

From

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

To

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

Memo no: - 7/16/2006-2TCP

Dated:-22.12.2009

Subject: - Policy parameters approved by the Govt. for land requirement norms in respect of Original Municipal Limits/Extended MC limits.

In order to bring uniformity in the norms being followed by the Departments of Town & Country Planning and the Urban Local Bodies, Haryana, with respect to municipal areas, the government has directed to rationalization of the norms w.r.t. the minimum area requirement for all categories of licences/permissions. In a meeting held on 24/09/2009 a consensus was arrived between the Departments of Town & Country Planning and the Urban Local Bodies, on this subject. The norms thus finalized have been approved by the Government. Henceforth these norms are to be followed by both the Departments. The norms/parameters relate to the areas falling in the original Municipal Limits and the extended MC Limits in the State. The uniform norms are as follows:-

1. **Minimum area norms within Original MC Limits -**

(i) ***Residential / Industrial Plotted- 4000 Sq. mts:-***

In case of Industries, only Local Service Industry as defined in the zoning regulations of the published Development Plans shall be allowed on a road with minimum 12 mtrs. width.

(ii) ***Group Housing Colony- 2000 Sq. mts :-***

The site must be approachable from a minimum 12 mtrs wide road and basic infrastructure like adequate water supply, sewerage etc. should be available in the immediate vicinity.

(iii) ***Commercial Colony- 1000 Sq. mts :-***

The site must be approachable from a minimum 12 mtrs wide road and basic infrastructure like adequate water supply, sewerage etc. should be available in the immediate vicinity.

2. **Minimum Area norms within Extended Municipal Limits i.e. areas for which Controlled Areas have been notified prior to extension in the Municipal Limits :-**

The minimum area norms formulated and being followed by the Department of Town and Country Planning, Haryana, for its controlled areas through

zoning regulations, policies, instructions etc. for all category of permissions/licences, shall be followed for areas located within extended MC Limits.

3. **Minimum area norms for areas falling within extended MC Limit, which are non-conforming to the prescribed land use and the land owner intends to bring it in conformity to the prescribed land use.**

- (i) Residential/Industrial Plotted: - As per the norms of Director Town & County Planning, Haryana applicable within Controlled Areas.
- (ii) Residential Group Housing: - 1 Acre.
- (iii) Commercial: - 2000 Sq. mts.

The above norms shall be applicable only to those sites which were non-conforming as on the 'material date', and also subject to fulfillment of other norms/parameters as laid down by the Department of Town and Country Planning. These norms shall not be applicable to those sites which have been allotted by the Government or its agencies.

Notes:-

1. The Municipal Limits around which controlled areas have been declared under Act No. 41 of 1963 will be considered as original Municipal Limit. In case of Municipal Corporation Faridabad, the old Municipal Limits of NIT, old Faridabad Town & Ballabhgarh will be taken as original limits as the Department of Town and Country Planning, Haryana has declared controlled areas around these limits. Rest of the area under Municipal Corporation jurisdiction will be considered as extended Municipal Limit. In case of Gurgaon, the original Municipal Limits will be the one around which the controlled areas have been declared by the Department under Act No. 41 of 1963.

2. All the above three categories of norms are only w.r.t. to the minimum area requirements. All other standard norms/parameters shall remain applicable, unless otherwise specified.

This policy will come into force with immediate effect.

(JAI PARKASH LOHMORIA)

Superintendent

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

Endst. No.

Dated:-

A copy is forwarded to the following for information:-

- 1. Financial Commissioner & Principal Secretary to Govt. Haryana, Urban Local Bodies Department, Chandigarh.
- 2. Director, Urban Local Bodies, Haryana, Chandigarh.