

# Directorate of Town & Country Planning, Haryana

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## ORDER

**Subject:- Regarding opening of TDR Portal for areas other than Final Development Plan 2031 AD- Gurugram Manesar Urban Complex and uses other than SPRP and SRGB.**

As per Clause 3.1 of the Transferable Development Rights (TDR) policy dated 16.11.2021, to ensure effective implementation, the said policy shall be implemented in phases. Under the TDR policy, at present, the online portal is enabled for inviting applications for grant of TDR certificate for sector roads/ green belts/ sectoral plan road pockets in Final Development Plan- Gurugram Manesar Urban Complex- 2031 AD. Also, TDR portal is open for grant of TDR certificate for land falling under Sectoral Plan Road Pockets and Sector roads/green belts in Sector-37, Bahadurgarh.

2. Now, a need has been felt to allow grant of TDR certificate for assembly of land as per the following details:-

- a. The National Capital Region Planning Board is emphasizing upon road safety and Trauma Care Centre Network in the NCR area. Therefore, online TDR portal is opened for grant of TDR certificate(s) for the land falling under proposed Trauma Centre in Sector-78, Gurugram in sync with the intent and objective of NCRPB regarding augmentation of road safety.
- b. Since no land is getting assembled in Final Development Plan Sohna- 2031 AD for development of roads as per the existing situation, therefore, to enable aggregation of land required for internal sectoral plan road/ Sector road/Green Belt, which is the most critical infrastructure forming the premises of urban development, online TDR portal is opened for Final Development Plan Sohna- 2031 AD subject to minimum length of 500 m and the complete width of the proposed road.
- c. Before the TDR Policy came into effect, all developers while submitting the licence applications, used to include the adjoining areas falling under 24 mtr road/Sector road/Green Belt under their ownership for grant of licence. And, whereas, after the TDR Policy has come into effect, all such applicants have started excluding such adjoining areas under 24 mtr road/ Sector road/Green Belt from the licence application which is actually serving as counterproductive to the overall intent of the Department to facilitate and aggregate land for internal sectoral plan road/ Sector road/Green Belt. Hence, in case any application for grant of TDR certificate is received for any such land adjoining/abutting licenced area in any sector of any Development Plan, then the same shall be considered for grant of TDR Certificate. Further, the applicant shall also construct and maintain the same to ensure connectivity to the licenced colonies.

These instructions shall be applicable with effect from 18.08.2023 i.e. date of receipt of approval of the Government.

Date: 01.02.2024  
Place: Chandigarh

-Sd/-  
(Amit Khatri, IAS)  
Director, Town and Country Planning,  
Haryana Chandigarh.

Endst.No.Misc-2474-D /2024/3999-4006

Dated: 02.02.2024

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

1. Chief Town Planner (IT&M).
2. Chief Town Planner, Haryana.
3. All Senior Town Planners, HQ.
4. Senior Town Planner (E&V).
5. All District Town Planners, HQ.
6. All Assistant Town Planners, HQ.
7. All PA/JE(HQ)/ Assistants(HQ).
8. PM(IT) with the request to host the orders on departmental website and also ensure that the online TDR portal is enabled as per above orders.

(Divya Dogra)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh