

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

ORDER

In exercise of the powers conferred by section (4) of Punjab New Capital (Periphery) Control Act, 1952, the Government of Haryana approved the following amendments in the Development Plan of Kot-Behla Urban Complex-2021AD displayed on 8th December, 2008 for the information of all the persons likely to be affected thereby. These amendments be displayed under Rule 3 of Rules, 1959 on the notice board outside the concerned offices immediately.

Amendments

In the Haryana Government, Town and Country Planning Department, Development Plan of Kot-Behla Urban Complex-2021AD.

1. under the heading 'DESCRIPTION OF LAND USE', under Sub-head "(i) RESIDENTIAL", in the 3rd line, for the words, sign and figure "all these sectors have been proposed to be developed at the residential density of 100 persons per acre." the following words, sign and figure shall be substituted namely;

"Every residential sector shall be developed to the sector density indicated in the drawing with 20% variation on either side and in addition to it, the density as prescribed in the New Integrated Licensing Policy (NILP) & Affordable Group Housing Policy, 20% Group Housing component policy will also be applicable in a residential sector."

2. In Annexure- B,-

- (1) under Sub Head II –"Definitions",-

- (i) for clause (a), the following clause shall be substituted, namely:-

'(a) "approved" means approved by the competent authority;';

- (ii) after clause (b), the following clause shall be inserted, namely:-

'(ba) "Building Code" means, the Haryana Building Code 2017;';

- (iii) for clause (d), the following clause shall be substituted, namely: –

'(d) "Floor Area Ratio (FAR)" means a quotient obtained by dividing the multiple of the total covered area of all floors and hundred, by the area of plot i.e.

$$\text{FAR} = \frac{\text{total covered area} \times 100}{\text{plot area}};$$

For the purpose of calculating FAR, cantilevered permitted roof projections, lift room mummy, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking / pedestrian plaza only, open staircase (without mummy), terrace with or without access, fire staircase, atrium, water tank, open court yard of permitted size shall not be counted towards FAR;'

Provided, area under shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor:

Provided in case the ventilation shaft area is more than 3 square metres, it shall not be counted in FAR;';



- (iv) for clause (e), the following clause shall be substituted, namely:-
- ‘(e)“Group Housing” means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;’;
- (v) in clause (m), after Explanation (ii), the following explanation shall be inserted; namely:-
- “(iii) Notwithstanding above, the projects approved under specific policy like New Integrated Licensing Policy; Floor Area Ratio and density shall be the governing parameters instead of plotable area;”;
- (vi) for clause (q), the following clause shall be substituted, namely:-
- ‘(q) “Loft” means an intermediate space between two floors on a residual space with maximum height of 1.5 metres and which is constructed or adopted for storage purposes only;’;
- (vii) for clause (r), the following clause shall be substituted, namely:-
- ‘(r) “Mezzanine Floor” means an intermediate floor, between two floors, with area restricted to ½ (half) of the lower floor and with a minimum height of 2.3 metres and shall not be lower than 2.3 metres above floor level;’;
- (2) under sub Head VII “Sectors to be developed exclusively through Government Agencies”, for the existing clause (1) and (2), the following sub-clause shall be substituted, namely:-
- “ Government may notify any sector for development exclusively by it or by its agencies, in which case, no further permission for change of land use or grant of licence shall be permitted in such sectors.”;
- (3) under Sub Head VIII, “Land Reservations for Major Roads” after sub para (2) the following sub-para shall be added, namely:-
- “(3) Benefit of tradable Floor Area Ratio, may be allowed against licences granted for the land falling under sector road or green belt and open space zones in accordance with specified policies.”;
- (4) under Sub Head XIII – “Minimum size of plots for various types of building”, for the existing para (2), the following clause shall be substituted, namely:-
- “(2) The area norms for group housing colony, plotted residential colony and commercial colony shall be in the accordance with the policies specified from time to time for residential and commercial development. However, in a case group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.”;
- (5) under Sub Head XIV – “Site coverage, height and bulk of building under various types of buildings”, for the existing clause, the following clause shall be substituted, namely:-
- “The site coverage, Floor Area Ratio and height permitted on a specific plot/site shall be governed by the prescribed policy parameters, building code/rules and /or as laid down in the zoning plan of such plot/site.”;
- (6) under Sub Head XV – “Building lines in front and rear of buildings”, for the existing clause, the following clause shall be substituted, namely:-
- “These shall be provided in accordance with building code/rules and /or as laid down in the zoning plan of such site.”;

- (7) under Sub Head XVI- "Architectural control", for the existing clause, the following clause shall be substituted, namely:-

"Wherever architectural control is considered necessary, every building shall conform to architectural control prepared under clause 6.4 of Haryana Building Code 2017.";

- (8) under Sub Head XVII-"Density", - for the existing clause, the following clause shall be substituted, namely:-

"Every residential sector shall be developed to the sector density indicated in the drawing with 20% variation on either side and in addition to it, the density as prescribed in the New Integrated Licensing Policy and Affordable Group Housing policy, 20% Group Housing component policy shall also be applicable in a residential sector."



(T.L. SATYAPRAKASH, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh.

A copy is forwarded to the following for information and necessary action:

1. Director, Urban Local Bodies, Sector-4, Panchkula.
2. Deputy Commissioner, Panchkula.
3. District Development and Panchyat officer, Panchkula.
4. Chief Town Planner, Haryana, Chandigarh.
5. Chief Coordinator Planner, Sector-6, Panchkula.
6. Senior Town Planner, Sector-6, Panchkula.
7. District Town Planner, Panchkula.
8. Estate officer, Panchkula.
9. Tehsildar Kalka.


(Vijay Kumar)

District Town Planner,
For: Director, Town and Country Planning,
Haryana, Chandigarh.