

From

Principal Secretary to Government Haryana,
Town and Country Planning Department,
Haryana, Chandigarh.

To

The Director,
Town and Country Planning Department,
Haryana, Chandigarh.

Memo No. MISC-2266/2019/SD(D)/ 7/25/2019-2TCP

Dated: 02/09/2019

Subject: Increase in Floor Area Ratio (FAR) for residential plots in licenced colonies as well as for CLU granted projects for residential use alongwith purchasable development rights.

This is in supersession of earlier memo no. MISC.-2266/2016/18853-18855,dated 06.09.2016 on the matter cited as subject.

The Department of Town & Country Planning has received representations for increasing FAR of residential plots on payment of charges. There is already a policy of the Department issued vide memo no. Misc-2266/2016/18853-18855 dated 06.09.2016. Further, the Department has also formulated a draft policy vide memo no. Misc-454/Asstt (AK)/8/14/2019-2TCP dated 01.07.2019. The said draft policy is in public domain for inviting objections/suggestions from the general public. The purpose to formulate the said policy was to aggregate the land for infrastructure in the development plan area in lieu of which the TDR is to be issued to the land owners to utilize it or sell it to utilize in another projects including the residential plots in the licenced colonies. The said policy dated 01.07.2019 is yet to be finalized. Moreover, even after finalization of this policy, it will take considerable time to get available the TDR in the market for utilization in the residential plots. Therefore, in view of the above said representations and provisions of the Haryana Building Code (as amended from time to time) i.e. code no. 6.3(3)-Note-(i), Government, in partial modification of the policy dated 06.09.2016 has decided to fix the limit and rate of purchasable FAR as under:-

Plot Size / Category	Maximum Permissible Coverage for each floor	FAR			Zone potential / Rate of purchasable FAR (Rs. Per sq.mt.)					
		Existing	Additional Purchasable	Total	Hyper	High-I	High-II	Medium	Low-I	Low-II
Upto 75sqm	66	1.65	0.99	2.64	Nil	Nil	Nil	Nil	Nil	Nil
Above 75 & upto 100sqm	66	1.65	0.99	2.64	1615	1295	970	810	650	485
Above 100 & upto 150sqm	66	1.45	1.19	2.64	2155	1725	1295	1080	865	650
Above 150 & upto 200sqm	66	1.45	1.19	2.64	2425	1885	1455	1240	970	755
Above 200 & upto 250sqm	66	1.45	1.19	2.64	2690	2155	1615	1345	1080	810
Above 250 & upto 350sqm	60	1.25	1.15	2.40	3770	3015	2260	1885	1510	1130
Above 350 & upto 500sqm	60	1.20	1.20	2.40	5380	4305	3230	2690	2155	1615
Above 500sqm	60	1.00	1.40	2.40	8070	6460	4845	4035	3230	2425

It is also clarified that:- .

1. The number of dwelling units allowed on residential plots shall remain the same and there will be no increase in the same due to increase in FAR.
2. Wherever the building on a plot has already been constructed/under construction, in such cases, the owner will have the option to purchase additional FAR to the extent it is required by him/her. In such cases, Department will not insist on purchase of maximum allowed purchasable FAR. However, in case of fresh sanction of plans & in cases where construction is being raised after demolishing the existing structure, the option of partial purchasable FAR will not be available.
3. Since additional FAR is being permitted, the zoning plans/architectural controls in licenced colonies / HSVP colonies will be suitably amended.
4. No further composition of zoning violation beyond the maximum permissible covered area and FAR shall be allowed in case the allottee purchases additional FAR. However, in cases where additional FAR is not being purchased, the existing composition policy shall continue. Further, in case of existing building on a plot where extra area has already been compounded as per policy, the same will be counted in the maximum permissible ground coverage & FAR being allowed as purchasable FAR. However, no cost will be charged for the already compounded area.

It is further informed that the entire revenue generated through the purchasable FAR will go to the concerned Municipal Authority for licenced colonies and to HSVP, wherever HSVP has to strengthen services due to increased density and will be used for consequent development works that may be necessitated.

Sd/-

Superintendent

For : Principal Secretary to Govt. Haryana,
Town & Country Planning Department.

Endst. No. Misc - 2266/2019/SD(D)/

Dated:

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

1. The Principal Secretary to Government Haryana, Department of Industries and Commerce, Chandigarh.
2. The Principal Secretary to Government Haryana, Urban Local Bodies Department, Chandigarh.
3. Chief Administrator, Haryana Shahari Vikas Pradhikaran (HSVP), Panchkula.
4. Managing Director, Haryana State Industrial and Infrastructural Development Corporation, Panchkula.
5. Chief Administrator, Housing Board, Haryana, Panchkula.
6. Director, Urban Local Bodies Department, Haryana, Panchkula.
7. Chief Administrator, Haryana State Agriculture Marketing Board, Panchkula.
8. Project Manager, IT, Town and Country Planning Department for hosting on the website of the Department.
9. PS/PSTCP for kind information of W/PSTCP.

Sd/-

Superintendent

For : Principal Secretary to Govt. Haryana,
Town & Country Planning Department.