

Order

Subject: - Clarification regarding achieving of FAR and calculation of fee/charges for Mixed Land Use projects under TOD policy.

It has come to the knowledge of the Department that the calculation of fees and charges applicable on the additional FAR being requested by the colonizers in Mixed Land use projects cases/viz-a-viz the provisions of the policy dated 09.02.2016 are being interpreted differently by the applicants. Therefore, it is felt necessary to clarify in the TOD policy for mixed land use projects as to whether the component of 70% /30% will be granted on additional FAR only [after excluding the existing FAR already achieved or on the entire FAR (existing as well as additional)]. Further, it is also necessary to remove ambiguity as to whether applicant can achieve only the single component i.e. either commercial or group housing in the mixed land use projects.

2. In such cases, henceforth following criteria for calculation of fees and charges be followed: -

- (i) The colonizer of existing group housing colony for which licence stands granted can achieve additional FAR for any of the components(residential or commercial) under mixed land use. For more clarity, the colonizer shall be free to achieve either only 30% commercial component or 70% residential component or the mix of both.
- (ii) For the calculation of additional FAR under mixed land use in existing residential group housing colony, the permissible limit of 70% residential component and/ or 30% commercial component shall be calculated on the total FAR (existing + proposed under TOD) to be availed.
- (iii) For the calculation of additional FAR under mixed land use in existing commercial colony, the permissible limit of

70% commercial component and 30% residential group housing component shall be calculated on the total FAR (existing + proposed under TOD) to be availed.

- (iv) In case of existing IT projects in residential zone, the maximum 30% commercial component of the total FAR (existing + proposed under TOD) shall be availed.
- (v) The applicant is required to pay the fees and charges for minimum additional FAR of 0.5 as stated in the TOD policy. The said fee and charges shall be paid in proportion to the components (residential/commercial) of additional FAR to be availed by the applicant/coloniser.

Place: Chandigarh
Dated: 08.08.2019

Sd/-
(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst No. LC-1085 (II)/JE(VA)/2019/19393-404 Dated: -13.08.2019

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

1. Chief Town Planner, Haryana
2. Chief Town Planner (IT)
3. Senior Town Planner(M)
4. Senior Town Planner (E&V)
5. All Senior Town Planners of the State
6. All District Town Planners (HQs)
7. All District Town Planners of the State
8. Chief Account Officer (HQs)
9. All Assistant Town Planner (HQs)
10. All Account Officers (HQs)
11. All Dealing Staff of Colony Branch
12. PM, IT with a request to host on the website of the Department.

Sd/-
(Sanjay Kumar)
District Town Planner (HQs)
For: Director, Town & Country Planning
Haryana, Chandigarh