



HOUSING BOARD HARYANA

PLOT NO.C-15, AWAS BHAWAN, SECTOR-6, PANCHKULA

E-mail: ctphbhpkl@gmail.com, Website: <http://hbh.gov.in>

Contact no. 0172-2565970

No. HBH/CTP/2020/2830-54

Dated:01.06.2020

To

1. The Executive Engineer,
Housing Board Haryana,
Panchkula /Karnal / Rohtak /Faridabad /Gurugram.
2. The Estate Manager
Housing Board Haryana,
Panchkula / Karnal / Rohtak / Faridabad / Kurukshetra / Panipat /
Gurugram / Sonipat / Rewari / Hisar.

Sub: Policy regarding of utilization of incidental open spaces in Housing Board Colonies (whether developed on self-acquired land or on land allotted by HSVP), either through allotment to the existing allottees of adjoining residential plots or through carving out of new residential plots.

Ref: In supersession of all existing policies / decisions on the subject mentioned above.

The Board of Directors in its 216th meeting held on 15.05.2020, vide Agenda item no.216.4 has approved a policy on the subject mentioned above. A copy of Agenda placed before the Board in the said meeting alongwith decision thereon is also enclosed as **Annexure-A** for your ready reference.

1. It has been observed that the utilization of such incidental open space and take place in the following manner:
 - i. Carving out of new residential plot / utility area where the width of such incidental open space is equal to or more than the width of adjoining plot after leaving a lane of 4 feet to 6 feet width.
 - ii. Allotment of such incidental open space to the existing allottees of adjoining residential plot. Such incidental open spaces are located mostly on the sides and in some rare situation even at the rear.
2. With reference to the cases pertaining to para 1(i) above, the following procedure shall be followed

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- i. All XENs shall undertake demarcation of all such incidental open spaces within a period 3 months from the date of issue of this instruction in order to identify such incidental open spaces on which a new residential plot can be carved out.
 - ii. Based on such demarcation plan, the Town Planning Wing shall undertake revision of respective layout plans to include such new plots, if any. Such exercise shall be completed within a month of receipt of demarcation plan from XENs indicating possibility for carving out of new plots.
 - iii. Thereafter, auction of such newly carved out plots shall be undertaken at the level of CRO(PM) in accordance with the time frame as prescribed by CA, Housing Board Haryana in this regard.
 - iv. The approval of building plans and grant of occupation certificate shall be allowed under self-certification procedure as prescribed under Haryana Building Code as amended from time to time. Necessary formalities in this regard shall be followed as per the procedure laid down in this regard by Architect, HBH.
 - v. Upon revision of layout plans as indicated above, the issue at para 1(i) above will be considered as closed. It shall not be open to explore any further request received from any adjoining allottee under para 1(ii) above for the purpose of carving out of a new plot.
3. Further, with reference to the cases pertaining to para 1(ii) above, the following policy parameters are hereby prescribed for taking a decision regarding cases pertaining to utilization of incidental open spaces in Housing Board Colonies (whether developed on self-acquired land or on land allotted by HSVP), through allotment to the existing allottees of adjoining residential plots / houses:
- i. All requests received in this regard from the existing allottees of adjoining plot owner / allottee of ground floor unit (where independent floors on such adjoining plot stand allotted) shall be considered on merits. Only technically feasible cases shall be considered for approval. However, open spaces coming in

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between two roads meeting at acute angle, less than 60 degrees, should be left as green belt and these should not be allotted to any allottee.

ii. The Chief Administrator, Housing Board Haryana shall be the competent Authority to consider allotment of such additional incidental open space. Any such allotment shall be subject to the following conditions:

- a) Such incidental open space shall be used only as open space, and no construction shall be allowed thereon.
- b) The allottee can only be permitted to construct boundary wall not more than 4' height with a gate for entry to it.
- c) An indemnity bond shall be executed by the plot / house holder to the effect that no construction will be allowed in the additional area and in case of violation of this condition, the incidental open space shall be resumed and the construction, if any, shall be demolished.

iii. The rate of such allotment shall be at 50% of the current reserve price of the respective sector, as finalized by HSVP, in all such HSVP sectors. However, in case where HBH colony stands in isolation, without any adjoining HSVP development, the allotment shall be at 50% of the notified collector rate for residential plots.

This policy is issued with the approval of state Government.

DA/ as above.

Sd/-
Chief Administrator,
Housing Board, Haryana.

Endst. No. HBH/CTP/2020/

Dated:

Copy of the above alongwith its enclosures is forwarded to the following for information and necessary action.

1. PS/ ACS(Housing) for information of Additional Chief Secretary to Govt. Haryana, Housing Department.
2. Chief Administrator, HSVP, Panchkula.

DA/ as above.

Sd/-
Chief Administrator,
Housing Board, Haryana.



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Endst. No. HBH/CTP/2020/

Dated:

Copy of the above alongwith its enclosures is forwarded to the following for information and necessary action.

1. Chief Engineer, HBH Panchkula.
2. Secretary, HBH, Panchkula.
3. CAO, HBH, Panchkula.
4. Architect, HBH, Panchkula.
5. ADA, HBH, Panchkula.
6. CRO(PM), HBH, Panchkula.
7. CRO(E&A) HBH, Panchkula.
8. Incharge IT Cell HBH, Panchkula, for hosting on the website

DA/ as above

Sd/-
Chief Administrator,
Housing Board, Haryana.