

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION

The 26th December, 2018

No. T&CP/PF-107/2018/7/24/2018-2TCP. The policy relating to 'Transit Oriented Development' was notified vide Notification No. CCP (NCR)/TOD/2016/343 dated the 9th February, 2016 which has been amended from time to time. The matter has further been reviewed at the level of Government and it has been decided to amend the said policy to the following effect:--

1. The clause 5 of the said TOD policy shall stand replaced by the following:-

"5. Demarcation of TOD Zone: The TOD zone shall be designated upto 800 metres depth on both sides from the boundaries of the Right of Way (ROW) of the road, on which MRTS corridor is proposed to be provided including a semi-circle with a radius of 800 meters at the terminating points of such MRTS corridors. This 800 meters proposed TOD Zone has been bifurcated as under, for the purpose of the development proposed to be carried out:-

- (a) Intense TOD Zone The first 500 metres
- (b) Transition TOD Zone Between 500 to 800 metres

It is clarified that MRTS can be constructed either on the central verge of the ROW of the road or on any point/stretch of this road but for the purposes of TOD Zone, 800 metres will be calculated from the boundaries of the ROW of the acquired road irrespective of construction of MRTS on any point in the ROW."

2. In addition to above, the schedule of recovery of fees and charges notified in the form of a table vide notification dated 17.12.2018 shall stand replaced by the following table:-

	Schedule of recovery of Pro-rata fees/charges for increase in FAR from 1.50/1.75 to 2.5/3.5				Infrastructure Augmentation changes - TOD
	Scrutiny fee	Licence fee	Conversion charges	IDC	
OPTION-1					
With Licence Application	100%	25%	-	-	-
LOI + 60 days	-	75%	100%	-	100%
Licence + 60 days				50%	
Licence + 6 months				50%	
OPTION-2					
With Licence Application	100%	25%	-	-	-
LOI + 60 days	-	25%	50%	-	25%
Licence + 60 days	-	-	-	50%	-
Licence+ 3 months	-	25% (+12% Interest)	25% (+12% Interest)	-	
Licence + 6 months	-	25% (+12% Interest)	25% (+12% Interest)	50%	25% (+12% Interest)
Licence + 12 months	-	-	-	-	25% (+12% Interest)
Licence + 18 months	-	-	-	-	25% (+12% Interest)
NOTE:					
1. EDC continues to be recovered as per prevailing schedule					
2. For any delay in payment of instalments within the prescribed time frame, additional penal interest of 3% over and above the normal 12% rate of interest, for the delayed period, will be charged					
3. 25% of the permitted FAR shall be freezed which will be released in proportion to the amount deposited on account of IAC charges.					
4. The building plans will be approved only after recovery of complete licence fee, conversion charges, IDC and 50% Infrastructure Augmentation Charges including applicable interest against all such fee and charges as per above schedule.					

Sd/-
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Principal Secretary to Government Haryana
Town and Country Planning Department