

From

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

To

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

Memo No.5/3/2005-2TCP

Dated: 5/9-6-2006

Subject: Grant of license for land pockets owned by individuals forming part of or adjoining the existing licensed colonies.

Reference proposal of the Department submitted to Government vide no.DTCP-2367 dated 15-5-2006 regarding Grant of License for land pockets by individual forming part of or adjoining the existing licensed colonies.

Your attention is invited to the policy framework put in place by the Government in a meeting held under the Chairmanship of Chief Minister, Haryana on 7th August, 1991 whereby the following provision was made with regard to the development of pockets: -

“Development of Pockets: It was decided that approach should be based on sectoral development. Wherever small pockets are left out with a licensed area or on the fringes of the colony which the colonizer is not able to acquire through negotiation such pockets may be acquired by Haryana Urban Development Authority in the interest of planned and harmonious development. In case, HUDA is in a position and willing to undertake development on its own then these pockets should be developed by HUDA otherwise in the interest of compact development of the colony, the pockets should be allowed to be developed by the colonizer. However, such area will not be more than 10% of the licensed area.”

The eligibility parameters for land owners who can apply for license were also determined which inter alia includes ownership of the land in the name of land owners before notification under section 4 of the Land Acquisition Act, 1894 and also minimum area norms prescribed by the Government from time to time. These area norms for the residential colonies were initially approved by the Government in a meeting held under the Chairmanship of Chief Minister, Haryana on 7th August, 1991. Subsequently these were revised on the basis of the potential of the towns by the Government vide UO No.9/268-2 Cabinet-2001, dated 24th October, 2001. For IT Units, Cyber Parks and Cyber City, these area norms were made part of the zoning regulations of the Development Plans vide notification No. CCP(NCR_/GDP-iii/2002/11766 dated 2nd September,2002. These area norms were further reiterated in a meeting held under the Chairmanship of CM Haryana on 1-6-2005. The details of the area norms is available at Annexure-i.

It has been brought to the notice of the Government by the Department that large number of applications for grant of license for small pockets contiguous to the existing colonies or lying on the fringe of these have been received. It has been realized that even though a case has been made out for integrating these pockets with the existing licensed colonies for harmonious and integrated development of the area the Department is unable to consider these cases for grant of

license as they do not fulfill the prescribed minimum area norms. The Department has proposed to grant relaxation in terms of minimum area norms in such cases.

After considering the proposal of the Department the Governor of Haryana is pleased to grant relaxation from area norms for the leftover pockets in case Government decides to grant license to the owner of the land pocket in terms of the policy of the Department dated 7th August, 1991 subject to the following conditions: -

- i) The collaboration will be admissible with the existing reputed adjoining colonizer only.
- ii) The land pockets which are not utilizable by HUDA and which can be spared by HUDA in favour of the colonizers for achieving the goal of integrated development will be considered for license. Further, such land pockets should not block the continuity of city level/internal services being laid by HUDA/colonizer/Municipal Body /Government. The decision of the competent authority in this regard will be binding.
- iii) The entire responsibility of payment of fee and charges will be that of the applicant/collaborator.
- iv) Although individual owners will be granted license for their individual land but the colony shall remain composite to ensure the parameters of town planning norms. The Group Housing Colony, if considered shall also be required to fulfill the 20% area norms permissible in the sector. No subdivision of the colony on the basis of licenses for pockets will be permitted.
- v) The existing main colonizer (collaborator) will be responsible for carrying out the development in accordance with the terms and conditions of the license and the approved layout plan.

Superintendent
For Financial Commissioner & Principal Secy. to Govt. Haryana,
Town & Country Planning Department.

UO No. 5/3/2005-2TCP

Dated, Chandigarh, the 5/9-6-2006

A copy is forwarded to the Financial Commissioner & Principal Secretary to Government Haryana, Finance Department for information with respect to his UO No. 11/51/2006-5FD-iii/1124 dated 31-5-2006.

Superintendent
For Financial Commissioner & Principal Secy. to Govt. Haryana,
Town & Country Planning Department.

Annexure - I

Details of area norms for licensed colonies prescribed by the Government from time to time.

(Area in Acres)

Category of the Town	Residential Plotted	Group Housing	Commercial	Cyber Park/ Cyber City
Hyper/ High	100	10	8000 Sq. Meters to 16000 Sq. Meters	5 to 150 (Cyber Park) 50 (Cyber City)
Medium	50	10	-do-	-do-
Low	25	5	4000 sq. meters to 8000 sq. meters	-do-