

# Directorate of Town & Country Planning, Haryana

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## Order

The policy dated 24.04.2023 was framed to address several inter-se coordination issues in the implementation of the statutory provisions of the authorities under the Haryana Development and Regulation of Urban Areas Act 1975, Real Estate (Regulation and Development) Act 2016 and Haryana Apartment Ownership Act 1983.

The policy allows for phasing in a licensed colony or part of it, whether registered or not with RERA. The relevant clause 1.1 (i & ii) prescribing the norms & parameters for phasing is reproduced here under:-

- i. *such part of colony, which either stands completed/occupied or stands registered with RERA, may be indicated as 'completed/ registered phase';*
- ii. *where benefit of additional FAR, under TOD/TDR or any other applicable policy, over such 'completed/ registered phase' is sought to be availed, requiring fresh RERA registration, such 'completed/ registered phase', may also be allowed to be designated as an independent phase(s);*

The department has been receiving requests for approval of phasing plans for fresh as well as RERA-registered projects. The department has approved few phasing plans containing registered/completed phases along with fresh phases as per clause 1.1(i & ii) of the policy. However, RERA authorities have sought clarification with regard to phasing plan of completed/registered phases.

To avoid any confusion in future, it is hereby ordered that in those cases where the phasing plan allows alteration/modification in the phase already registered with RERA, the applicant shall furnish a prior consent/NOC of RERA allowing such alteration in the registered phase.

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(Amit Khatri, IAS)  
Director, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. 7768-74

Dated: 04.03.2025

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

1. Chairman, HARERA, Gurugram.
2. Chairman, HRERA, Panchkula.
3. Chief Town Planner, Haryana.
4. Senior Town Planner, E&V.
5. Senior Town Planner, Monitoring.
6. All District Town Planner, HQ.
7. Project Manager IT.

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Ashish Sharma  
District Town Planner (HQ)  
for: Director, Town & County Planning  
Haryana, Chandigarh