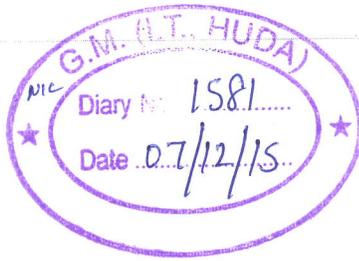


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B.B.TANEJA LETTER 10.08.2015

From

The Chief Administrator,
HUDA, Panchkula.

To

1. All the Administrators in HUDA.
2. All the Estate Officers/Assistant Estate Officers in HUDA.

Memo. no. 22093

Dated : 4/12/15

Subject:- Policy regarding allowing higher FAR in Industrial plots allotted for Information Technology and Information Technology Enabled Services, Apparel & Footwear Industry, Biotechnology etc.

It is intimated that vide notification dated 26.07.2001, in HUDA (Erection of Buildings), 1979, in Regulation 13, in the clause (b) under heading (ii) Industrial, the following table and note there under was inserted :-

Maximum coverage on ground (Percentage of site area)	Maximum permissible area (percentage)	floor ratio	Maximum height of the building (In meters)
40% for new units and 60% for existing industry converting into INFORMATION TECHNOLOGY units.	250		30

Note:- Twin level basement shall be allowed only for parking under the zoned area.

Subsequently, vide memo. no. 17336-40 dated 05.05.2008, instructions were circulated wherein it was clarified that change of project to IT /ITES may be allowed provided there is no increase in FAR viz-a-viz the FAR permissible under the original allotment. It was also clarified that in case of new allotments which will be made in future, the decision to allow IT/ITES related Industry in the existing Urban Estates shall be taken by Chairman, HUDA on the recommendation of the respective allotment Committees.

The Town & Country Planning Department, Haryana vide notification no.PA/2009/Misc.-32/575 dated 20.01.2009 and the Industries & Commerce Department, Govt. of Haryana vide notification no. 49/100/2010-41B1 dated 31.12.2010 amended their respective provisions pertaining to IT & ITES, Apparel & Footwear, Biotechnology and Pharmaceuticals. The definitions of Apparel Industries, Biotechnology Industry, Footwear Manufacturing Industry etc. have also been defined in the said amendments. However, these notifications have not been adopted by HUDA so far resulting into an anomalous situation of such Industrial units viz-a-viz HUDA Industrial Estates. In order to streamline the matter and to bring the policies of HUDA at par with the policies of T&CP Department, Haryana and Industries & Commerce Department, Haryana, it has been decided that IT/ITES/Technology Projects, Apparel & Footwear, Biotechnology and Pharmaceuticals shall have the following provisions:-

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Table

1	2	3	4	5	6	7
Sr. No.	Type of industry	Maximum Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio	Maximum Permissible Height	Remarks
(A) For the existing Industrial Estates						
1.	General	60%	Single level	125	30 Meters	-
2.	Apparel and Footwear					
(i)	Vertical expansion of existing Building	60%	As existing at site	175	40 meters	Subject to structure safety/capacity certificate from the Architect and subject to the condition that the industrial units availing of higher on roads with a right of way of 15 meters and above.
(ii)	Fresh construction of building after demolition of the existing structure	50%	Single level	200	50 meters	Subject to condition that the industrial units availing of higher floor area ratio are located on roads with a right of way of 18 meters and above.
3.	Biotechnology other than Pharmaceuticals	40%	Upto three levels	200	50 meters	Subject to condition that the industrial units availing of higher floor area ratio are located on roads with a right of way of 18 meters above.
4.	(a) Information Technology/ Information Technology Enable Services Plot size 450 to 20,000 sq.mts.	40%	Up to three levels	200	50 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a right of way of 18 meters above. Upto 4% of the permissible covered area of 200% can be used for provision of supporting facilities for the captive use of employees without any additional charges. These facilities could include a canteen/ cafeteria, gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible. No separate commercial or residential uses shall be allowed.

	(b) Information Technology/ Information Technology Enable Services Plot size 20,000 sq.mts. to 40,000 sq.mts. (5.0 to 10.0 acres)	40%	Up to three levels	200	50 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads having minimum ROW of 30.0 mts. or ROW of 60.0 mts. with provision of the service road. Upto 4% of the permissible covered area of 200% can be used for provision of supporting facilities for the captive use of employees without any additional charges. These facilities could include a canteen /cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible.
	(c) Information Technology/ Information Technology Enable Services Plot size 40,001 sq.mts. to 2,00,000 sq.mts. (10.0 to 50.0 acres)	40%	Up to three levels	200	50 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads having minimum ROW of 60.0 mts. with provision of the service road. Upto 10% of area with an FAR of 175% is allowed for Group Housing purposes, upto 4% of the permissible covered area of 200% can be use for provision of a captive use of employees without any additional charges. These facilities could include a canteen/ cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible.
5.	Technology park on campus norms Plot size 40,001 sq.mts. to 2,00,000 sq.mts. (10.0 to 50.0 acres)	40%	Up to four levels	200	50 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads having minimum ROW of 60.0 mts. with provision of the service road. Upto 10% of area with an FAR of 175% for Group Housing purposes, upto 4% of the area for Commercial use with an FAR of 175% and upto 2% of the area for recreational use with FAR of 150% allowed without any additional charges.

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1	2	3	4	5	6	7
Sr. No	Type of industry	Maximum Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio	Maximum Permissible Height	Remarks
(B) For the new Industrial Estates and Expansion Phases of the existing Industrial Estates.						
1	General	60%	Single level	125	30 meters	-
2.	Apparel and Footwear	40%	Up to three levels	250	60 meters	Subject to condition that the industrial units availing of higher floor area ratio are located on roads with a right of way of 18 meters above.
3	Biotechnology other than Pharmaceuticals	40%	Up to three levels	250	60 meters	Subject to condition that the industrial units availing of higher floor area ratio are located on roads with a right of way of 18 meters above.
4.	(a) Information Technology/ Information Technology Enable Services Plot size 450 to 20,000 sq.mts.	40%	Up to three levels	250	60 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a right of way of 18 meters above. Upto 4% of the permissible covered area of 250% can be used for provision of supporting facilities for the captive use of employees without any additional charges. These facilities could include a canteen/cafeteria, gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible. No separate commercial or residential uses shall be allowed.
	(b) Information Technology/ Information Technology Enable Services Plot size 20,000 sq.mts. to 40,000 sq.mts. (5.0 to 10.0 acres)	40%	Up to three levels	250	60 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads having minimum ROW of 30.0 mts. or ROW of 60.0 mts. with provision of the service road. Upto 4% of the permissible covered area of 250% can be used for provision of supporting facilities for the captive use of employees without any additional charges. These facilities could include a canteen/cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible.

	(c) Information Technology/ Information Technology Enable Services Plot size 40,001 sq.mts. to 2,00,000 sq.mts. (10.0 to 50.0 acres)	40%	Up to three levels	250	60 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads having minimum ROW of 60.0 mts. with provision of the service road. Upto 10% of area with an FAR of 175% is allowed for Group Housing purposes, upto 4% of the permissible covered area of 250% can be use for provision of a captive use of employees without any additional charges. These facilities could include a canteen /cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible.
5.	Technology park on campus norms Plot size 40,001 sq.mts. to 2,00,000 sq.mts. (10.0 to 50.0 acres)	40%	Up to four levels	250	60 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads having minimum ROW of 60.0 mts. with provision of the service road. Upto 10% of area with an FAR of 175% for Group Housing purposes, upto 4% of the area for Commercial use with an FAR of 175% and upto 2% of the area for recreational use with FAR of 150% allowed without any additional charges.

Notes:-

- (i) "apparel industries" means the industrial units primarily engaged in design, cutting and sewing of garments from fabrics, processed leather and its variants.
- (ii) "bio-technology industry" means the industrial units primarily engaged in research in micro-organism and its software developments. No hardware manufacturing unit of pharmaceutical industry will be included.
- (iii) "footwear manufacturing industry" means the industrial units primarily engaged in the design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber and their variants and shall include other similar product such as belts, purses, bags, suit-cases, brief cases etc. but shall not include the processing and tanning of leather and its variants.
- (iv) The basement not exceeding the maximum permissible zone on ground floor and intended to be used for parking, services and

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storage shall be allowed, if it satisfies the public health, fire safety and structural requirements and shall not be considered in floor area ratio. Ramps shall be permitted within the zoned area (building line) to keeping the setback area uninterrupted.

- (v) The industrial units shall abide by the policy for parking of vehicles as notified by the concerned development agency. Parking in the stilted floor at ground floor level shall be permissible free from floor area ratio if the height from the finished ground floor to the bottom of the hanging beam is not lower than 2.5 meters and not more 2.8 meters.
- (vi) The built area required for labour welfare, within the premises, under the provisions of the Factories Act, 1948 such as dispensary, dining area, canteen, lavatories, crèche etc. shall not be counted for parking requirement.
- (vii) The facility for enhanced floor area ratio beyond the general level of 125 shall be permissible on payment of infrastructure strengthening charges as prescribed by the Government/Development Agency.

The above policy shall come into force with immediate effect and all the requests for increase in FAR for IT/ITES projects shall be dealt as per above provisions, subject to the approval of Chief Administrator, HUDA, Panchkula.

This issues with the approval of Hon'ble CM-cum-Chairman HUDA.

(B.B. Taneja)
Dy. Superintendent,
for Chief Administrator, HUDA

Endst. No. 22094

Dated : 11/12/15

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

1. The Director General, Town & Country Planning Department, Haryana.
2. The Managing Director, HSIIDC, Sector-6, Panchkula
3. The Chief Town Planner, HUDA, Panchkula.
4. The Chief Engineer, HUDA, Panchkula.
5. The Chief Controller of Finance, HUDA, Panchkula.
6. The District Attorney, HUDA, Panchkula.
- ✓ 7. The General Manager (IT), HUDA, Panchkula for hosting the policy on HUDA website.
8. The Dy. ESA, HUDA, HQ, Panchkula.
9. All Assistants in Urban Branch, HUDA, HQ, Panchkula.

(B.B. Taneja)
Dy. Superintendent,
for Chief Administrator, HUDA