-2017	
Fire Fighting NOC	The external NOC of the mandi shall be taken by E.E. Electrical. Internal NOC of shop will be taken by the allottee of shop (whose construction is carried out by the allottee).	

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Annexure 'D'

The charges for construction of 2nd floor in shops (with/ without permission) allotted before 07.07.2021.

- (a) Construction of 2nd floor in shops without permission whose allotment is before 07.07.2021

Income of the mandi	Charges of regularization
0 to 5 crore	Rs.50,000/-
Above 5 to 10 crore	Rs.1,00,000/-
Above 10 crore	Rs.2,00,000/-

- (b) Construction of 2nd floor in shops with permission whose allotment is before 07.07.2021.

Income of the mandi	Charges of construction
0 to 5 crore	Rs.25,000/-
Above 5 to 10 crore	Rs.50,000/-
Above 10 crore	Rs.1,00,000/-

- (c) As per allotment of shops after 07.07.2021 the 2nd floor in shops is added in Sale of Immovable Property Rules, 2021. Accordingly, the standard design with 2nd floor in shops of three designs i.e. 20'x85', 20'x50' and 15'-0"x37'-6" are submitted for ready reference.