

From

The Principal Secretary to Govt., Haryana,  
Town and Country Planning, Department.

To

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

Memo no F-960-Vol-III/SD(BS)/2017/24418

Dated: - 27.09.2017

**Subject: - Policy regarding approval of building plan and grant of occupation certificate for the buildings/projects requiring such approvals under Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 AND Rules 1965.**

Reference: - In supersession of earlier policy issued vide memo no JR-704/7/16/2006-2TCP dated 06.04.2011.

The matter regarding approval of building plans and grant of occupation certificate for the buildings/projects requiring such approvals under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules 1965 has been reconsidered by the Govt. and it has been decided that the minimum area norms for considering the building plans for approval and grant of occupation certificate shall be as under: -

Sr. No.	Area of site	Minimum area required for approval of building plan and grant of occupation certificate.
1.	Upto 1 acre	25% of permitted coverage on all floors i.e. total permissible FAR.
2.	Above 1 acre and upto 5 acres	20% of permitted coverage on all floors i.e. total permissible FAR.
3.	Above 5 acres and upto 10 acres	15% of permitted coverage on all floors i.e. total permissible FAR.
4.	Above 10 acres	10% of permitted coverage on all floors i.e. total permissible FAR.

Further for Inland Container Depot (ICD) minimum area for considering approval of building plans and grant of occupation certificate shall be 2.5% of the permissible ground coverage.

These norms shall come into effects immediately. The applications for approval of building plans and grant of occupation certificate which are in pipe line shall also be covered under this policy.

Sd/-

(Arun Kumar Gupta, IAS)  
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Town and Country Planning, Department