

From

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

To

The Director,
Town and Country Planning,
Haryana, Chandigarh

Subject:- Memo No. 5/16/2006-2TCP Dated: 29.05.2009
Policy for Low Cost/ Mass Housing Projects.

The following policy parameters have been approved by the Government for development low cost/ mass housing townships under the Act No. 8 of 1975.

1. **LAND USE:**

The scheme will be allowed only in residential zone.

2. **AREAS NORM:**

The minimum area requirement shall be 10.00 acres in Hyper/ High Potential Zone and 5.00 acres in Medium/ Low Potential Zones. However the maximum area in a town for such projects may not exceed 200-acres in Hyper/High Potential Zone and 150-acres in Medium Potential Zone; 100-acres in Low Potential Zone. This scheme will be applicable on first-come-first-serve basis.

3. **MINIMUM PERCENTAGE OF SECTOR AREA:**

For the purpose of approval of projects under this scheme the 20% area limit under group housing projects in a sector shall be considered for relaxation upon an overall area limit of 30% of such sector.

4. **DENSITY:**

For such scheme the project density shall be permitted upto 600 persons per acre.

5. **BUILDING HEIGHT AND GROUND COVERAGE:**

For such projects a maximum ground coverage upto 50% shall be permitted, whereas height of any building shall not be allowed to exceed 15-meters.

6. **REQUIREMENT OF THE COMMERCIAL AREA:**

The commercial component shall be allowed upto 4% of total area under the scheme.

7. **COMMUNITY FACILITIES AND AMENITIES:**

The community facilities shall be required to be provided for normal density of a plotted colony only. The rest of the community facilities deficit will be taken care of in the surrounding areas.

8. **FEES AND CHARGES:**

No waiver on the prescribed fees and charges shall be allowed.

9. **PROCEDURE FOR ALLOTMENT OF DWELLING UNITS APPROVED UNER THE SCHEME:**

The allotment of 85% of the dwelling units approved under such scheme shall be done through the Government of Haryana at a predetermined cost.

This policy shall be applicable with immediate effect.

Superintendent,
for Financial Commissioner & Principal Secretary to Govt. Haryana
Town & Country Planning Department