

ORDER

It has been observed that there is some ambiguity regarding stage of development of licenced colony at which application for approval of building plans and grant of occupation certificate could be entertained by Building Plan Approval Committee and as to whether approval of building plans submitted by coloniser/ developer is covered under self-certification policy (Rule 39 (1A)). In order to remove aforesaid ambiguity, it has been decided that while submitting application for approval of building plans, allottees/ owners shall submit following certificates:-

- i. Confirmation/Verification from the coloniser that the basic services i.e. water supply, electricity and approach road (which are required for carrying out construction activity) are functional at site.
 - ii. Possession certificate issued by the coloniser in the name of allottee/ owner.
2. It has been further decided that self-certification policy [Rule 39 (1A)] shall also apply to cases of approval of building plans submitted by coloniser/ developer.
3. With regard to grant of occupation certificate, it has been decided that in case of buildings constructed on residential plots by individual allottees, occupation certificate shall be issued after services such as, water supply, sewerage, drainage, electricity are made functional/ operational by the coloniser. Functionality/ operationalisation of aforesaid services shall be certified by Superintending Engineer, HUDA, who is member of committee granting occupation certificate. In case of buildings constructed on residential plots by coloniser/developers, occupation certificate shall be granted after the coloniser/ developer has laid all the internal services, layout and functionality/ operationalisation of which have been certified by concerned DTP and Superintending Engineer, HUDA and coloniser/ developer has applied for grant of completion/part completion certificate. It is further clarified that policy dated 28.03.2011 shall continue to apply to all cases of grant of occupation certificate and approval of building plans.

Dated:-01.07.2015

-Sd/-
Arun Kumar Gupta, IAS
Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. MISC-756/SD(BS)/2015/11967

Dated:-08.07.2015

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

1. Superintending Engineer, HUDA, Panchkula, Karnal, Gurgaon, Faridabad, Rohtak, Hisar.
2. Senior Town Planners in the State.
3. Senior Town Planner (E&V) Haryana, Chandigarh.
4. District Town Planner (HQ)PP, DTP(HQ)RS, DTP(HQ)VK, DTP(HQ)SS, DTP(HQ)KV.
5. All the District Town Planners in the State.
6. Official concerned of the Drawing Branch.

-Sd/-
(Jaswant Singh)
Senior Town Planner (M)HQ,
For Director General, Town and Country Planning,
Haryana, Chandigarh.