

From

Director,
Town & Country Planning,
Haryana, Chandigarh.

To

1. All STPs of the State,
2. All DTPs of the State.

Memo No. G-1422-8DP/07/29122-143
Dated: Chandigarh, the 20-11-07

Subject: Policy regarding grant of Change of Land Use permission to the buildings existed before declaration of Controlled Area.

Ref. In continuation to this office memo No. G-147(iii)-10 DP-96/4924-4944, dated Chandigarh, the 08.04.1996.

The policy with respect to the grant of Change of Land Use permission for the buildings that existed before the declaration of Controlled Area is as follows:

- (i) In cases where the ground coverage achieved is within the permissible limits, the area sufficient for accommodating the existing building within the parameters of permissible ground coverage and minimum setbacks including approach to the site shall be considered to be put into use irrespective of any consideration of achieved FAR. The benefit of balance permissible FAR shall not be given for determining area put to use.e.g.

- 1.** For an industrial building over an area of 10,000 Sqm. Where the achieved ground coverage is 15% against permissible 60% the area put to use is 25,00 Sqm. And for the remaining area CLU permission shall have to be obtained.

- 2.** Similarly for a school building over an area of 12,000 Sqm. Where the achieved ground coverage is 6.25% against permissible 25% the area put to use shall be 3000 sqm. And for the remaining area CLU permission shall have to be obtained.

The permissible ground coverage are mentioned in Rule-49 of Rules, 1963.

- (ii) No additional CLU should be required for the cases where the ground coverage or permissible FAR has already been achieved upto 75% of the permissible limits.

- (iii) No further permission shall be given for the construction of building in case it does not satisfy the Rules, 1965 framed under Act 41 of 1963. In case the additional construction does not come under the purview of building rules the existing construction has to be demolished accordingly, however the benefit of existing construction to be put to use including the area under demolition shall be considered while determining the area put to use. For the rest of the area fresh CLU permission has to be obtained.
- (iv) The above provisions shall not be made applicable in case of Rice shelter, Petroleum Depots and cases where the construction required is very nominal. In case of Farmhouses no benefit shall be given towards the existing construction.
- (v) This policy will also be applicable to the industrial units to whom the NOC is granted and is situated in Agriculture Zone of all the Potential Zones. As the said unit will be adding the area for expansion of the existing running industrial unit.
- (vi) The above policy is approved by the Government on 07.09.2007 and is circulated for information and necessary action. In future, the required parameters mentioned in the above policy should be reported in the field reports by field offices and circle offices.

District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No.29144-150

Dated: 20-11-07

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

1. Commissioner & Secretary to Govt. Haryana, Town & Country Planning Department, Haryana, Chandigarh.
2. Senior Town Planner (Monitoring), Head Quarter, Chandigarh.
3. All District Town Planners at Head Quarters.

District Town Planner (HQ)
For: Town & Country Planning Department,
Haryana, Chandigarh