

From

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

To

1. Additional Chief Secretary, Revenue and Disaster Management.
2. Chief Executive Officer,
Gurugram Metropolitan Development Authority,
3. Director General, Land Records-cum-Inspector General, Registration.
4. Director General, Urban Local Bodies Haryana,
5. Director, Town and Country Planning Department, Haryana,
Chandigarh.
6. The Managing Director,
Haryana State Industrial & Infrastructure Development Corporation.
7. Chief Administrator, Haryana Shehri Vikas Pradhikaran.

Memo No. Misc-149/2018/7/19/2018-2TCP Dated: 21.11.2018

Subject: Registration of 4th Floor to be allowed as separate dwelling unit in case of residential plot.

The issue of registration of 4th Floor to be allowed as separate dwelling unit in case of residential plot has been considered at the level of the Government. In exercise of powers provided under Section 11 of the Act no 41 of 1963 and 9A of the Haryana Development and Regulation of Urban Areas Act, 1975, the Government has allowed registration of 4th floor as independent dwelling unit on the following conditions:-

- i. The 4th floor as independent dwelling unit shall be allowed on payment of 1/3rd of applicable EDC for respective Urban Areas (as revised from time to time) against the plot area to be rounded off to Rs. 100/- at the time of approval of building plan/revised building plan. Such recovery shall be over and above that prescribed for purchasable FAR, if availed. The permissible height shall be 16.5 mtr. subject to Fire NOC and certificate of conformity to Rules and Structural Safety (for height above 15 mtr.) and as per prevalent laws.
 - ii. Such EDC recovered for registration of 4th floor as independent unit shall be transferred to the respective agency for carrying out EDC works i.e. HSVP/GMDA/HSIIDC/M.C as the case may be.
2. This policy shall come into force with immediate effect. The Department of Town and Country Planning, Haryana shall immediately carry out necessary amendments in the zoning regulations of respective Development Plans.
3. Necessary steps and procedure for amendment in Haryana Building Code-2017 regarding maximum permissible height of 16.5 mtr. for residential buildings shall be undertaken by the Director Town and Country Planning Department. The maximum permissible height of 16.5 mtr. shall be permitted only after final publication of amendment in the Haryana Building Code-2017.

-Sd/-

(A.K Singh, IAS)

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

Endst. No. Misc-149/2018/7/19/2018-2TCP

Dated: 21.11.2018

A copy is forwarded to the following:-

1. All Deputy Commissioners of the State.
2. Chief Coordinator, Planner (NCR), Panchkula with a request to carry out necessary amendment in the zoning regulations in view of the above decision of the Government.

-Sd/-

Superintendent

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