

From

Principal Secretary to Govt. Haryana,
Town & Country Planning Department,
Sector-17, Chandigarh.

To

The Director General,
Town & Country Planning, Haryana,
Chandigarh.

Memo no. PF-78/2013/7/16/2006 -2TCP-

Dated:- 01-07-2013

Subject:- Policy regarding grant of license for group housing colony in High Density Zones earmarked in the Development Plans.

The Governor of Haryana, exercising the powers conferred under Section-9A of Haryana Development and Regulation of Urban Areas Act, 1975, is pleased to issue the following policy for grant of license in High Density Zones earmarked in the published Development Plans:

1. For the purpose of this policy, the High Density Zone means the residential zone(s) earmarked in the Development Plan wherein density of population is assigned as 1000 persons per hectare (PPH) or more.
2. It is clarified that the policy dated 19.12.2006, in so far as it relates to reservation of 20% of the sector area for group housing colony in a particular sector, shall not be applicable to High Density Zones earmarked in the respective Development Plans as Group Housing Colonies are to be set up in this entire zone.
3. A variation of $\pm 5\%$ in the prescribed population density shall be considered, e.g. in the Development Plans where population density is 1125 PPH, the minimum and maximum permissible population density shall be 1068 PPH and 1181 PPH, respectively.
4. 20% of the area of the applied land shall be handed over to HUDA by the applicant for providing the community facilities and open spaces as earmarked by the Department for composite planning of the area. However, the benefit of 100% FAR of the above said handed over area shall be given on the remaining applied land.
5. The Department shall fix a cut off date for submitting applications for grant of licence in the High Density Zones of various Development Plans, after which the remaining land shall be acquired by HUDA, however HUDA shall also earmark 20% of the acquired land for community facilities and open spaces.
6. The expenditure on creation of community facilities and open spaces would be borne pro-rata by HUDA and the colonisers.

Sd/-

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