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To

- 1) The All Administrators,
HSVP.
- 2) The All Estate Officers,
HSVP.

Memo No. A-7-UB-2021/ 187377 Dated: 29-10-21

Subject:- Allotment of incidental open spaces to the allottees of corner plots in various Urban Estates in Haryana.

In modification of this office memo no. A-11-87/7949-64 dated 19.03.1987 and memo no. A-6-UB-2018/96076-77 dated 11.05.2018 on the subject cited above.


The matter has been considered and examined. It is observed that large number of incidental open spaces adjoining the corner plots in the sectors floated by HSVP in the entire Haryana State is available and in some cases these spaces available are more than the size of adjoining corner plots. These vacant lands are prone to encroachment. It is felt that this land needs to be utilized in the manner to maximize the revenue for HSVP through monetization of said vacant land. It is therefore, considered desirable to amend the existing policy on the subject. Hence, the present instruction is issued to provide for the modification in the existing policy to make it in line with the aforesaid object in following terms:

- i. Only such incidental open spaces which are irregular in shape and cannot be planned for carving out of plots will be considered for allotment. Such entire incidental open space be considered for allotment to the allottee of 'P' in case such 'P' plot is already allotted. Such an allotment will be made at present base price of the similarly situated plot in said sector with 1 FAR. The allottee will be allowed to construct on such incidental open spaces to the extent the zoning of the plot permits. Alternatively, the allottee may consume the FAR of plot carved out of incidental open space for additional construction on the existing structure of 'P' plot within permissible zoning parameters & keep such incidental open spaces open for gardening.
- ii. In case the existing allottee of 'P' plot did not agree for allotment of entire incidental open space, then feasibility of carving out the plot be examined and carried out. In such a case, if the allottee has paid 10 % additional charges for "P" plot, then it will be refunded to the existing allottee along with interest calculated @ 5.5% per annum, from date of deposit till its payment by HSVP.
- iii. In case where plot of 'P' category has not been allotted and is still with HSVP and site conditions/ zoning allows, then new plots be carved out in

the available incidental open space wherever feasible. Such plot be disposed of through process of e-auction and any allottee thereof will be allowed to construction the plot as per provisions contained in Haryana Building Code, 2017 and as amended from time to time and as per zoning regulations.

- iv. Allotment of such incidental open spaces should not obstruct/affect traffic circulation.
- v. An agreement may be executed with the plot-holder to the effect that no construction other than as specified in this policy will be carried out and in case of violation of this condition, the plot shall be resumed and the construction, if any, shall be demolished without any compensation.
- vi. Online application will be submitted on HSVP portal for allotment of incidental open space. No physical application will be permitted.
- vii. The Chief Administrator, HSVP will be the competent Authority to allot the additional incidental open spaces as per above policy.
- viii. The one time exercise to identify and list all such incidental open spaces, as per para(i) & (iii) be carried out and submitted by the Estate Officers within 30 days of issue of this memo. The allotment/auction shall be initiated after apprising the Chairman of the same.

This has the approval of Hon'ble Chief Minister-cum-Chairman, HSVP.



for Administrative Officer(UB),
Chief Administrator
HSVP, Panchkula

Endst. No. A-7-UB-2021/187883

Dated: 29/10/21

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

1. The Chief Vigilance Officer, HSVP, Panchkula.
2. The Chief Controller of Finance-I & II, HSVP, Panchkula.
3. The Chief Engineer-I & II, HSVP, Panchkula.
4. The Chief Town Planner-I & II, HSVP, Panchkula.
5. The Chief Information Technology Officer, HSVP, Panchkula. He is requested to host it on HSVP web-site.
6. The Legal Remembrancer, HSVP(HQ), Panchkula.
7. The Chief Architect, HSVP, Panchkula.
8. The Secretary, HSVP, Panchkula.
9. The Enforcement Officer, HSVP, Panchkula.
10. The Dy. ESA, HSVP(HQ), Panchkula.
11. All the Assistant/Record Keepers, Urban Branch, HSVP(HQ), Panchkula.


for Administrative Officer,
Chief Administrator,
HSVP, Panchkula.