

From

Financial Commissioner and Principal Secretary to Government,
Haryana, Town & Country Planning Department,
Chandigarh

To

Director General,
Town & Country Planning,
Haryana, Chandigarh

Memo No: PF-64/7/4/2010-2TCP/Misc-107A ; Dated 21.03.2012

SUBJECT: GRANT OF GROUP HOUSING LICENCE FOR NET PLANNED AREA OF LESS THAN 10 ACRES IN SECTORS WHERE ON ACCOUNT OF 20% SECTOR AREA LIMIT ANY FURTHER INDEPENDENT LICENCE IS NOT PERMITTED.

In accordance with the powers conferred under Section 9-A of the Haryana Development and Regulation of Urban Areas Act, 1975, the Governor of Haryana is pleased to pronounce the following policy parameters on the subject mentioned above:

1. **FOREWORD: (i)** As per the licencing policy presently in vogue, licence for development of group housing colony can be considered in any residential sector upto 20% of the sector (net planned) area. There are instances where the licence application for independent group housing at the threshold of such 20% sector area limit, inspite of being equal to or more than 10 acres, does not get considered since the available area left within the 20% area limit falls below 10 acres and any independent group housing licence for any area less than 10 acres is not granted. The present policy parameters have been formulated to consider such projects subject to certain conditions and safeguards.
(ii) In order to provide equal opportunity to all project proponents in any given sector, this policy shall be applicable with prospective effect, i.e., any licence application pending before this policy comes into effect shall not be allowed the benefit of this policy. Only such applications which are received specifically in terms of the present policy, along with an undertaking to conform to the present policy parameters, shall be considered.
2. **APPLICABILITY: (i)** Any licence application shall be considered for grant of licence as per the present policy parameters only after all licence applications received prior to such application stand decided. Any application against which either LOI has been issued or licence has been granted or stands rejected/returned shall be considered as 'decided' for the purpose of the present clause.
(ii) The minimum Net Planned Area available within the 20% sector area limits should not be less than 5 acres. Thus no independent Group Housing licence shall be considered in sectors where the balance threshold net planned area available within 20% sector area limits is less than 5 acres.

3. **AREA PARAMETERS:** (i) The total area for which grant of licence can be considered under the present policy shall be restricted at 10 acres.
- (ii) The benefit of ground coverage, FAR etc shall be allowed only against the balance Net Planned Area available within the 20% sector area limits.
4. **GENERAL DISPENSATIONS:** (i) All fees and charges in such cases shall be recovered against the entire licenced area, i.e., for 10 acres.
- (ii) The provisioning of community facilities shall continue to be governed by the actual requirement of the project as per prevailing norms for internal community buildings.
- (iii) The balance area in such 10 acre licenced colony falling beyond the balance permitted Net Planned Area shall be reserved as mandatory open space/green area in addition to the already prescribed open space/ green area as per norms and no construction of any kind shall be allowed therein.
- (iv) Any earlier licenced area shall not be allowed to be de-licenced for the purpose of availing benefit under the present policy.

Sd/-

(Kulbir Singh)

Superintendent

For: Financial Commissioner and Principal Secy to Government,
Haryana, Town & Country Planning Department, Chandigarh