

OFFICE ORDER

1. It has been observed that in some cases, grant of Occupation Certificates have been rejected on HOBPAS Portal due to non-consideration of latest Zoning Plans by Empanelled Architects while approving the Building Plans under Self-Certification. Due to the non-professional attitude of some of the Architects, the building stands constructed without consideration of latest Zoning Plan and this has led to the rejection of Occupation Certificate by HSIIDC.

The laxity on the part of empanelled architects has been viewed seriously and it has been decided that to avoid such errors and loss to the allottees, henceforth, the architect/allottee shall be required to submit a copy of Building Plans approved under self-certification on HOBPAS portal in the Office of concerned DTP through e-mail, **before starting the construction at site** and the concerned DTP shall check the approved Building plan vis-a-vis the latest approved Zoning Plan only for the parameters of setbacks and gate position and issue 'Consent to Start Construction' if the above two parameters found in order within five working days. If any discrepancy found, the same shall be conveyed to the Architect/Allottee by the DTP within ten days of submission of approved Building Plan. **However, if no reply is sent from the concerned DTP in ten days from the receipt of e-mail received from allottee/architect concerned, the consent to start construction shall be deemed to have been given.**

If any allottee, construct the building without obtaining the 'Consent to Start Construction' from concerned DTP in such cases, if any discrepancy found in construction vis-a-vis the Zoning Plan at later stages or at the time of Occupation Certificate, then the allottee shall be solely responsible for the discrepancy and shall rectify the building as per the latest approved Zoning Plan.

2. All the approved zoning plans be uploaded on e-sewa portal enable the allottee to take further action accordingly.
3. All Estate Managers will supply the copy of latest approved zoning plan (through electronic medium) at the time of issuance of possession certificate. It must be written in the possession certificate that duly approved zoning plan has been supplied to the allottee through official e-mail ID.
4. IT Division is directed to take necessary action for making zoning plan details mandatory in the HOBPAS portal.

Place: Panchkula
Dated: 03.08.2021

Anurag Agarwal
Managing Director

Endst. No. HSIIDC: 166-E:2021: 1087-1092

Dated: 16-8-2021

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

1. EA to MD, HSIIDC, Panchkula for information.
2. Chief Town Planner, HSIIDC.
3. HOD (IT Division) for uploading the said orders on HSIIDC website, to convey the orders to all empanelled architects and to make mandatory provision of zoning plan details in the HOBPAS Portal.
4. All Estate Managers, will supply the copy of latest approved zoning plan (through electronic medium) at the time of issuance of possession certificate.
5. All DTPs.
6. Concerned file.


Senior Town Planner (HQ)

For Haryana State Indl. & Infra. Dev. Corpn. Ltd.