

From

Additional Chief Secretary to Govt. Haryana,
Town and Country Planning Department
Chandigarh.

To

Director General,
Town and Country Planning,
Haryana Chandigarh.

Memo No. PF-64/PA(B)/2016/ 2822

Dated: 09/02/2016

Subject:- Policy regarding area norms for grant of licence permission in Low and Medium Potential Town.

After careful consideration of the matter, the Governor of Haryana is pleased to amend the area norms in order to achieve the objectives of Act no. 8 of 1975 and to regulate the developments of urbanized sector in an harmonious manner.

Introduction

The Department has prescribed minimum area norms for grant of licence for setting up of residential, commercial and Industrial colonies under the Haryana Development and Regulation of Urban Areas Act, 1975 (Act No. 8 of 1975) through various Departmental instructions/polices. A detailed policy in this regard was framed on 19.12.2006 and the area norms so prescribed have been followed by the Department till date.

It has been felt that as the area requirement norms for obtaining licences are on higher side considering the land particularly in Low and Medium Potential Towns, therefore, the developers are not showing interest to obtain the licences in these Towns. Therefore, Government has reviewed the area norms being followed by the Department of Town & Country Planning for grant of licences under Act No. 8 of 1975. The Council of Ministers in its meeting held on 03.02.2016 has approved the area norms for development of various colonies in Medium and Low Potential Towns.

Need for the policy:-

After analysing the information and after detailed deliberations, the Cabinet Sub-Committee constituted by the Government, reached the conclusion that there is an urgent need for reduction in area norms for grant of licences in Low & Medium Potential zones for the following reasons:-

- i. To encourage and increase participation of individual landowners/farmers and local developers in the process of planned urbanisation of Low and Medium towns.
- ii. Diminishing role of public-sector/HUDA for acquiring and developing land for urbanisation on account of stringent provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
- iii. To increase housing stock at affordable rates through private sector participation.
- iv. To discourage unauthorised colonisation particularly in Low and Medium Potential towns.
- v. To augment deficient physical and social infrastructure through private sector participation for planned development of Low and Medium Potential towns.

Conformity of the site:-

The location of the site should be in conformity with the development plan proposals in terms of prescribed land use. The site should also conform to the sector plan. In order to achieve the objectives of the Act No. 8 of 1975 and to regulate the development of the urbanized sector in a harmonious manner, the minimum area norms for Low and Medium Potential Town for granting licence permissions outside municipal limit of town are hereby laid down as under:-

Type of Colony	(Area norms)		(Acres)
	Potential zone	Existing	Proposed
Residential plotted	Medium	50	15
	Low	25	10
Residential group housing	Medium	10	2
	Low	5	1
Commercial	Medium	2	1
	Low	1	0.5
Industrial (General)	Medium	25	15
	Low	15	10
Industrial (Green category)	Medium	-	5
	Low	-	2

Director General, Town and Country Planning Haryana may ensure that these policy parameters are adhered while deciding the cases of grant of licences in the Low and Medium Potential Towns. This policy will come in to effect from 9th Feb, 2016.

-Sd/-

Secretary,

For: Additional Chief Secretary to Govt. of Haryana,
Town and Country Planning Department, Chandigarh