

From

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

To

1. The Director
Town & Country Planning, Haryana
Haryana, Chandigarh
2. Chief Administrator
HSVP, Sector-6, Panchkula
3. Director, Urban Local Bodies
Sector-6, Panchkula

Memo No. PF-107/2024/7629-31

Dated:01.03.2024

Subject:- Clarification regarding applicability of minimum area norms prescribed under Left Over Pocket Policy notified vide notification no. PF-31/7/10/2012-2TCP dated 14.06.2012 and as amended from time to time, in TOD zones.

Reference: The TOD policy 2016 amended vide Gazette notification no. CCP(NCR)/TOD/2017/964 dated 11th April, 2017.

NAREDCO vide representation dated 17.10.2023 has sought clarification to the following effect:

“It is requested that a clarification may be issued confirming that TOD policy provisions of mixed land use with enhanced FAR shall also be applicable to such land pockets falling within designated TOD zones which fulfill the relaxed minimum area norms and other provisions of left-over pockets policy”.

2. In this regard the provisions of the TOD policy as amended vide notification dated 11.04.2017, prescribe as follows:

“For independent group housing colonies, the minimum area norm within the TOD zone in Hyper/ High Potential Zones shall be 4 acres instead of

prevailing norm of 10 acres. The minimum area norms for other category of colonies shall remain unaltered. The other planning parameters viz FAR, ground coverage, parking etc. shall also remain unchanged”.

3. From a plain reading of the above, it is clear that:
 - (i) The minimum area norm of group housing within TOD zone of Hyper & High which was then prescribed as 10 acres stands reduced to 4 acres for TOD projects.
 - (ii) For all other projects, including projects covered under left-over pockets, prescribed under policy dated 14.06.2012, as amended from time to time. The area norm as prescribed in such policy continue to be applicable even for TOD projects.
4. Nevertheless, the representation of NAREDCO indicating some confusion in this regard.

Accordingly, it is hereby clarified that such projects covered under left over pockets policy dated 14/06/2012, as amended from time to time, which fall under TOD zone, the area norm as applicable under the left over pocket policy shall continue to be applicable even for the purpose of availing TOD/Mixed Land use development.

-Sd-

(Arun Kumar Gupta)

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