

Policy regarding provision of 10% Industrial/Labour Housing Component, for General Industry, in the HSIIDC governed areas.

It is informed that earlier the maximum permissible FAR for General Industry had a capping of 75% in the State. This was increased upto 125% as per Govt. Notification. Now, as per the Haryana Building Code 2017 (as amended from time to time), FAR for General Category Industries has been allowed upto 150%. However, this facility of enhanced FAR beyond the standard 125% in General Industries is permissible upon payment of proportionate charges /Infrastructure Strengthening Charges as prescribed by the Government/ Development Agency.

Till now, the Industrial/Labour Housing as a component is not an integral part of the permissible General Industrial plot FAR. However, in wake of the post Covid-19 scenario, where *in-situ* housing of workers/ labourers is being prioritized by the Government of India, it is proposed that HSIIDC may allow 10% Industrial/Labour Housing component in General Industry (including Warehousing).

Salient features of this proposed policy may be read as under:-

1. The allottees of HSIIDC shall have the option of opting for this policy as per their requirement.
2. If opted, this provision of 10% Industrial/Labour Housing can be chosen as per any of the two models given below: -
 - a) From within the existing maximum permissible FAR, for which no Augmentation charges will be required to be paid to the Corporation.

or

- b) With additional 10% FAR, over and above the existing maximum permissible FAR, provided the maximum permissible FAR has already been used for General Industrial purpose and final OC has already been obtained. The 10% component herein shall be subject to the payment of Augmentation charges as per the policy of HSIIDC.

However, in case of a vacant plot, an allottee can opt for 150% FAR for General Industry and the 10% Industrial Housing component, together at the same time, while getting its building plans approved, but by paying the requisite Augmentation charges.

3. Wherever this component is opted for in an existing General Industrial Unit and the Ground Coverage stands exhausted, the allottee shall have to submit a structural stability certificate as specified in the HBC 2017, at the time of submission of Revised Building plans.
4. No third party rights creation is permitted.
5. This Industrial Housing facility shall be provided only in a Dormitory manner.
6. This policy shall be applicable to plots below the size of 5 acres only. Additional

construction, if any, shall adhere to the norms of HBC-2017, and the Zoning/Building Plans shall be got approved prior to onset of additional construction (including Self-Certification).

7. For allottees with plot sizes of 5 acres and above, though, this policy is optional, however, the Building Plans approvals, shall be done on case to case basis.
8. This facility is only for utilization by the Labour/workers, which are on the payroll of the allottee Industries and families therein shall not be allowed.

Sd/-

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