



# Haryana Government Gazette

## EXTRAORDINARY

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### HARYANA GOVERNMENT

#### TOWN AND COUNTRY PLANNING DEPARTMENT

#### Notification

The 17th August, 2021

**No. Misc-1022/19971.**— The Government is pleased to notify Affordable Rental Housing Policy in the State of Haryana under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Development and Regulation of Urban Areas Act, 1975 to cater to the population not willing to own an accommodation owing to economic and social reasons.

The policy, of which the details are given below, has been approved by the Council of Ministers in its meeting held on 05.08.2021 as conveyed vide their U.O No.9/93/2021-2Cabinet dated 05.08.2021. This policy shall come into effect from the date of its notification. The Director, Town and Country Planning, Haryana, is hereby directed to ensure effective implementation of this policy in the urban areas of the State of Haryana.

**Subject:** **AFFORDABLE RENTAL HOUSING EITHER THROUGH GRANT OF CLU PERMISSION UNDER ACT NO. 41 OF 1963 OR THROUGH AFFORDABLE RENTAL HOUSING SITE AS PART OF RESIDENTIAL COMPONENT IN INDUSTRIAL COLONIES UNDER ACT NO. 8 OF 1975.**

1. Affordable Rental Housing Policy shall mean a policy to facilitate creation of Affordable housing in the State of Haryana to be provided on rental basis. In particular,
  - i. The technical and planning parameters prescribed herein shall be followed for grant of CLU permissions for Stand- alone projects as well as for “Rental Affordable Housing Sites” proposed as part of residential component in the layout plan of Industrial colonies licenced under Act no. 8 of 1975. The developer may either undertake its development itself or, alienate the same to any other agency for its development as per the policy parameters prescribed herein.
  - ii. All units in the project whether residential or commercial can only be offered on rent either for short term (minimum one month) or for long term (one year and above but less than ninety nine years) and no such unit can be independently sold either under Haryana Apartment Ownership Act, 1983 or otherwise. Thus the entire project remains under undivided ownership for all the times to come.
  - iii. The project proponent may tie-up with one or more Industrial units/ institutions/ corporate entity to cater to the housing requirements of their employees on short term or long term rental basis.
2. **LOCATIONAL NORMS:** Any case which fulfills the following location norms can be considered for grant of CLU permission for Affordable Rental Housing project:
  - i. Such permission shall be permitted in the Residential, Industrial and Institutional Zone of Development Plans.
3. **AREA AND ACCESS NORMS:** The area norms for the purpose of the present policy shall be as follows:
  - i. **The minimum and maximum area requirement** for establishment of such project shall range from 0.5 acre to 4 acres.

- ii. **Access Parameters:** The site should be accessible from a minimum 6 karam wide road/rasta.
4. **Planning Parameters:** The planning parameters for such a pocket shall be as under:-
- |    |                                                                                                                                                                           |                                                                                             |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| a. | Minimum and Maximum density permitted:                                                                                                                                    | 1000-1600 PPA                                                                               |
| b. | Maximum FAR allowed:                                                                                                                                                      | 250                                                                                         |
| c. | Maximum Ground Coverage:                                                                                                                                                  | 50%                                                                                         |
| d. | Maximum area under Shops:                                                                                                                                                 | 4% of the permitted FAR                                                                     |
| e. | Minimum area under Organized Park:                                                                                                                                        | 15% of the plot area                                                                        |
| f. | Occupancy Norms for density calculation:                                                                                                                                  | Flat- 5 persons per flat<br>Dormitory- As per occupancy                                     |
| g. | Min. & Max carpet area of the dwelling units:                                                                                                                             | 20 to 60 sqm                                                                                |
| h. | Area under Mess/ common dining:                                                                                                                                           | ≥ 100 sqm                                                                                   |
| i. | Min and Max Carpet area of a dormitory:                                                                                                                                   | 20-40 sqm                                                                                   |
| j. | All apartments as well as dormitories shall have attached common/ separate kitchen/ kitchenette/ pantry and bath/ WC facilities.                                          |                                                                                             |
| k. | At least 35% of the Dwelling Units shall be of a size not exceeding 30 sqm                                                                                                |                                                                                             |
| l. | Parking requirements:                                                                                                                                                     |                                                                                             |
|    | i.                                                                                                                                                                        | For Dwelling Units: One ECS per Dwelling Unit.                                              |
|    | ii.                                                                                                                                                                       | For Dormitories: Minimum one 2-wheeler parking per dormitory having occupancy of 3 persons. |
| m. | The following community facilities shall also be constructed in the form of common areas, which may also be accommodated within the apartments/ dormitory building block. |                                                                                             |
- For projects upto 2 acres;
- (i) Community Hall of not less than 1000 Sq.ft.
- (ii) One built-up Anganwari-cum-Crèche of 1000 Sq.ft.
- For projects more than 2 acres;
- (i) Community Hall of not less than 2000 Sq.ft.
- (ii) One built-up Anganwari-cum-Crèche of 2000 Sq.ft.
5. **APPLICABLE FEES & CHARGES:** All fees and charges viz., scrutiny fees, conversion charges and EDC at the rates prescribed for residential plotted colony shall be made applicable for such projects. However, in case such Affordable rental housing is provided in Industrial Licenced colonies under Act No. 8 of 1975, then licence fee and SIDC shall also be applicable in addition to the fee and charges already specified. Further, no EDC shall be chargeable from the occupants of such projects.
6. **SPECIAL DISPENSATIONS:**
- a. **Monitoring Committee:** The project proponent shall be required to file an annual report containing the complete list of occupants, the duration of occupancy, the rent charged from such occupants, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed. Apart from the Deputy Commissioner, such committee shall consist of two permanent members, i.e. (i) the concerned DTP/ Municipal Commissioner (or his representative) or Executive Officer, as applicable / CEO, GMDA/ FMDA (or his representative) (ii) General Manager, District Industries Centre. The committee shall be free to co-opt two additional members, who should be eminent persons of their choice as members of the committee.
- b. The Monitoring Committee shall be empowered to make regular checks of the premises to ascertain that the facilities are being maintained properly and the policy provisions are not being violated.
- c. Necessary amendment to the relevant Act/ Rules/ Policies and the zoning regulations, as necessary, shall be undertaken to incorporate the said provisions.
7. This policy has been approved by Council of Ministers in its meeting held on 05.08.2021 as conveyed *vide* U.O No.9/93/2021-2Cabinet dated 05.08.2021.

A. K. SINGH,  
Principal Secretary to Government Haryana,  
Town and Country Planning Department.