

From

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

To

Director
Town and Country Planning Department
Haryana, Chandigarh

Memo. No. M-374-Vol-III/ 2019/16210

Dated 08.07.2019

Subject:- Applicability of New Integrated Licensing Policy (NILP) licenses to be granted under Transit Oriented Corridor (TOD) Zone.

This Department has received representation seeking clarifications regarding allowing TOD on licenses granted under New Integrated Licensing Policy (NILP) alongwith some other policy issues. The representation has been considered at the level of Government and the following clarifications are hereby issued:-

1. The New Integrated Licensing Policy dated 09.02.2016 is applicable in residential zones. Though there is no specific mention of NILP projects in TOD policy, however, it is clarified that being located in residential zone, the TOD policy shall be applicable on NILP projects also.
2. Under the existing TOD policy, as applicable in residential zones, Mix Land Use development (residential and commercial only) with 70% residential and 30% commercial is permitted for group housing projects. NILP projects shall also be governed by the same planning parameters as applicable for group housing projects availing TOD policy.
3. Status of land surrendered for Community Sites and EWS/NPNL Housing under NILP policy: With regard to providing 10% area for community sites and 12% area for EWS/NPNL component, it is clarified that:
 - (a) In case the NILP project stands developed as per the NILP policy dated 09.02.2016, and occupation/part occupation certificate or completion/part completion certificate stands obtained for the same, then the proportionate area under community sites and EWS/NPNL housing shall be required to be surrendered in favour of the Government and no concession in such surrender shall be allowed.
 - (b) In case no such occupation/ part occupation certificate or completion/ part completion certificate has been obtained and the benefit of TOD policy is proposed to be availed on the entire project, the provision of community sites and EWS service personnel units would be required to be met as per the group housing norms being followed under the TOD policy.

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A.K. Singh, IAS
Principal Secretary to Govt. Haryana,
Town & Country Planning Department
Haryana, Chandigarh

Endst. No. M-374-Vol-III/ 2019/16211

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A copy is forwarded to the Secretary, Council of Ministers, Haryana with respect to U.O. No. 9/195/2019-2 Cabinet dated 25.06.2019, affirming the implementation of the said decision of the Council of Ministers.

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A.K. Singh, IAS
Principal Secretary to Govt. Haryana,
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Haryana, Chandigarh