

ORDER

The Department is receiving requests from the existing licencees for allowing benefit of increased FAR under TOD policy. To facilitate the submission of request, the required documents and further processing of the case, the following procedure shall be followed:-

- (i) As per clause 10(9) of the TOD policy dated 09.02.2016, existing licensee desiring to avail the increased FAR under TOD policy, will submit the detailed technical proposal including detailed building plans along with requisite documents (as provided in the Haryana Building Code 2017) for the proposed enhanced FAR to be availed in the TOD policy. The applicant will clearly indicate the manner in which enhanced FAR shall be utilized. All the planning aspects for the total FAR (existing as well as proposed enhanced FAR to be availed in the TOD policy) like height of the building, parking, required open spaces etc. shall be clearly highlighted on the building plans. Since in respect of existing projects, the zoning plans already stand approved, therefore, the planning parameters like ground coverage, FAR, parking norms etc. as given in the TOD policy may be followed and there is no need for obtaining approval of revised zoning plan.
- (ii) After receipt of above request/documents, the building plans shall be examined for an in-principal decision in the BPAC and the required fee and charges as provided in clause 11 of the TOD policy shall also be worked out and the recommendation of BPAC and proposal of office with regard to fee and charges will be submitted to DTCP for obtaining order whether to allow the request or not. This exercise will be completed in two months time.
- (iii) In the cases in which if competent authority decides to allow the request, then as per clause 10(2) of the policy, in the cases of existing or under development projects, wherein the colonizer has submitted an undertaking that no third party rights have been created, while conveying in-principal approval, the colonizer shall be asked to deposit the requisite fees and charges and also submit an indemnity bond indemnifying the Department in case of any third party dispute and the colonizer shall be wholly responsible for it, within a period of one month. The order for allowing benefit of increased FAR under TOD policy and the revised building plans will be released within two weeks after receipt of fee and charges from the colonizer.

- (iv) In cases where third party rights have already been created, as per clause 10(3) while conveying in-principal approval, the revised building plans shall be released for calling objections/ suggestions as per policy instructions dated 28.01.2013. The colonizer will be asked to deposit the requisite fees and charges, after receipt/ decision on the objections/suggestions received, if any, within a period of one month. Thereafter, the order for allowing benefit of increased FAR under TOD policy and the revised building plans will be released within two weeks, after receipt of fee and charges from the colonizer.

Date:17.07.2017

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Arun Kumar Gupta, IAS
Principal Secretary,
Town and Country Planning Department

Endst. No. LC-448Vol-II/2017/ 17550-552

Date: 24.07.2017

A copy is forwarded to the following for information:-

1. PS/DG, TCP for kind information of Director General, Town and Country Planning.
2. PA/CTP(Hr.) for kind information of Chief Town Planner, Haryana.
3. PA/CTP(IT & M) for kind information of Chief Town Planner, (IT & M)

-sd-
(Sanjay Kumar)
District Town Planner,
O/o Director General, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-448Vol-II/2017/

17553-561

Date: 24.07.2017

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

1. STP (M) HQ
2. STP(E&V) HQ
3. All DTP's(HQ)
4. Chief Account Officer, Hq
5. District Attorney, Hq
6. All ATP's(HQ)
7. Project Manager (IT) for hosting on the website of the Department.
8. All Dealing Assistants
9. Drawing Branch

-sd-
(Sanjay Kumar)
District Town Planner,
O/o Director General, Town & Country Planning,
Haryana, Chandigarh