

From

Additional Chief Secretary to Government,
Town & Country Planning Department, Haryana.

To

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

Memo No.Misc.-2266/2024/ 7/17/2024-2TCP

Dated: 10.09.2024

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

This is in supersession of earlier memo no. MISC-2266/2019/SD(D)/ 7/25/2019-2TCP dated 02.09.2019 on the matter cited as subject.

Whereas, the State Government, in the larger public interest, had taken a decision in the year 2016, to introduce concept of purchasable FAR over and above the existing permissible FAR provided in the statutory provisions and;

Whereas, the rates have not been revised since 2016 and in order to correspond to the rising cost of construction required for augmentation of the infrastructure, the decision has been taken to increase the rates applicable for purchasing the additional FAR to be utilized for upgrading the existing infrastructural services,

Therefore, in view of the above and provisions of the Haryana Building Code (as amended from time to time) i.e. code no. 6.3(3)-Note-(I), the Government has decided to revise the rate of purchasable FAR as under:

Plot size/ category	Maximum permissible coverage for each floor	FAR		Zone Potential/Rate of purchasable FAR (Rs. per sqm)					
		Existing base FAR	Maximum permissible FAR alongwith Purchasable FAR	Hyper	High- I	High- II	Medium	Low- I	Low- II
Upto 75 Sq.m.	75	1.65	2.64	Nil	Nil	Nil	Nil	Nil	Nil
Above 75 & upto 100 Sq.m.	75	1.65	2.64	1615	1295	970	810	650	485
Above 100 & upto 150 Sq.m.	75	1.45	2.64	2155	1725	1295	1080	865	650

Plot size/ category	Maximum permissib le coverage for each floor	FAR		Zone Potential/Rate of purchasable FAR (Rs. per sqm)					
		Existing base FAR	Maximum permissible FAR alongwith Purchasable FAR	Hyper	High- I	High- II	Medium	Low- I	Low- II
Above 150 & upto 200 Sq.m.	75	1.45	2.64	2425	1885	1455	1240	970	755
Above 200 & upto 250 Sq.m.	75	1.45	2.64	2690	2155	1615	1345	1080	810
Above 250 & upto 350 sqm	66	1.30	2.40	4500	3600	2700	2250	1800	1350
Above 350 & upto 500 sqm	66	1.20	2.40	6500	5200	3900	3250	2600	1955
Above 500 sqm	66	1.00	2.40	10000	8000	6000	5000	4000	3000

It is also clarified that:-

1. The maximum number of dwelling units allowed on residential plots shall be as permitted vide policy instructions bearing memo no. 2733-2737 dated 27.03.2009 read with policy instructions bearing memo no. Misc-149/2019/7/03/2019/2TCP Dated: 07.03.2019, as amended from time to time.
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 / HSVP colonies shall be suitably amended, wherever required.
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.

It is further informed that the entire revenue generated through the purchasable FAR will go to the concerned Municipal Authority for licenced colonies and to HSVP, wherever HSVP has to strengthen services due to increased density and will be used for consequent development works that may be necessitated. These instructions shall be applicable with effect from 02.07.2024.

Sd/-
(Arun Kumar Gupta, IAS)
Additional Chief Secretary to Government,
Town & Country Planning Department,
Haryana.

Endst No. Misc-2266/2024/7/17/2024-2TCP

Dated: 10.09.2024

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

1. Additional Chief Secretary to Government Haryana, Department of Industries and Commerce, Chandigarh.
2. Additional Chief Secretary to Government Haryana, Urban Local Bodies Department, Chandigarh.
3. Chief Administrator, Haryana Shehri Vikas Pradhikaran (HSVP), Panchkula.
4. Managing Director, Haryana State Industrial and Infrastructural Development Corporation, Panchkula.
5. Chief Administrator, Housing Board, Haryana, Panchkula.
6. Director, Urban Local Bodies Department, Haryana, Panchkula.
7. Chief Administrator, Haryana State Agriculture Marketing Board, Panchkula.
8. Project Manager, IT, Town and Country Planning Department for hosting on the website of the Department.

Sd/-
(Superintendent)
For: Additional Chief Secretary to Government,
Town & Country Planning Department,
Haryana.

