The Government has approved formulation of Student Rental Housing Policy in the State of Haryana under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 to cater to the huge student population in our cities/towns who are forced to opt for P.G accommodation due to the lack of formal student rental housing availability. The draft of the Student Rental Housing Policy is detailed hereunder for the information of general public and all other stakeholders for inviting suggestions. The response/suggestions may be forwarded through e-mail to the following within a period of 30 days of the issuance of this public notice:

1. DTCP Haryana, Chandigarh: tcpharyana7@gmail.com
2. CTP, Haryana: ctp6.haryana.tcp@gmail.com
3. DTP (HQ) O/o DTCP, Haryana: dtp.hqsk4.tcp@gmail.com


draft policy

subject: policy for planned development of student rental housing through grant of clu permission under act no 41 of 1963.

1. Foreword: It has emerged that planned development of Student Rental Housing located in proximity to educational hubs would go a long way in discouraging sporadic development of paying guest accommodation in our urban areas.

2. Planning Principles: These projects shall serve to bridge the gap in hostel accommodation being provided by various educational institutions of higher learning in the urban areas. The broad principles that shall be followed for such projects are as follows:

   (i) Such project proponents who have an existing tie-up with one or more educational/ coaching/ training institutions to cater to the housing requirements of their students may be considered for grant of CLU permission for such Student Rental Housing Project.

   (ii) All such tie-ups by the project proponent shall be accompanied by Registered Lease Rent Agreement with the educational/ coaching/ training institution for a short/long term lease.

   (iii) The project shall be operated on rental model for all times to come, i.e., no part of the project can be alienated on permanent basis through sale/transfer.

   (iv) Whereas, the pre-dominant use shall be student rental housing, such uses that are ancillary to the main uses, viz., mess/common dining, laundry, common room with indoor games facility etc shall also be permitted.

3. Locational Norms: Any case which fulfills the following location norms can be considered for grant of CLU permission for Student Rental Housing project:

   i. Such permission shall be permitted in the Residential Zone of Development Plans at a maximum aerial distance of 10 km from the existing target institution.

4. Area and Access Norms: The area norms for the purpose of the present policy shall be as follows:

   i. The minimum and maximum area requirement for establishment of such project shall range from 0.5 acres to 2 acres.
ii. **Access Parameters:** The site should be accessible from a minimum 12m wide existing road. However, in the already developed sectors, the minimum width of the road should be 9m.

5. **Planning Parameters:** The following planning parameters shall be followed in case of such projects:

i. **Maximum FAR allowed:** 250

ii. **Maximum Ground Coverage allowed:** 50%

iii. **Min Carpet area of hostel rooms:** 20 sqm

iv. **Min and Max Carpet area of a dormitory:** 20-40 sqm

v. **Min and Max area under shops:** 1-4 % of the permitted FAR.

vi. **Area under Mess/ common dining:** 100 to 500 sqm

vii. **Common room/ indoor games/ Gymnasium:** 100 to 1000 sqm

viii. **Other infrastructure facilities viz. laundry:** Upto 100 sqm.

ix. **Minimum Area under organized Park:** 15% of the permitted FAR

x. **Occupancy Norms (for density calculations)**
   - Hostel: 1-3 persons per hostel room.
   - Dormitory: As per proposed occupancy

xi. **Attached Washroom with each hostel room:** Optional

xii. **Common Bathroom/ WC norm:**
   - i. 1 Wash basin for every 6 residents
   - ii. 1 bathroom for every 4 residents
   - iii. 1 water closet for every 6 residents

xiii. **Medical Room:**
   - 1 room of 15-20 sqm

xiv. **Wardens living quarters:**
   - 50-120 sqm carpet area

xv. **Parking:**
   - One 2- wheeler parking per person. Visitor’s parking @ 3% of the site area

xvi. Bunk Beds are also allowed

6. **Applicable Fees & Charges:** All fees and charges viz., scrutiny fees, conversion charges and EDC at the rates prescribed for residential plotted colony shall be made applicable for such projects. However, Scrutiny Fees shall be applicable on the entire built up area.

7. **Special Dispensations:**
   a. **Monitoring Committee:** The project proponent shall be required to file a annual report containing the complete list of occupants, the duration of occupancy, the rent charged from such occupants, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed. Apart from the Deputy Commissioner, such committee shall consist of two permanent members, i.e. (i) the concerned DTP/ Municipal Commissioner (or his representative) or Executive Officer, as applicable / CEO, GMDA/ FMDA (or his representative) (ii) District Education Officer. The committee shall be free to co-opt two additional members, who should be eminent persons of their choice as members of the committee.
b. The Monitoring Committee shall be empowered to make regular checks of the premises to ascertain that the facilities are being maintained properly and the policy provisions are not being violated.

c. Necessary amendment to the Act of 1963, Rules 1965 and the zoning regulations, if necessary, shall be undertaken to incorporate the said provisions.

-Sd/-
(K. Makrand Pandurang)
Special Secretary to Government, Haryana
Town and Country Planning Department