**Approved Short Duration Discussion no. 1 converted to**

**Calling Attention No. 50 (Sh. Varun Chaudhary, MLA) clubbed with**

**Calling Attention No. 42 (Sh. Neeraj Sharma, MLA)**

**Reply of Manohar Lal, Chief Minister, Haryana.**

Registration of three independent floors in residential plots gained pace in the state of Haryana around 2009 when a policy was framed in this regard and an amendment was made to the Act to allow the same.

Later, on account of increasing popularity of registration of four floors in Delhi, around 2014, the demand for similar policies in Haryana's towns was also made.

Accordingly, between 2017 and 2018, the public demand intensified for the registration of four floors. Keeping in view such a demand by general public, a policy decision was taken for the first time on 21.11.2018 to allow registration of four floors on residential plots. The policy decision to allow the registration of four floors was applied across the entire state and all residential plots whether developed by the colonizers or HSVP were covered by it.

As on date, approval has been granted for the construction of four floors and registration of floors inabout 6,500 cases of colonizers and developers of Haryana. Out of these, on most of the plots, the construction work already stands completed and in many of these, the registration of floors is also completed. In addition, for approx. 12,000 HSVP plots, building plans for Stilt+4 floors stand approved.

Further, at present, there is no immediate requirement to upgrade the existing infrastructure services. The provision of construction of stilt is mandatory in case of stilt + 4 floors construction to reduce the parking problem. Though for increasing the ground coverage, the setbacks have been reduced but the minimum setbacks have been retained for adequate light and ventilation. For monitoring of stilt + 4 floors construction in HSVP areas, a mechanism has been developed for information of adjoining plot holders. In case of any complaint of any damage due to construction on adjoining plots, a committee of officers shall visit the sites and assess the damage. Further construction shall be allowed only after repair of damaged building to the satisfaction of committee.

While taking a decision on such demands, it is important to keep in view several facts. In the entire world, there is an emphasis on compact development through which the housing needs of a larger number of people can be met in a limited area through vertical development with commensurate services provided at local level.

Therefore, any decision to withdraw the registration of the fourth floor needs to be taken after considered deliberations, as it may later emerge that such a decision was inappropriate for certain towns or circumstances. Thus, it is important to consider all relevant factors before reaching a comprehensive decision and Government is committed to examine and amend the policy considering all evidences and feedback from public.

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