

From

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

To

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

Memo No. MISC-2266/2016/ 18853

Dated: 06/09/2016

Subject: Increase in FAR for residential plots in licenced colonies as well as for CLU granted projects for residential use alongwith purchasable development rights.

This is in supercession of earlier memo no. MISC.-2266/2016/8969-8972 dated 06.05.2016 on the matter cited as subject and with reference to memo no. Misc. 138-A/7/5/2006-2TCP dated 30.06.2016 pertaining to adoption of the Haryana Building Code, 2016.

The 'Haryana Building Code 2016' provides that the additional FAR is allowed on payment of charges as approved by the Government from time to time [Code no. 28(3) (i)(a) -Note-I]. Accordingly, the category-wise purchasable additional FAR shall be as under:-

Plot Size/Category	Maximum Permissible Coverage for each floor	FAR			Zone potential/Rate of Purchasable FAR (₹per Sqm.)					
		Existing	Additional Purchasable	Total	Hyper	High-I	High-II	Medium	Low-I	Low-II
Upto 75 Sqm.	66	1.65	0.33	1.98	Nil	Nil	Nil	Nil	Nil	Nil
76-100 Sqm.	66	1.65	0.33	1.98	1615	1295	970	810	650	485
101-150 Sqm.	66	1.45	0.53	1.98	2155	1725	1295	1080	865	650
151-200 Sqm.	66	1.45	0.53	1.98	2425	1885	1455	1240	970	755
201-250 Sqm.	66	1.45	0.53	1.98	2690	2155	1615	1345	1080	810
251-350 Sqm.	60	1.25	0.55	1.80	3770	3015	2260	1885	1510	1130
351-500 Sqm.	60	1.20	0.60	1.80	5380	4305	3230	2690	2155	1615
500 Sqm. and above	60	1.00	0.80	1.80	8070	6460	4845	4035	3230	2425

Note:- (i) In case, the difference in the size of plot from the standard size is more than $\pm 20\%$, the charges of the category in which the plot falls, as per actual size of the plot, shall be applicable.

It is also clarified that :-

1. The number of dwelling units allowed on residential plots shall remain the same and there will be no increase in the same due to increase in FAR.
2. Wherever the building on a plot has already been constructed/under construction, in such cases, the owner will have the option to purchase additional FAR to the extent it is required by him/her. In such cases, Department will not insist on purchase of maximum allowed purchasable FAR. However, in case of fresh sanction of plans & in cases where construction is being raised after demolishing the existing structure, the option of partial purchasable FAR will not be available.
3. Since additional FAR is being permitted, the zoning plans/architectural controls in licenced colonies / HUDA colonies will be suitably amended.
4. No further composition of zoning violation beyond the maximum permissible covered area and FAR shall be allowed in case the allottee purchases additional FAR. However, in cases where additional FAR is not being purchased, the existing composition policy shall continue. Further, in case of existing building on a plot where extra area has already been compounded as per policy, the same will be counted in the maximum permissible ground coverage & FAR being allowed as purchasable FAR. However, no cost will be charged for the already compounded area.

The purchasable Ground Coverage/FAR will be applicable for the licenced colonies and HUDA sectors. The entire revenue generated through the purchasable FAR will go to the concerned Municipal Authority for licenced colonies and to HUDA, wherever HUDA has to strengthen services due to increased density and will be used for consequent development works that may be necessitated.

Sd/-

(P. Raghavendra Rao)
Additional Chief Secretary to Govt. Haryana,
Town & Country Planning Department.

Endst. No. MISC-2266/2016/ 18854

Dated: 06/09/2016

A copy is forwarded to Chief Administrator, HUDA, Panchkula with reference to your office memo no. CTP/SB/Policy File-1/25022 dated 15.07.2016 for information please.

Sd/-

(Sanjay Kumar)
District Town Planner (HQ)
O/o Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. MISC-2266/2016/ 18855

Dated: 06/09/2016

A copy is forwarded to Managing Director, HSIIDC, Panchkula for information please.

Sd/-

(Sanjay Kumar)
District Town Planner (HQ)
O/o Director General, Town & Country Planning,
Haryana, Chandigarh.