



हरियाणा शहरी विकास प्राधिकरण  
O/o Chief Town Planner,  
HARYANA SHEHRI VIKAS PRADHIKARAN

Tel : 0172-2560605  
Website : www.huda.org.in  
Email id : ctphuda3@gmail.com  
Address : C-3 HSVP HQ Sector-6  
Panchkula

**Through email only**  
**Policy Matter**

To

1. All the Zonal Administrators of HSVP, \_\_\_\_\_.
2. All the Estate Officers of HSVP, \_\_\_\_\_.

Memo. no. CTP/STP(S)/VY/167566, 167568

Dated: 21.08.2018.

**Subject: Regarding construction of First Floor on the Booths and Service Booths only in the HSVP markets, Haryana.**

Please refer to the policy instructions on the above cited subject issued vide memo. No. CTP/STP(S)/VY/11727 dated 18.01.2017.

In view of representations received from the Haryana HSVP Shopkeepers Welfare Federation, the matter regarding charges to be levied for allowing construction of additional floor on single storey Booths and Service Booths in HSVP Shopping Centres has been reconsidered. In partial modification of the already circulated instructions dated 18.01.2017 referred to above, it is hereby informed that condition no.(ii) i.e. Charges for construction of additional floor, in the instructions dated 18.01.2017, shall be modified and substituted as under:-

*(ii) Charges for construction of additional floor:- Charges for allowing additional floor shall be worked out by taking the charges prescribed for purchasable FAR (commercial) in Gurugram under the Transit Oriented Development policy (TOD) as the Nodal rate and the rates for other Urban Estates shall be worked out by adopting the indexation mechanism being followed for calculation for EDC in various potential zones, as notified in the policy issued by DTCP Haryana vide memo. No. 8/2/2016-TCP dated 11.02.2016.*

For proper understanding of the matter, a detailed illustration for working out the charges is given below:-

Sr. No.	Potential Zone	Index
1.	<b>Hyper: Area</b> forming part of the development plan of Gurgaon-Manesar Urban Complex.	1.0
2.	<b>High-I:</b> Areas forming part of development plan of Faridabad-Ballabgarh Urban Complex, Part of Sohna Development plan falling in Gurgaon District, Areas forming part of development plan of Gwal Pahari.	0.90
3.	<b>High-II:</b> Periphery Controlled Areas of Panchkula, Sonipat-Kundli Urban Area Complex & Panipat.	0.70
4.	<b>Medium:</b> Areas forming part of development plan of Karnal, Ambala, Kurukshetra, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal, Palwal, Yamuna Nagar- Jagdhari, Dharuhera, Prithla, Ganaur, Hodal, the Urban Areas declared under clause (o) of Section 2 of the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) to cover the Controlled Areas declared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) in Faridabad District (excluding the controlled areas of Faridabad-Ballabgarh Complex), and Oil Refinery Panipat (Baholi) in Panipat District.	0.60
5.	<b>Low-I:</b> Bhiwani, Fatehabad, Jind, Kaithal, Mahendergarh & Narnaul, Sirsa and Jhajjar.	0.50
6.	<b>Low-II:</b> Gharaunda, Hansi, Assandh, Indri, Naraingarh, Narwana, Nilokheri-Taraori, Ratia, Shahbad, Tohana, Talwandi Rana and any other town not appearing in any of the potential zones.	0.40

Calculations for Gurugram (under TOD Policy) are as under:-

		(Amount in ₹ per Sq.m.)
1		Gurugram
i	Scrutiny fee ( fixed)	10
ii	IDC ( fixed)	1000
iii	<b>TOTAL (A)</b>	<b>1010</b>
iv	Licence Fee (1.75 FAR)	15567
v	Conversion Charges at NH Road (1.75 FAR)	1715
	EDC (1.75 FAR )	12009
2	<b>Total (B)</b>	29291
	<b>Total Charges for 1.75 FAR (A+B)</b>	30301
3		
i	Proportionate charges per sqr mtr of additional covered area due to increased FAR ( Total for 1.75 FAR at Sr. No. 2 above )/1.75	17315
ii	IAC ( Infrastructure augmentation charges)	3000
	<b>Sub total</b>	<b>20315</b>
iii	HUDA Charges (10% of Sub Total as above)	2031
	<b>Total</b>	<b>22346</b>
v	Add 10% increase as per HSVP TOD Policy	2235
	<b>Sub total</b>	<b>24581</b>
v	Total rounded of to next multiple of 500	25000

Any change in charges for purchasable FAR in Gurugram under TOD in future, will automatically lead to proportionate change in the charges for first floor on the Booths / service Booths.

All other terms & conditions of the already approved policy shall remain the same. This issues with the approval of the competent authority.



(R. Jain, ATP)

for Chief Administrator, HSVP

Endst. No. CTP/STP(S)/VY/167576

Dated: 21.08.2018

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

- 1) The Chief Controller of Finance, HSVP, Panchkula.
- 2) The Administrator, HSVP(HQ), Panchkula.
- 3) The Chief Engineer-I, HSVP, Panchkula.
- 4) The Chief Engineer-II, HSVP, Panchkula.
- 5) The Chief Architect, HSVP, Panchkula.
- 6) All the Senior Town Planners in the State.
- 7) The General Manager(IT), HSVP, Panchkula with the request to upload these instructions on HSVP website
- 8) The District Attorney, HSVP, Panchkula.
- 9) All the District Town Planners in the State.



(R. Jain, ATP)

for Chief Administrator, HSVP