

From:

The Chief Town Planner,
HUDA, Panchkula

To

The District Town
Planner,
Panchkula, Gurgaon, Faridabad, Hissar, Rohtak, Bahadurgarh,
Karnal, Ambala, Kurukshetra, Sonapat, Panipat, Bhiwani, Jind,
Sirsa, Rewari, Narnaul, Yamuna Nagar, Kaithal, Jhajjar, Fatehabad

Memo no. CTP-HUDA/1171 to 1190 Dated: 7-2-2006

Sub: General Instructions regarding preparation of Residential Layout Plans.

This office is receiving many residential layout plans of sectors from Field offices which are examined in this office. There is lack of uniformity and several improvements which can also be done. Therefore, you are requested to keep the following facts/observations of this office in mind while preparing the residential layout plans in future.

1. Every layout plan must contain an index map showing the location of the sector vis-à-vis the development plans proposals and the existing features for identification of sector.
2. As far as possible the shopping centre and other more residential land uses such as school, dispensary, nursing home clinics etc should be located towards the centre of the sector and residential areas located on the outer side of the sector.
3. Large open spaces/parks should also be located in such a way that they provide buffer and pedestrian approach to the land uses listed in para 2 above.
 1. Pedestrian way/path of 5-10 mts width should be planned connecting the land use listed in para 2 above. If approach through parks/open spaces is not available then such pedestrian path should not be provided along the roads but independent of them.
 2. Small convenient shopping areas be reserved in places suitably located away from residential plots.
 3. The action for finalization of layout plan should start immediately after the Award under L.A. Act is announced.
 4. All the layout plans should neatly drawn keeping the above planning considerations and attempt should be made for a better plan without restricting to 55% saleable area norms only.

These instructions/observations may be meticulously followed.

Sd/-
Chief Town Planner
HUDA, Panchkula

Endst. No. CTP(H)/191-93

Dated: 7.2.06

A copy of above is forwarded to the following for immediate necessary action please.

Senior Town Planner, Panchkula, Gurgaon & Hisar.

Sd/-
Chief Town Planner,
HUDA, Panchkula.