



हरियाणा शहरी विकास प्राधिकरण
O/o Chief Town Planner,
HARYANA SHEHRI VIKAS PRADHIKARAN

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Panchkula

Through E-mail

To

1. All the Zonal Administrators of HSVP in the State 118045

2. All the Estate Officers of HSVP in the State 118046

Memo. no. CTP/STP(S)/PT/

Dated:

4/7/19

Subject:- Land Pooling Policy - 2019.

Reference:- In continuation of this office memo. no. CTP/STP(S)/PT/43004 dated 06.03.2019.

The Land Pooling Policy - 2019, approved by the Pradhikaran in its 117th meeting held on 18.02.2019, was circulated vide letter under reference. The said policy has been slightly amended with the approval of the Hon'ble Chief Minister, and a copy of the amended policy (changes highlighted in italics) is enclosed for information and necessary action. Ex-Post-Facto approval of the Pradhikaran shall be taken in its next meeting.

DA/As above.


(D. Pal, DTP)
for Chief Town Planner, HSVP

Endst no. CTP/STP(S)/PT/ 118048

Dated:

4/7/19

A copy, alongwith a copy of the approved amended policy, is forwarded to the following for information and necessary action:-

1. The Chief Administrator, HSVP(Urban branch), Panchkula.
2. The Chief Controller of Finance HSVP, Panchkula.
3. The Chief Engineer-I HSVP, Panchkula.
4. The Chief Engineer-II HSVP, Panchkula.
5. The General Manager(IT), HSVP, Panchkula.
6. The District Attorney, HSVP (HQs), Panchkula.

DA/As above.


(D. Pal, DTP)
for Chief Town Planner, HSVP

Land Pooling Policy – 2019

HARYANA SHEHRI VIKAS PRADHIKARAN

1. *In exercise of the powers conferred under Section 13 read with Section 15 of the Haryana Shehri Vikas Pradhikaran (HSVP) Act and regulations there under, as amended from time to time and with the previous approval of the Pradhikaran vide agenda item No.14 in its 117th meeting held on 18.02.2019”, the Haryana Shehri Vikas Pradhikaran (HSVP) is pleased to issue a Land Pooling Policy, for development of its sectors/schemes with active involvement of the landowners in the development process.*
2. This policy is applicable *with effect from the date of issue/hosting on HSVP website.*

LAND POOLING POLICY

The policy is aimed at evolving a fair and transparent mechanism for pooling of land for development of a sector or part thereof by the Haryana Shehri Vikas Pradhikaran from the willing landowners. It is a stand-alone policy applicable in the Controlled Areas of the State of Haryana, notified by the competent Authority. Objective of the policy is to procure/assemble land required for meeting the Development Plan objectives in an inclusive manner where the landowners willingly part with their land, rather than compulsory acquisition, making them partners in development process.

POLICY FEATURES

1. **Applicability:-** It is a stand-alone policy applicable in the Controlled Areas of the State of Haryana, notified by the competent Authority.
2. **Eligibility: -** Any landowner whose land falls in the area declared for the purpose of land pooling by the Chief Administrator, HSVP shall be eligible to participate in the land pooling process, provided he/she holds an undisputed clear title of the said land alongwith encumbrance free possession in his/her name. The Panchayat land/ Municipal land shall also be taken by HSVP for integrated planning of the sector/scheme.
3. **Procedure:-**
 - (i) Land owners who are willing to participate in the land pooling process shall have to exercise their options in writing on the prescribed application form (Annexure-A) within the time period specified in the declaration/expressions of interest got published by HSVP through leading newspapers and as also duly hosted on the official website of HSVP.
 - (ii) Interested persons can, at any time, file their land details on the website of HSVP (www.hsvphry.org.in), which shall help HSVP in identification of suitable contiguous chunks that could be taken up for development. However, their request would actually

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be considered only when any Expression of Interest would be invited for that particular area where their land is situated.

- (iii) Applicants shall be required to submit proof of encumbrance free ownership (including tenancy rights of any kind) /clear title and possession, alongwith other documents as specified in the declaration.
- (iv) The land owner(s) having contiguous chunk of land falling within the area declared for the purpose can enter into an agreement with the concerned Estate Officer of HSVP, who [(as defined in Para 4 (viii))], upon approval of Land Pooling Scheme by the Competent Authority, can take over possession of land for development.
- (v) The land owner(s) shall give all rights of development and sale/mortgage of his/her/their land to HSVP at the time of signing of agreement, by transfer of title of their land offered under the scheme in favour of HSVP.
- (vi) Once the land is transferred by the land owner(s) to HSVP, the owner(s) will not have any right to exit from the project.

4. Roles and responsibilities:-

- (i) A Joint Site Inspection Committee (JSIC) constituted under the chairmanship of concerned Zonal Administrator, HSVP-cum-Additional Director, Urban Estates and comprising of concerned Land Acquisition Officer (Urban Estates Department), concerned District Town Planner, concerned Estate Officer, HSVP (Member Secretary) and concerned Executive Engineer, HSVP shall formulate proposals for inviting 'Expression of Interest' from interested land owners. They shall select the sector/scheme area to be notified. The Committee shall visit the proposed sector/scheme area to have first-hand information regarding suitability of site and adequate availability of vacant land.
- (ii) The proposal formulated by the JSIC shall be duly forwarded by the Zonal Administrator, HSVP-cum-Additional Director, Urban Estates to the Chief Administrator, HSVP. Such proposals shall be got examined by the Chief Administrator, HSVP from a Committee under the chairmanship of Administrator, HSVP (HQ) and consisting of Chief Controller of Finance, concerned Chief Engineer, Chief Town Planner and District Attorney of HSVP.
- (iii) Based upon the recommendations of Committee mentioned in (ii) above, Chief Administrator, HSVP shall seek the approval of the *Chief Minister, Haryana* for inviting 'Expression of Interest' of the identified area.
- (iv) After approval of the proposal by *Chief Minister, Haryana*, the 'Expression of Interest' shall be invited through leading newspapers/official website of HSVP.
- (v) Applications for land pooling/expression of interest shall be submitted by the land owners in the office of the concerned Estate Officer during working hours on working days, up to the closing date notified in the advertisement. The concerned Estate Officer

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(Member Secretary) shall then get the meeting of JSIC convened, within 15 days of the date of closing and present the applications before the JSIC for their scrutiny. The JSIC, besides scrutiny of ownership details and required documents, shall get the land of all applicants plotted on a Sajra plan as well as Sectoral plan of area and work out a viable pocket for development on the basis of contiguous availability of the offered chunk of lands. Isolated chunks, which shall not be possible to be integrated with the main chunk or which do not have proper accessibility shall not be considered for pooling. The scheme shall be taken up only if a viable pocket having *an* area equal to atleast 70% of the notified area can be worked out in a contiguous manner.

- (vi) The JSIC shall also get the entitlement of developed residential/commercial plots worked out vis-à-vis each contributing landowner, in accordance with the parameters stipulated in this policy and get a tentative layout plan prepared from the concerned DTP/STP.
 - (vii) Final proposal for taking land under the notified scheme, duly marked on Sajra Plan/Sectoral Plan/Development Plan and clearly showing all the existing linkages to the identified pocket shall be sent by the JSIC to the Chief Administrator, HSVP, alongwith the tentative layout plan, within two months of the date of convening of JSIC meeting mentioned in (v) above, for seeking approval of *Chief Minister, Haryana*. All existing physical features like HT lines, major depressions, existing Cremation ground/ graveyards, RB sites, historical monuments, *other constructions* etc. should also be indicated on the above mentioned plans.
 - (viii) After approval by the *Chief Minister, Haryana*, the concerned Estate Officer shall inform, within *fifteen days (from the date when the approval is conveyed by the Chief Administrator, HSVP)*, through individual notices, the applicant land owners of the approved scheme area, asking them to execute agreement for transfer of title and handing over of their land to HSVP. A sub-committee consisting of concerned Estate Officer, HSVP, concerned Executive Engineer, HSVP and concerned Land Acquisition Officer, shall jointly take over the encumbrance free physical possession of land from the land owners and demarcate the boundaries of the land at site. This process shall be completed within one week of execution of agreement with a land owner. The concerned Estate Officer, HSVP will thereafter, get the land mutated in favour of HSVP. Simultaneously, the concerned Estate Officer shall hand over an 'Entitlement certificate' for the total entitlement of residential/commercial plots to the concerned landowner(s). Plot numbers shall, however, be subsequently allotted by draw of lots.
5. **Scheme:-** Provision of developed residential and commercial plots to the land owners under the scheme shall be governed by following conditions:-
- (i) It is a stand alone policy and since fair quantum of developed residential & commercial sites shall be provided to the landowners in lieu of their undeveloped land, no benefits of Rehabilitation & Resettlement policy of the State Government or annuity shall be admissible to the landowners opting for this Land Pooling Scheme.
 - (ii) In case of residential sectors/schemes, the landowners opting for land Pooling scheme will be provided developed residential/commercial sites in lieu of their land contribution. Developed residential plots shall be provided in accordance with the saleable area achieved in the approved layout plan of the total pooled area in the sector/scheme.

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Generally, the saleable area in a sector/scheme ranges from 45% to 55% (maximum). Developed residential plots in the ratio of 60% of saleable area achieved per acre in Hyper potential zone; 55% in High I/High II zones; 50% in Medium potential zones and Low I / Low II zones shall be allotted, besides a commercial (Booth) site measuring 22.6875 sq. mtrs against each one acre (4047 sq. mtrs) of land taken, subject to minor adjustments, keeping in view the standard sizes of residential & commercial plots provided in the scheme area at the time of first floatation of the residential sector where the plots shall be carved out *as per sub clause (v) of Clause 5*. In those cases, where the entitlement for residential plots works out to less than 90 sq mtrs (standard size of 4-marla plot), the developed residential plot shall not be allotted and only the monetary benefit for the entitled area shall be given at first floatation rate of that sector/scheme. Similarly, in case of land owners whose land contribution is less than 1000 sq mtrs (upto 999 sq mtrs only), instead of commercial site, monetary benefit @ double the nodal rate of first floatation of residential plots in the sector shall be given for the entitled area to be worked out on the basis of norm of 7.5625 sq mtrs (2.75 m x 2.75 m – *standard size of kiosk*) land for 1000 sq mtrs area. For further details of entitlement, refer Annexure 'B' and 'C'.

- (iii) Allotment of residential/commercial plots shall be of standard size as per norms of Haryana Shehri Vikas Pradhikaran. In case there *are co-sharers in the pooled land, then for the allotment of developed land, the applicants shall have an option of either keeping all allotted plots (as per entitlement) jointly in the name of all co-sharers or separately for each co-sharer as per his/her share*. However, where such proportion is less than the standard size of the plot/site, the owners / co-sharers will be eligible either to have a plot in their joint names or seek monetary benefits in accordance with their share, as per floatation rate of the residential plot. *Similarly, the commercial site, as per entitlement, shall be allotted either in joint name of all co-sharers or monetary compensation for the same shall be given at double the nodal rate of first floatation of residential plots in the sector, which shall be divided by the co-sharers as per their respective share.*
- (iv) *In case applicant land owner is a registered Cooperative House Building Society, registered with RCS Haryana, then allotment of a Group Housing site, equivalent in size to the entitlement of developed land as per the quantum of land pooled by the Society, can also be considered, subject to availability of G.H site, keeping in view the planning norms and permissible density etc. Otherwise, the developed land shall be allotted in the form of residential plots only as per entitlement. In case the number of land owners (Societies) opting for G.H plots in a scheme is more than the number of G.H sites that can be provided in that scheme, the allotment shall be decided through draw of lots. Construction on the allotted land shall be governed by Group Housing norms of HSVP.*
- (v) The developed land will be allotted to the eligible landowners as per their entitlement through draw of lots from among the applications received from the landowners opting for the scheme. The commercial sites shall be allotted only if the same are possible to be planned in that scheme as per norms of HSVP, otherwise additional residential area equivalent to double of his/her entitlement of developed commercial plot shall be allotted to the land owner either as a separate residential plot or by clubbing it with his/her residential entitlement.

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- (vi) Plots will be allotted on freehold basis and will be governed by the rules and regulations/*policies* of HSVP. There will be no upper time limit for the beneficiary landowner under the scheme for utilization or sale of his developed sites. However, any subsequent purchaser of land shall be governed by the HSVP policies as applicable from time to time and time limit for construction shall also be applicable for subsequent buyers as per HSVP policy. The land use in respect of such land shall remain 'residential' or 'commercial' as the case may be and shall not change under any circumstances. Also, fragmentation of the allotted residential/commercial plot shall not be permitted under any circumstances.
- (vii) Wherever the entitlement of developed land is in fraction of standard sizes of residential/commercial plots, the landowners will be compensated in monetary terms for such fraction at the rate of floatation of residential plots and reserve price of booth sites in that scheme approved by HSVP.
- (viii) All the Residential & Commercial plots to the land owner(s), as per entitlement, shall be allotted only through open draw of lots under this policy. First of all a draw for allotment of plots to all the eligible land owners, as per their entitlement, shall be held and the remaining plots shall thereafter be disposed of by HSVP, *as per policy*.
- (ix) The construction on the plots allotted to land owners by HSVP shall be governed by the provisions of Haryana Building Code 2017 and the approved zoning plan of the site/standard architectural control, as the case may be.
- (x) Developed plots under the scheme shall, to the extent possible, be allotted to the land owners in the same sector/scheme for which the land owner has pooled his/her land. However, in case that is not feasible, then the sites shall be allotted in the adjoining HSVP sectors/scheme or HSVP may simultaneously notify scheme for residential/commercial purpose under the Land Pooling policy to accommodate such landowners.
- (xi) As far as possible, land to be taken under the Land Pooling Policy shall have to be vacant land, free of any encumbrances. However, if any land pocket with structures existing thereon (on the date of inviting of expression of interest) is required for integrated planning/development, the land owners of such structure(s) shall be entitled to compensation assessed at the PWD rates. In the case of self inhabited existing structures, the land owners shall have to vacate the same within a period of six months from the date of allotment of residential/commercial plot to him/her.
- (xii) In case, at any point of time, it is found that the land is not free from encumbrances or under any civil suit or any legal matter comes up which hinders the sale of land, HSVP shall have the right to exit from pooling agreement entered in respect of disputed land. All the liabilities of such exit will be borne by the land owner(s).
- (xiii) Compensation of the Panchayat land/Municipal land shall be paid by HSVP at the collector rates applicable for agriculture land to the concerned Panchayat/Municipal body. Alternatively, the proportionate developed land shall be given to the Panchayat/Municipal body.

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- (xiv) HSVP will develop the land as per requirement/norms and will fix the rates at which the plots/sites shall be sold, as per its prevailing policies.
- (xv) The Haryana Shehri Vikas Pradhikaran shall execute conveyance deeds of the residential/commercial plots in favor of the land owners opting for Land Pooling Policy as per their entitlements/allotment of developed plot, for which Stamp Duty and Registration Fee shall be *borne by HSVP*.
- (xvi) HSVP, in accordance with the provisions of *HSVP Act, 1977*, may entrust the local authority (discharging Municipal functions) within whose local limits the area so developed is situated, with the responsibility of the maintenance for the amenities which have been provided in this area by HSVP.
6. Subsistence Allowance:- The land owners shall be given subsistence allowance @*₹60,000/- per acre per annum or ₹15,000/- per acre per quarter* till the possession of developed share of land is not handed over to him/her.
7. If for some reasons, HSVP is unable to develop any land taken under this land pooling policy and handover possession of developed plots within five (5) years, *or as extended by a specific order by the Pradhikaran*, of the date of taking over of possession of land from the land owners, then the scheme shall be treated as closed and the land shall be duly returned to the respective land owners. However, HSVP shall not claim any refund of subsistence allowance paid to the land owners for the period for which the possession of land remained with HSVP. *Mutation of land will also be got corrected by the concerned Estate Officer once the scheme is declared as closed. No compensation or any other benefit on account of land having remained in possession of HSVP shall be paid.*
8. *For ensuring compact development, the provisions of Haryana Consolidation of Project Land Act, 2017 shall be used, wherever required.*
9. If in the implementation of this policy, any amendments or exception from the prevailing Act/policies are required, the same shall be done by HSVP with prior approval of the State Government *at the level of Hon'ble Chief Minister*.
10. Explanation and Illustration as given in Annexure-C may be referred for the implementation of the Scheme. For the purpose of any clarification or interpretation of the provisions of the Scheme during its implementation, the matter shall be referred to the Chief Administrator, Haryana Shehri Vikas Pradhikaran, whose decision shall be final and binding on the parties.

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Annexure-A

Application Form (under Land Pooling Policy – 2019)

Applicant's Photograph

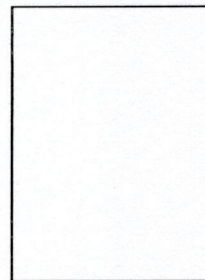
From:

(The Landowner)

To

The Estate Officer,
Haryana Shehri Vikas Pradhikaran,

Dated: _____



Subject:- Application for becoming partner(s) under the 'Land Pooling Policy' and allotment of developed residential/commercial plots.

Sir,

My (individual owner)/our (co-sharers) land (as per description given below), situated in village _____, Tehsil _____, District _____ has been notified by the HSVP on _____ under the Land Pooling Policy:-

Sr. No.	Name of Landowner/ Applicant	Rectangle No.	Khasra No.	Share of the Applicant	Area required by HSVP in the ownership of the applicant(s)	
					Kanal	Marla

1. A self attested copy of the latest *Jamabandi*/ mutation confirming that the notified land is under my/our ownership is enclosed for reference/ record.
2. This is to submit that I/we have read and understood the provisions of the Land Pooling Policy of HSVP.
3. I/ We are owners of ____ Acre ____ Kanal ____ Marla land (i.e. _____ sq yds) which is required by HSVP. I/We wish to become partner(s) in the development process under the said Scheme.
4. Further, I/ we opt for allotment of developed residential/commercial plot as per my/ our entitlement, at the time of first floatation of the Sector/Scheme and I/ we agree to accept the monetary benefit in lieu of my entitlement as per provisions of clause 5 of the policy.

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5. The developed residential / commercial plot, as per entitlement may be allotted in *(i) Joint name of all co-sharers or *(ii) individually to each co-sharer as per his/her entitlement.
*(strike out whichever is not applicable).

6. I/We request that I/We may be allotted the following sizes of plots:

FOR RESIDENTIAL PLOTS		
Sr. No.	Size Category of plot	Number of plots
FOR COMMERCIAL PLOTS		
Sr.No.	Type/Size of plot	Number of plots

NOTE:Option of plot sizes once exercised cannot be changed by the applicant land owner.

7. I/we are fully conscious that, having opted to become partners under this Land Pooling Policy of HSVP having exercised my/our option as herein before, I/we would have no right, whatsoever, to claim any higher monetary compensation and, further, file a case in the Courts for higher compensation in respect of my/our pooled land or the developed residential/commercial plot allotted through draw of lots. I understand that it is the prerogative of the Pradhikaran to plan for optimal saleable area and I shall not contest or challenge the percentage of saleable area achieved in the layout plan of the sector/scheme for which I/we have agreed to contribute my/our land.

DA/As above.

Yours faithfully,
(Landowner/ Name/ Signature)

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Undertaking

Verified that:

- (i) I/we have exercised the option to become partners under the 'Land Pooling Policy' and further options exercised there under after complete understanding of the Policy and its provisions, without any pressure or persuasion by any other person or authority and these options are irrevocable.
- (ii) The details of my/our land holdings given in above application are correct. My/our land is free from all encumbrances (including litigations/encroachment/tenancy rights of any kind). I/we are the absolute owner(s) and hold clear title of the applied land in my/our favor.
- (iii) The contents of paragraphs 1 to 6 of my above application are true and correct to the best of my/our knowledge and belief and which I/ we believe to be correct. No part of it is false and nothing material has been concealed therein. I/ We undertake to abide by our options exercised in this application in accordance with the provision of the Land Pooling Policy of the HSVP.
- (iv) I/We also undertake that after allotment of developed plots under the 'Land Pooling Policy, I/We will inform HSVP about the sale of plot before entering into sale agreement with any purchaser (transferee) and shall incorporate appropriate conditions in the sale agreement making it mandatory for the purchaser to (i) get his/her name entered in the HSVP record by presenting a certified copy of registered sale deed to the concerned Estate Officer of HSVP within 90 days of registration; and (ii) to be bound by the conditions of allotment letter that would be issued by HSVP and the HSVP policies/ time limit for construction as applicable from time to time.

Witness: _____

(Landowner/ Name/ Signature)

Verification

The details of land of the applicant(s) herein, as mentioned in para 1 and para 3 of this application, which is being taken by the HSVP, are certified to be correct as per the latest revenue records/mutations/ sale deeds available in this office.

(Revenue Tehsildar / Naib Tehsildar concerned)

Acknowledgement

This is to acknowledge that S/Sh. _____ have submitted their application for becoming partners under the 'Land Pooling Policy' in respect of their land measuring _____ Kanal _____ Marla, situated in village _____, Tehsil _____, District _____ forming part of notification dated _____ issued by HSVP for development of residential/commercial/institutional/ recreational/mixed land scheme/ roads/other infrastructure facilities at _____. This receipt is issued in acknowledgment of the said application.

(Estate Officer, HSVP, _____)

Dated: _____

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Annexure-B

Details of area for working out entitlement of developed plots under the policy

A. Calculation of areas for commercial land to be given to land owner against one acre of land.

1	1.0 acre	= 4047 sq. mtrs.														
2	Commercial component allowed	4% (i.e. 4% of 4047=161.88 Sq. mtrs)														
3	Saleable area achieved in shopping centers.	35% (i.e. 35%of 161.88=56.65 Sq. mtrs).														
4	Commercial area to be returned to land owner	50% of saleable area= 56.65 ÷2= 28.325 sq. mtrs (average of the range of 45% to 55%)														
5	Area of Booth Area of kiosk	2.75 x 8.25 mtrs. = 22.6875 sq. mtrs. 2.75 x 2.75 mtrs = 7.5625 sq. mtrs.														
6	Proposal	<table><tr><td>Land acquired</td><td>Entitlement</td></tr><tr><td>(i) < 999 sq mtrs</td><td>Monetary benefit as explained in clause 5(ii)</td></tr><tr><td>(ii) 1000 to 1999 sq mtrs</td><td>1 Kiosk of standard size</td></tr><tr><td>(iii) 2000 to 2999 sq mtrs</td><td>2 Kiosks of standard size</td></tr><tr><td>(iv) 3000 to 4046 sq mtrs</td><td>1 Booth of standard size</td></tr><tr><td>(v) 4047 sq mtrs and above</td><td>1 Booth of standard size</td></tr><tr><td></td><td>In case of fraction of land above 1 acre, entitlement of shop shall be as per (i)-(iv).</td></tr></table>	Land acquired	Entitlement	(i) < 999 sq mtrs	Monetary benefit as explained in clause 5(ii)	(ii) 1000 to 1999 sq mtrs	1 Kiosk of standard size	(iii) 2000 to 2999 sq mtrs	2 Kiosks of standard size	(iv) 3000 to 4046 sq mtrs	1 Booth of standard size	(v) 4047 sq mtrs and above	1 Booth of standard size		In case of fraction of land above 1 acre, entitlement of shop shall be as per (i)-(iv).
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(iv) 3000 to 4046 sq mtrs	1 Booth of standard size															
(v) 4047 sq mtrs and above	1 Booth of standard size															
	In case of fraction of land above 1 acre, entitlement of shop shall be as per (i)-(iv).															

B. Calculation of areas for residential land to be given to land owner against one acre of land.

1	1.0 acre	= 4047 sq.mts.																	
2	Commercial component allowed	4% (i.e. 4% of 4047=161.88 sq. mtrs)																	
3	Balance residential land available.	4047-161.88 sq. mtrs=3885.12 sq. mtrs.																	
4	Saleable area normally achieved in a residential sector/scheme	45% to 55% of area in row 3 above, i.e. 1748.304 sq mtrs to 2136.816 sq mtrs.																	
5	Proposal (Land owner to be given residential plot)	<table><tr><th rowspan="2">Zone</th><th colspan="2">If saleable area is</th></tr><tr><th>45% (1748.304 sq m)</th><th>55% (2136.816 sq m)</th></tr><tr><td>Hyper</td><td>60% of 1748.304= 1048.98 sq m</td><td>60% of 2136.816= 1282.08 sq m</td></tr><tr><td>High I/II</td><td>55% of 1748.304= 961.56 sq m</td><td>55% of 2136.816= 1175.24 sq m</td></tr><tr><td>Medium</td><td>50% of 1748.304= 874.15 sq m</td><td>50% of 2136.816= 1068.40 sq m</td></tr><tr><td>Low I/II</td><td>50%of 1748.304= 874.15 sq m</td><td>50% of 2136.816= 1068.40 sq m</td></tr></table>	Zone	If saleable area is		45% (1748.304 sq m)	55% (2136.816 sq m)	Hyper	60% of 1748.304= 1048.98 sq m	60% of 2136.816= 1282.08 sq m	High I/II	55% of 1748.304= 961.56 sq m	55% of 2136.816= 1175.24 sq m	Medium	50% of 1748.304= 874.15 sq m	50% of 2136.816= 1068.40 sq m	Low I/II	50%of 1748.304= 874.15 sq m	50% of 2136.816= 1068.40 sq m
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Low I/II	50%of 1748.304= 874.15 sq m	50% of 2136.816= 1068.40 sq m																	

Explanation/ Illustrations

Sr. No.	Para No. of the Scheme	Explanation/ Illustration																																				
1.	8	HSVP follows the Metric System while carving out its residential/ commercial plots. Following are the conversion rates from sq. yards to sq. mtrs. and vice versa: <table><tr><th>Sq. Yards</th><th>Sq. Mtrs.</th><th>Sq. Mtrs.</th><th>Sq. Yards</th></tr><tr><td>01</td><td>= 0.8361</td><td>01</td><td>1.1959</td></tr><tr><td></td><td></td><td>420</td><td>502.28</td></tr><tr><td>50</td><td>= 41.81</td><td>300</td><td>358.77</td></tr><tr><td>100</td><td>= 83.612</td><td>209</td><td>250.00</td></tr><tr><td>200</td><td>= 167.24</td><td>162</td><td>193.74</td></tr><tr><td>500</td><td>= 418.095</td><td>138.6</td><td>165.75</td></tr><tr><td>1000</td><td>= 836.19</td><td>90</td><td>107.63</td></tr><tr><td>4840</td><td>= 4047 (one acre)</td><td>4047 (one acre)</td><td>4840</td></tr></table> The standard sizes of Residential Plots carved out by the HSVP are as under:- (i) 1-Kanal =450 sq. mtrs i.e. 538.155 sq yards (15 m x 30 m) (ii) 14-Marla= 24 sq. mtrs i.e. 387.4716 sq yards (13.5 m x 24 m) (iii)10 Marla =220.5 sq. mtrs i.e. 263.695 sq yards (10.5 m x 21 m) (iv) 8 Marla= 162 sq. mtrs i.e. 193.74 sq yards (9 m x 18 m) (v) 6- Marla= 135 sq. mtrs i.e. 161.4465 sq yards (7.5 m x 18 m) (vi) 4-Marla = 90 sq. mtrs i.e. 107.63 sq yards (6 m x 15 m) The standard sizes of Commercial Plots carved out by the HSVP are as under: (i) Single storey booth=2.75mx 8.25 m= 22.68 sq m i.e. 27.12 sq yds (ii)Kiosk =2.75mx 2.75 m= 7.5625 sq m i.e. 9.0439 sq yds	Sq. Yards	Sq. Mtrs.	Sq. Mtrs.	Sq. Yards	01	= 0.8361	01	1.1959			420	502.28	50	= 41.81	300	358.77	100	= 83.612	209	250.00	200	= 167.24	162	193.74	500	= 418.095	138.6	165.75	1000	= 836.19	90	107.63	4840	= 4047 (one acre)	4047 (one acre)	4840
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Land Pooling Policy – 2019

2.	Para 5(ii)	Presuming the saleable area of the sector is 55%	
		If the pooled land of a land owner is 1000 sq mtrs	
		Commercial Component allowed 4% (i.e. 4% of 1000 = 40 sq. mtrs.)	
		Balance residential component available 1000-40sq. mtrs.=960 sq. mtrs.	
		55% of 960 sq. mtrs. = 528 sq. mtrs.	
		Zone	Entitlement
			Residential (area in sq mtrs)
			Commercial (size in mtrs)
		Hyper	316.8 (60% of 528)
			1 Kiosk site (2.75MX2.75M)
		High-I	290.4 (55% of 528)
			-do-
		High-II	290.4 (55% of 528)
			-do-
		Medium	264 (50% of 528)
			-do-
		Low-I	264 (50% of 528)
			-do-
		Low-II	264 (50% of 528)
			-do-
		If the pooled land of a land owner is 2000 sq mtrs	
		Commercial Component allowed 4% (i.e. 4% of 2000 = 80 sq. mtrs.)	
		Balance residential component available 2000-80 sq. mtrs.=1920 sq. mtrs.	
		55% of 1920 sq. mtrs. = 1056 sq. mtrs.	
		Hyper	633.6 (60% of 1056)
			2 Kiosk sites (2.75MX2.75M each)
		High-I	580.8 (55% of 1056)
			-do-
		High-II	580.8 (50% of 1056)
			-do-
		Medium	528 (50% of 1056)
			-do-
		Low-I	528 (50% of 1056)
			-do-
		Low-II	528 (50% of 1056)
			-do-
		If the pooled land of a land owner is 4047 sq mtrs (one acre)	
		Commercial Component allowed 4% (i.e. 4% of 4047 = 161.88 sq. mtrs.)	
		Balance residential component available	
		4047-161.88 sq. mtrs. =3885.12 sq. mtrs.	
		55% of 3885.12 sq. mtrs. = 2136.816 sq. mtrs.	
		Hyper	1282.08 (60% of 2136.816)
			1 Booth site (2.75MX8.25M)
		High-I	1175.24 (55% of 2136.816)
			-do-
		High-II	1175.24 (55% of 2136.816)
			-do-
		Medium	1068.40 (50% of 2136.816)
			-do-
		Low-I	1068.40 (50% of 2136.816)
			-do-
		Low-II	1068.40 (50% of 2136.816)
			-do-
		If the pooled land of a land owner is 6000 sq mtrs	
		Commercial Component allowed 4% (i.e. 4% of 6000 = 240 sq. mtrs.)	
		Balance residential component available	
		6000-240 sq. mtrs. =5760 sq. mtrs.	
		55% of 5760 sq. mtrs. = 3168 sq. mtrs.	
		Hyper	1900.8 (60% of 3168)
			1 Booth site (2.75MX8.25M) - Kiosk site (2.75MX2.75M)
		High-I	1742.4 (55% of 3168)
			-do-
		High-II	1742.4 (55% of 3168)
			-do-
		Medium	1584 (50% of 3168)
			-do-
		Low-I	1584 (50% of 3168)
			-do-
		Low-II	1584 (50% of 3168)
			-do-

Land Pooling Policy – 2019

	Note:- The Potential Zone in which various Urban Estates fall shall be governed by the classification of TCP department for calculation of EDC purpose. The present classification (given below) is as per policy issued by DTCP Haryana vide memo. No. 8/2/2016-TCP dated 11.02.2016. The classification shall be subject to change as per the policy of TCP department. <table><tr><th>Sr. No</th><th>Potential Zone</th></tr><tr><td>1.</td><td>Hyper: Area forming part of the development plan of Gurgaon-Manesar Urban Complex.</td></tr><tr><td>2.</td><td>High-I: Areas forming part of development plan of Faridabad-Ballabhgarh Urban Complex, Part of Sohna Development plan falling in Gurgaon District, Areas forming part of development plan of Gwal Pahari.</td></tr><tr><td>3.</td><td>High-II: Periphery Controlled Areas of Panchkula, Sonipat-Kundli Urban Area Complex & Panipat.</td></tr><tr><td>4.</td><td>Medium: Areas forming part of development plan of Karnal, Ambala, Kurukshetra, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal, Palwal, Yamuna Nagar- Jagdhari, Dharuhera, Prithla, Ganaur, Hodal, the Urban Areas declared under clause (o) of Section 2 of the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) to cover the Controlled Areas declared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) in Faridabad District (excluding the controlled areas of Faridabad-Ballabhgarh Complex), and Oil Refinery Panipat (Baholi) in Panipat District.</td></tr><tr><td>5.</td><td>Low-I: Bhiwani, Fatehabad, Jind, Kaithal, Mahendergarh & Narnaul, Sirsa and Jhajjar.</td></tr><tr><td>6.</td><td>Low-II: Gharaunda, Hansi, Assandh, Indri, Naraingarh, Narwana, Nilokheri-Taraori, Ratia, Shahbad, Tohana, Talwandi Rana and any other town not appearing in any of the potential zones.</td></tr></table>	Sr. No	Potential Zone	1.	Hyper: Area forming part of the development plan of Gurgaon-Manesar Urban Complex.	2.	High-I: Areas forming part of development plan of Faridabad-Ballabhgarh Urban Complex, Part of Sohna Development plan falling in Gurgaon District, Areas forming part of development plan of Gwal Pahari.	3.	High-II: Periphery Controlled Areas of Panchkula, Sonipat-Kundli Urban Area Complex & Panipat.	4.	Medium: Areas forming part of development plan of Karnal, Ambala, Kurukshetra, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal, Palwal, Yamuna Nagar- Jagdhari, Dharuhera, Prithla, Ganaur, Hodal, the Urban Areas declared under clause (o) of Section 2 of the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) to cover the Controlled Areas declared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) in Faridabad District (excluding the controlled areas of Faridabad-Ballabhgarh Complex), and Oil Refinery Panipat (Baholi) in Panipat District.	5.	Low-I: Bhiwani, Fatehabad, Jind, Kaithal, Mahendergarh & Narnaul, Sirsa and Jhajjar.	6.	Low-II: Gharaunda, Hansi, Assandh, Indri, Naraingarh, Narwana, Nilokheri-Taraori, Ratia, Shahbad, Tohana, Talwandi Rana and any other town not appearing in any of the potential zones.
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Land Pooling Policy – 2019

3.	Para 5(iv)	Separate draw for residential and commercial plots shall be held. In the first phase draw for residential plots shall be held followed by draw for commercial plots, preferably within four months of the draw for residential plots.
4.	Para 5(vii)	(i) The value addition on account of GP, P and SP status of plots shall be charged separately, as per prevailing policy of HSVP, at the floatation rate of the sector from the land owner to whom such plot is allotted. (ii) In case the plot area is found to increase vis-à-vis standard size at the time of demarcation, the extra amount due shall be adjusted against monetary benefit of residential/commercial plots or recovered from the allottee. If in case the area of residential plots is found to decrease in the demarcation, monetary compensation at the first floatation rate shall be given for the deficit area. (iii) For ease of calculations, the decimal points up to 0.49 would be rounded to the lower full number, the decimal point of 0.50 shall be taken as it is and decimal points above 0.50 will be rounded to the next whole number, in cases of land measurement/conversion and the amount.
5	Para 5(v)	It will be the responsibility of the Seller to inform HSVP about the sale of plot before entering into sale agreement and incumbent upon the purchaser to get his/her name entered in the HSVP record by presenting a certified copy of registered sale deed to the concerned Estate Officer of HSVP within 90 days of registration. The purchaser of land shall be bound by the conditions of allotment letter that would be issued by HSVP and shall be governed by the HSVP policies as applicable from time to time. Time limit for construction shall also be applicable for the purchaser as per HSVP policy. The land owner shall get the conditions regarding presenting of sale deed to the Estate Officer by the transferee and applicability of HSVP rules , regulations and policies on the transferee incorporated in the sale agreement.