

From

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

To

1. The Director General,
Town and Country Planning Department,
Haryana, Chandigarh.
2. Chief Administrator,
HUDA, Panchkula.
3. Managing Director,
HSIIDC, Panchkula.

Memo No. MISC-2266/2016/ 8969-8971

Date: 06/05/2016

Subject: Increase in FAR for residential plots in licenced colonies as well as for CLU granted projects for residential use alongwith purchasable development rights.

The FAR and ground coverage norms for residential plots being followed by Department of Town & Country Planning were framed way back in 1977 and with the passage of time, a need has been felt to revise the same in view of ever increasing housing demand in the urban areas. Various representations have been received from different organizations for revision in the FAR/ ground coverage norms from time to time. Such demands were also considered genuine in view of the scarce land resource and with the objective to intensively utilize the urban land on one hand and to preserve the agriculture land on the other.

Therefore, the State Government, in the larger public interest, has taken a decision to introduce concept of purchasable FAR over and above the existing permissible FAR provided in the statutory provisions. The indicative table for saleable FAR, against those prevailing under Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 is as follows:

| Plot Size | Ground Coverage | | FAR | | | Rate of purchasable FAR (Rs. per Sqft.) | | | | | |
|-----------|-----------------|----------|--------|----------|-------|---|--------|---------|--------|-------|--------|
| | Existing | Proposed | Normal | Saleable | Total | Hyper | High I | High II | Medium | Low-I | Low-II |
| 3 Marla | 66 | 66 | 1.65 | 0.35 | 2.00 | Nil | Nil | Nil | Nil | Nil | Nil |
| 4 Marla | 66 | 66 | 1.65 | 0.35 | 2.00 | 150 | 120 | 90 | 75 | 60 | 45 |
| 6 Marla | 60 | 66 | 1.45 | 0.55 | 2.00 | 200 | 160 | 120 | 100 | 80 | 60 |
| 10 Marla | 60 | 66 | 1.45 | 0.55 | 2.00 | 250 | 200 | 150 | 125 | 100 | 75 |
| 14 Marla | 52.8 | 60 | 1.26 | 0.54 | 1.80 | 350 | 280 | 210 | 175 | 140 | 105 |
| 1 Kanal | 50.71 | 60 | 1.21 | 0.59 | 1.80 | 500 | 400 | 300 | 250 | 200 | 150 |
| 2 Kanal | 45.53 | 60 | 1.00 | 0.80 | 1.80 | 750 | 600 | 450 | 375 | 300 | 225 |

The purchasable FAR will be applicable for the licenced colonies and HUDA sectors. The entire revenue generated through the purchasable FAR will go to the concerned municipal authority for licenced colonies and projects in municipal areas and to HUDA wherever HUDA has to strengthen services due to increased density and will be used for consequent development works that may be necessitated. The benefit of additional FAR shall be allowed subsequent to suitable amendments in relevant Act/Rules by the concerned authority.

Necessary action for amendment in the relevant statutory provisions be taken at the earliest.

Sd/-

(P. Raghavendra Rao)

Additional Chief Secretary to Govt. Haryana,
Town & Country Planning Department.

Endst. No.: MISC-2266/2016/8972

Date: 06/05/2016

A copy is forwarded to Director General, Urban Local Bodies, Haryana Panchkula for taking necessary action for suitable adoption by Municipal Bodies.

Sd/-

(P. Raghavendra Rao)

Additional Chief Secretary to Govt. Haryana,
Town & Country Planning Department.