



To

1. All the Administrators,
HSVP in the State.
2. All the Estate Officers,
HSVP in the State.

Memo No. A-6-UB-2019/43471-72 Dated: 6/3/19

Subject: Registration of 4th Floor to be allowed as separate dwelling unit in case of residential plot.

The matter regarding registration of 4th Floor to be allowed as separate dwelling unit in case of residential plot was considered and examined.

The following decisions have been taken:-

- 1) The 4th floor as independent dwelling unit shall be allowed on payment of 1/3rd of applicable External Development Charges (EDC) for respective Urban Areas (As revised from time to time) against the plot area to be rounded off to the next higher Rs. 10/- at the time of approval of building plan/revised building plan. Such recovery shall be over and above that prescribed for purchasable FAR, if availed. The Additional EDC shall not be applicable in case of construction of four floors with three dwelling units.
- 2) Such EDC recovered for registration of 4th floor as independent unit shall be transferred to the respective agency for carrying out EDC works i.e. HSVP/GMDA/HSIIDC/M.C. as the case may be.
- 3) No fragmentation of the plot shall be allowed and all independent floor owners (whether 2/3/4) shall jointly own the full plot of land on which the independent floor is sited.
- 4) The apportionment of Land Cost shall be in equal proportion among all independent floors, viz. 50% each for 2 floors, 33 1/3 % each for 3 floors and 25% each for four floors.

It is clarified that there will be no change of ratio in old constructed house. In case of addition of floor, the ratio will be changed accordingly as stated above. In case of newly constructed house, the proportion of floor will remain 25% each.


- 5) The maximum permissible height shall be 16.5 mtr. However, for the approval of building plans for height above 15 mtr., the NOC from Fire Department and the structural stability & strength shall be needed to be certified by a qualified professional.
- 6) Stilt parking shall be mandatory, with prospective effect, for the approval of building plans for all new construction on vacant plots or when a plot is proposed to be re-constructed upon de novo.
- 7) If an existing building is proposed to be extended to add a third or fourth floor adequate parking shall be required. The provision for parking shall be as per the clause 7.1(1) of Haryana Building Code, 2017 as amended from time to time.
- 8) All the other provisions of Haryana Building Code, 2017 shall apply mutatis-mutandis for the approval of building plans/grant of building permission.

- 9) The Revenue Department/Sub-Registrar shall follow the land price apportionment for independent floor(s) for registration purposes. The construction cost shall be as per 'Circle Rates/Collector Rates' as notified from time to time. The O/o FCR shall be informed accordingly.

The matter was placed before the Pradhikaran in its 117th meeting held on 18.02.2019 vide Agenda item No. A-117th Suppl. (7) for consideration and decision.

The Pradhikaran has accorded its approval. It has also been decided that EDC shall be charged as per guidelines of the Town & Country Planning Department. A copy of agenda and extract of proceeding of the Pradhikaran is enclosed herewith for your reference and record.

You are requested to take further action accordingly and action taken report may be sent to this office immediately. This has the approval of CA, HSVP.
DA/As above


Administrator(HQ),
for Chief Administrator, HSVP

Endst. No. A-6-UB-2019/

Dated:

A copy of above is forwarded to the following for information and necessary action.

1. The Chief Controller of Finance, HSVP, Panchkula.
2. The Chief Town Planner(M) & (N), HSVP, Panchkula.
3. The Chief Engineer-I & II, HSVP, Panchkula.
4. The Chief Architect, HSVP, Panchkula.
5. The Secretary, HSVP, Panchkula.
6. The General Manager(IT), HSVP, Panchkula. He is requested to host it on HSVP website.
7. The District Attorney, HSVP, Panchkula.
8. All the Supdt./Assistants/Record Keepers of Urban Branch, HSVP, HQ, Panchkula.


Administrator(HQ),
for Chief Administrator, HSVP

Agenda Item no. P-117th Suppl.(7)

Regarding registration of 4th floor to be allowed as separate dwelling unit.

1. Hon'ble Chief Minister, Haryana made an announcement "Registration of 4th floor to be allowed as separate dwelling unit". bearing no. 22217 on the visit at Gurugram on 27.05.2018. In compliance thereof the Principal Secretary to Govt.- Haryana, Town & Country Planning Department has circulated the instructions vide memo. No. Misc. 149/2018/7/19/2018-2TCP dated 21.11.2018 with regard to registration of 4th floor to be allowed as separate dwelling unit in case of residential plot on the following conditions:-
 - (i) The 4th floor as independent dwelling unit shall be allowed on payment of 1/3rd of applicable EDC for respective Urban Areas (as revised from time to time) against the plot area to be rounded off to Rs. 100/- at the time of approval of building plan/revised building plan. Such recovery shall be over and above that prescribed for purchasable FAR, if availed. The permissible height shall be 16.5 mtr. subject to Fire NOC and certificate of conformity to Rules and Structural Safety (for height above 15 mtr.) and as per prevalent laws.
 - (ii) Such EDC recovered for registration of 4th floor as independent unit shall be transferred to the respective agency for carrying out EDC works i.e. HSVP/GMDA/ HSIIDC/ M.C. as the case may be.
2. The above instructions have been adopted by HSVP in toto and circulated to all the Administrator(s) & Estate Officer(s), HSVP vide memo. no. 238436-38 dated 05.12.2018 for compliance. The GM(IT), HSVP has also been asked to make necessary amendment in the PPM system.
3. The matter regarding distribution of price/collector rate/enhancement etc. was discussed with Director, Town & Country Planning Department in the chamber of CA, HSVP. The DTCP, Haryana informed during the

meeting that they have proposed the ratio of each floor as 35%, 30%, 20% & 15% respectively for ground + 3 or stilt + 4 floors.

4. Therefore, it is proposed that the same ratio i.e. 35%, 30%, 20% & 15% respectively **OR** equal distribution of each floor i.e. 25% ,25% ,25% ,25% for ground + 3 **OR** stilt + 4 floors for all purpose i.e. cost of plot, enhancement cost & extension fee etc. may also be adopted.
5. The matter is placed before the Pradhikaran for consideration and decision.