
From

Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

To

The Director General,
Town and Country planning,
Haryana, Chandigarh.

Memo No. Misc-2157/7/16/2006-2TCP

Dated: 28.01.2013

Subject: Revision of Layout Plan in respect of Residential Plotted colony and Building Plans of Group Housing colony.

2. The Layout Plan of Residential Plotted colony is examined as per provisions of Rule 4 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred as Rules 1976) whereas Building Plans are approved in case of Group Housing colony under Rule 44 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 (hereinafter referred as Rules 1965). While approving Building Plans under Rule 44, the site Plan alongwith Building Plans are also approved wherein the area under open space/ green area is kept as 15% of site area which includes Tot-Lots.

3. In order to avoid inconvenience to the allottees as well as to avoid litigation, Department had framed the policy in respect of revision of layout plan in case of Residential Plotted Colony & following the same since 13.05.2011, even Department is not allowing shifting of Open space/ Green belt/ Park in case of Residential Plotted Colony. In order to consolidate the policy at one place following procedure to be followed by the Colonizer and the Department while approving revision in the layout plan:-

(i) Colonizer shall inform all the existing plot holders about the proposed Layout Plan being revised through public notice in the newspaper (proforma enclosed) with a request to submit in writing objection, if any, within a period of 30 days from the date of intimation by Competent Authority. A copy of earlier approved layout plan and the proposed layout plan made available on the website of Colonizer, at the office of Developer/ Colonizer as well as in the office of DTP (Planning). The Colonizer shall submit report clearly indicating the petition, if any, received by him from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottee having any objection on revised layout plan, may file his/ her objection in the office of concerned District Town Planner. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language.

4. It has been decided that henceforth, the policy mentioned above is to be followed in case of Group Housing Colony also. The allottees of the dwelling units shall submit the objections, if any, on revision of Building Plans including Site Plan. Further, shifting of Open Space/Park/Play area/ Tot-Lots/ Green Belt, if any, earmarked within approved Site Plan of Group Housing colony shall not be allowed in any circumstance.

DA/ As above

Superintendent,
Principal Secretary to Govt. Haryana,
Town and Country Planning Department

<Name of Colonizer>
<Address & Phone No.>
<Website>

PUBLIC NOTICE

Whereas, <Name of Developer> is in the process of undertaking of development of a <type of > Colony in <Sector ____>, <City> over an area measuring < _____ acres> in the revenue estate of <Name of Village> in accordance with the provision of <license no. ____>, <Year__>, granted by Director General, Town & Country Planning, Haryana, Chandigarh.

And whereas, several individuals have made bookings/ entered into purchase agreement for allotment of plot/ property in the said colony (hereinafter referred as allottees).

And whereas, the layout plan earlier approved at the time of grant of license for the said colony is now proposed to be revised.

And whereas, the office of Director General, Town & Country Planning, Haryana, Chandigarh has required seeking of objection against the revision of layout plan as a pre-condition for allowing such revision in the layout plan.

Accordingly, vide this public notice objections are hereby invited from any of the allottees in the said colony on the proposed revision of the layout plan of the said colony. A copy of the earlier approved layout plan bearing <drawing no.____>, dated ____ & the layout plan now proposed to be revised bearing <drawing no.____>, dated ____ is available for perusal on or website (name of website). The said layout plan can also be perused at the office of undersigned at <Address of Developer> as well as in the office of District Town Planner (Planning), <Address of office>.

Any allottee having any objection on revised layout plan, may file his objection in the office of District Town Planner (Planning) <Address of office> within 30 days of the publication of this notice, failing which it shall be assumed that there are no objections to the proposed revision in the layout plan.

Place: _____
Date: _____

<Name & Designation>
<For>