

ORDER

Subject:- Amendment/revision in office procedure for examination of the applications/cases received under TOD projects-Office Order dated 17.07.2017 issued on 24.07.2017.

The earlier office procedure circulated vide memo no. LC-448 Vol-II/2017/17550-52 dated 24.07.2017 is revised and the new procedure for examination of TOD cases may be dealt with as under:-

- i. As per clause 10(9) of the TOD policy dated 09.02.2016, existing licensee desiring to avail the increased FAR under TOD policy, will submit the detailed technical proposal including conceptual plans/schematic design with respect to utilization of the proposed enhanced FAR arising out of the TOD scheme. All the planning aspects for the total FAR (existing as well as proposed enhanced FAR to be availed in the TOD policy) shall be clearly highlighted in the conceptual scheme with the help of overall blocking / massing to establish and confirm the feasibility of absorption of enhanced FAR
- ii. After receipt of above detailed technical proposal including conceptual plans/schematic design these shall be examined for an in-principle decision including the working out of required fee and charges, as provided in clause 11 of the TOD policy, in the Department. The proposal will then be submitted to DTCP for obtaining orders whether to allow the request or not.
- iii. If the competent authority decides to allow the request, while conveying in-principle approval, the colonizer shall be asked to deposit not only requisite fees and charges but also to submit an Indemnity Bond within 60 days indemnifying the Department that in case of any third party dispute, the colonizer shall be wholly responsible for it and also from any loss occurring to the colonizer on account of loss of FAR eventually. The order for allowing benefit of increased FAR under TOD policy and zoning /revised zoning plan, approved with the planning parameters as applicable on TOD zone, will be released after receipt of fee and charges from the colonizer. On the basis of above approval/zoning plan/revised zoning plan, the colonizer will submit detailed building plans of full/part area.
- iv. The detailed building plans/revised building plans shall be scrutinized subsequently and in cases where third party rights have already been created, as per clause 10(3), consent of the stake holders shall be taken in accordance with the policy instructions dated 28.01.2013 and the building plans released only after decisions/suggestions received as per said policy.

Place: Chandigarh

Date: 10.10.2017

Sd/-

Arun Kumar Gupta, IAS
Principal Secretary to Government Haryana,
Town & Country Planning Department,
Haryana, Chandigarh

Endst No. LC-448 Vol-II/2017/26401-403

Date: 23-10-2017

A copy is forwarded to the following for information: -

1. PS/DTCP for kind information of Director, Town & Country Planning.
2. PA/CTP(Hr.) for kind information of Chief Town Planner, Haryana.
3. PA/CTP(IT&M) for kind information of Chief Town Planner, (IT&M)

Sd/-

(Hitender Singh)
Architect (HQ)

For:- Director, Town & Country Planning,
Haryana, Chandigarh

Endst No. LC-448 Vol-II/2017/ 26404-412

Date: 23-10-2017

A copy is forwarded to the following for information: -

1. STP(M) HQ
2. STP(E&V) HQ
3. All DTP's(HQs)
4. Chief Account Officer, HQ
5. District Attorney, HQ
6. All ATP's(HQs)
7. Project Manager (IT) for hosting on the website of the Department.
8. All Dealing Assistants.
9. Drawing Branch.

Sd/-

(Hitender Singh)
Architect (HQ)

For:- Director, Town & Country Planning,
Haryana, Chandigarh