

From

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

To

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

Memo No. **Misc-244/5/9/2012-2TCP**

Dated: **27.02.2012**

SUBJECT:- POLICY REGARDING GRANT OF CHANGE OF LAND USE PERMISSION FOR RESIDENTIAL PURPOSES FOR THE RESIDUAL POCKETS FALLING WITHIN THE LICENCED COLONIES/HUDA DEVELOPED SECTORS.

In exercise of the powers under Section 11 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (hereinafter referred as Act, 1963), Government is pleased to convey the policy under subject mentioned above. Director, on receipt of CLU application, with respect to grant of CLU permission for residential purposes in residual pockets within the licenced colonies/HUDA Sectors shall make such enquiry as he considers necessary under Section 8(2) of Act, 1963. While granting such permissions, he will consider following parameters:-

- i) The site should be an isolated/residential pockets which otherwise cannot be beneficially used by HUDA independently upon its acquisition. The comments in this regard may be taken from HUDA. The CLU permission for residential use will only be considered where 90% of the Sector area has either been acquired by HUDA or licenced under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter referred as Act No. 8 of 1975). These requests will be considered only where the basic services like road, water and sewerage facilities are available.
- ii) The site should be adjustable in the approved layout plan of the licenced colony/HUDA Sectors to ensure its integration.
- iii) The maximum area to be considered for CLU permission for a residential house shall not exceed 500 sq. yards (418.065 sqm). However, if the site beyond 500 sq. yards is still unusable, then area to be considered for CLU will be decided on merits by the Director.

- iv) The owner shall pay the EDC to HUDA as is being levied on residential plotted colonies proportionately to the site area.
- v) In case the internal services are being provided by the colonizers, then the Internal Development Charges will be payable to colonizer as per approved estimates. The colonizer will update the estimated cost by adding the increment of 10% per annum. In case, the services are being provided by HUDA, the Internal Development Charges as updated shall be paid by the applicant to HUDA.
- vi) The site should not be part of unauthorized colony where action has been initiated by the Department as per the provision of Act No. 8 of 1975.
- vii) The minimum approach to the site should be through the roads planned for HUDA/licenced colonies. In cases where such approach is not available, the width of the access should be minimum 30 ft wide.
- viii) The permission should be granted only to those persons who require it for their bonafide use and do not own any other house in that particular urban area either in his name or spouse or dependent children.

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

Endst. No. M-244/5/9/2012-2TCP

Dated: 27.02.2012

A copy is forwarded to Chief Coordinator Planner (NCR), HUDA Complex, Sector 6, Panchkula with the direction to incorporate the policy in the Zoning Regulations of all Development Plans.

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