

PRESS NOTE

- 1.** Construction of S+4 floors shall be permitted for residential plots situated in such colonies/ sectors whose layout plan is approved with four dwelling units per plot.
- 2.** Permission for construction of S+4 floors shall also be granted in already licenced DDJAY colony(ies) if the services plan is approved/ revised for four dwelling units per plot.
- 3.** Permission for construction of S+4 floors can also be given in colonies/ sectors whose layout plan is approved with three dwelling units per plot, but only for such residential plots that derive access from a 10 meters or wider road and also satisfy either of the following two conditions, viz:
 - (a)** submission of mutual consent agreement with all adjoining plot owners excepting those who have already obtained S+4 approval, or,
 - (b)** side setback of 1.8 meters (on all floors) being maintained from the adjoining plot(s).

Further, such adjoining plot owners who refuse to grant such consent shall be in-eligible for S+4 approvals on their plots in future.
- 4.** The rates of Purchasable Development Rights (PDR) shall be increased for plots measuring more than 250 sqm., as per details at Annexure 'A'.
- 5.** Cases where plots stand auctioned by HSVP with in-built purchasable FAR and are covered under either S.No. 1 or 3 mentioned above, can either construct Stilt + four floors subject to conditions of allotment presumed to have been amended as at S.No. 3(a) or 3(b) above, or, seek refund as prescribed hereinafter.

Where the owner chooses not to build S+4 floors and avails lesser Purchasable Development Rights (PDR), the amount calculated against such unutilised PDR shall be eligible for refund with 8% interest till the date of application for request of refund, that must be made within 60 days from the date of issuance of orders in this regard.

If the case does not fall in either S.No. 1 or 3 mentioned above, the allottee shall be eligible for refund of the entire auction amount paid alongwith 8% interest till the date of receipt of request for refund, to be made within 60 days from the date of issuance of orders in this regard.

As an example for calculation of the refund amount, for a plot of 600 sq meter located in Gurugram on which the base FAR is 1.2 and 'maximum permissible FAR with PDR' is upto 2.4, but, the allottee is able to achieve FAR of 1.9, then for the balance unavailed FAR of 0.5, i.e. 300 sq. meter, the allottee shall be eligible for refund of an amount, calculated as per following, balance unavailed FAR (in sqm) multiplied by applicable prescribed rate of PDR (in Rs per sqm) for the plot size in the zone in which the plot is situated. Accordingly, in case the plot is located in Gurugram (Hyper potential zone), then the refundable amount shall be Rs. 24,21,000/- and in case the plot is located in Panipat (High-II potential zone), then the refundable amount shall be Rs. 14,53,500/-.

- 6.** For plots covered under S.No. 3 above: Construction of basement storey and transfer of load onto common wall shall not be allowed on plots where S+4 construction is permitted. However, in cases where either or both of them are consented to in the mutual

consent agreement executed with the adjoining plot owners, as the case may be, such construction of basement storey and/or transfer of load onto common wall shall be allowed. Further, construction of common wall shall be allowed if the entire row of residential plots is taken up in one go for approval of building plans and for construction.

Provided that construction of basement storey shall in no case be permitted on plots of less than 10 m width and 250 sqm area.

7. Infrastructure Augmentation of all sectors/colonies, wherever required, shall be immediately taken up out of the IAC funds amounting to Rs 1178.95 crores (TCP: Rs.689.8 crores; HSVP: Rs. 466.3 crores; HSIIDC: Rs. 2.62 crores; ULB: Rs. 20.23 crores) collected against approval of S+4 plans by concerned agencies. These funds shall be released on immediate basis to HSVP, which shall be the nodal office for prioritization and execution, and thereafter on monthly basis based on accruals.

8. Each Department shall set up a 'S+4 Portal' for dealing with issues pertaining to S+4 cases and for uploading of various information including permissions pertaining to S+4 floors, from time to time. A mechanism shall be developed to regularly display the information of approval of building plans for Stilt + four floors on 'S+4 Portal' and the websites of concerned agencies.

9. Concerned Agencies/Departments/ Authorities shall constitute Grievance Redressal Committees for addressing all complaints and providing assistance to plot owners for all matters pertaining to structural damages, parking problems, infrastructure issues etc. raised with regard to construction of S+4 floors. All grievances shall be dealt on 'S+4 Portal'.

10. In order to curtail the practice of enclosing the stilt area, while approving building plans and/ or grant of occupation certificate, in future, a condition shall be imposed that the approval of building plan and/ or grant of occupation certificate shall be deemed to be withdrawn in case the stilt area is enclosed either fully or partially.

11. For all such cases where S+4 construction has been raised without approval of building plans till date, Standard Operating Procedure shall be formulated on the following principles:

- a.** All such persons who have raised such unauthorized construction may apply to the competent authority for composition of offence.
- b.** In all such cases of raising of unauthorized construction, in case no objections were filed by the adjoining plot owner(s), during the time such construction was being raised, permission will be granted within 90 days of receipt of application for composition of offence.
- c.** In case objections were filed by the adjoining plot owner(s) at the time of raising of construction, one more opportunity shall be given to submit mutual agreement/ consent from the complainant(s). In case the applicant is unable to provide consent of complainant(s), then the case shall be decided by passing speaking order.
- d.** Composition of such offence may be allowed after charging of composition fees at ten times the rate prescribed for 'construction raised without approval of building plans and the construction conforms to the provisions of HBC'.

12. Whereas detailed instructions for implementation of these decisions shall be issued, however, in order to take care of any difficulty arising out of implementation of such instructions and to clarify any doubts in this regard in future, the ACSTCP shall be empowered to issue clarifications at his level.

ANNEXURE 'A'

Proposed Higher Rates for Purchasable Development Rights (PDR) for plots having area above 250 sqm									
Plot Size /Category	Max. Permissible Coverage for each floor	FAR		Zone potential/ Proposed Rate of purchasable FAR (Rs. Per sqm)					
		Existing	Max. with PDR	Hyper	High-I	High-II	Medium	Low-I	Low-II
Above 250 & upto 350 sqm	66	1.3	2.4	4500	3600	2700	2250	1800	1350
Above 350 & upto 500 sqm	66	1.2	2.4	6500	5200	3900	3250	2600	1955
Above 500 sqm	66	1.0	2.4	10000	8000	6000	5000	4000	3000