

From

The Chief Administrator,  
HUDA (Town Planning Wing),  
Panchkula.

To

1. All the Administrators, HUDA, \_\_\_\_\_
2. All the Superintending Engineers, HUDA, \_\_\_\_\_
3. All the Senior Town Planners, \_\_\_\_\_
4. All the District Town Planners, \_\_\_\_\_
5. All the Estate Officers, HUDA, \_\_\_\_\_
6. All the Executive Engineers, HUDA, \_\_\_\_\_

Memo No: CTP/NS/ 492-574

Dated: 10.01.2014

**Subject: Regarding increase in FAR of Cinema/Multiplex sites - Revision in Policy.**

Reference:- In continuation to this office memo. no. 3400 dated 11.05.1998 and in supersession of this office memo. no. 8733-64 dated 18.10.2001.

The matter regarding increase in FAR of cinema/multiplex sites has been examined and it has been decided that FAR in case of cinema/multiplex sites shall be 175% of the site area. The allottees of already auctioned cinema/ multiplex sites and the allottees who have already converted cinema sites into multiplex or commercial complex shall also be allowed to avail the benefit of revised FAR subject to the following conditions:-

1. Increase in FAR shall be allowed only in multiple of 25% from the base FAR at which auction was held (i.e. To 125% or 150% or 175%). If in any case, FAR is not prescribed in the zoning plan, base FAR shall be treated as 100%.

2. The FAR of cinema/multiplex if increased from 100%/125%/150% to 175%, the charges may be worked out as under:-

- (i) The auction price achieved in respect of cinema/multiplex site may be updated @ 10% (simple) per annum.
- (ii) For the increased FAR, 75% of the auction price as worked out as per (i) above may be charged.
- (iii) The following formula may be applied to work out the charges for the increased FAR

$$\frac{(\text{Increased FAR} \times \text{updated auction price})}{\text{Base FAR at which auction was held}} \times 75\%$$

For example, if the cinema/ multiplex site is auctioned for Rs. 100 lacs on 01.04.2009 and size of the cinema/ multiplex site is 1,000



sq. mtr. The updated auction price on 31.03.2014 shall work out as under:-

Auction price as on 01.04.2009 Rs. 100.00 lacs.

Add interest @10% p.a. Rs. 50.00 lacs  
from 01.04.2009 to 31.03.2014 i.e.  
the date of approval of increase of FAR.

Updated Auction Price. Rs. 150.00 lacs.

(a) In case, the FAR of Cinema/multiplex site at the time of auction is 100% and the allottee wants to increase the FAR from 100% to 150%, in that case the charges will work out to Rs.56.25 lacs as per details given below :-

1. Updated auction price = Rs. 150 lacs
  2. Base FAR at which auction was held = 100%
  3. Increased FAR = 50%
- Additional price payable  $\frac{(50 \times 150)}{100} \times 75\% = \text{Rs. 56.25 lacs}$

(b) In case the FAR of cinema/multiplex site is 125% at the time of auction and the allottee wants to increase the FAR from 125% to 175%, charges will work out to Rs.45.00 lacs under:-

1. Updated auction price = Rs. 150 lacs
  2. Base FAR at which auction was held = 125%
  3. Increased FAR = 50%
- Additional price payable  $\frac{(50 \times 150)}{125} \times 75\% = \text{Rs. 45.00 lacs}$

(c) In case, the FAR of Cinema/multiplex site is 150% at the time of auction and the allottee wants to increase the FAR from 150% to 175%, in that case the charges will work out to Rs.18.75 lacs as per details given below :-

1. Updated auction price =Rs. 150 lacs
  2. Base FAR at which auction was held = 150%
  3. Increased FAR = 25%
- Additional price payable  $\frac{(25 \times 150)}{150} \times 75\% = \text{Rs. 18.75 lacs}$

3. The land price worked out on the basis of formula given above may be compared with the collector rate and out of the two, the rate whichever is higher, may be charged.
4. The allottees will have to construct minimum two separate Theatres within the same Cinema/Multiplex Complex. Minimum total number of seats of all the Theatres should not be less than 450. The percentage of commercial component of the Cinema hall may be allowed to the tune of half of total FAR. The commercial component of the Cinema hall can be



used for Convention Centre, Exhibition Hall, Cultural Centres, Departmental Store, Shopping Centre, Restaurant and similar other uses.


5. There will be no maximum height prescribed for cinema/multiplex buildings. However, this provision shall be applicable only on those sites which are governed by the zoning plans and not by the architectural controls.
6. In case of buildings having height 30 meters and above, clearance from the National Airport Authority of India will be required.
7. For buildings more than 60 meter in height, structural stability certificate from the recognized institutions like IITs, Punjab Engineering College (PEC), Regional Engineering College/ National Institute of Technology etc. and for the fire safety clearance from National Fire Service College Engineers (Ministry of Home affairs, Govt. of India) Nagpur will be required.
8. Four level basements shall be allowed only for parking purposes.
9. One ECS for every 50 square meters of the covered area will have to be provided. Further, 15% of the total parking requirement can be at the surface level and remaining 85% shall have to be in the form of covered parking.
10. The area for parking per car unit (Equivalent Car Space) shall be as under:

a) Basement	=	32 square meters.
b) Stilts	=	28 square meters.
c) Open	=	23 square meters.
11. The covered parking in the basement or in the form of multi-level parking above ground level will not be counted towards Floor Area Ratio (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.
12. In case of provision of mechanical parking in the basement floor/upper stories, the maximum floor to ceiling height of the basement/floor may be of 4.5 meters.
13. The misuse of the covered parking space will immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category.
14. Provisions of the Haryana Apartment Ownership Act 1983, as amended upto date, shall also be applicable on the shopping mall sites.
15. The construction of cinema/multiplex buildings shall be further governed by BIS/National Building Code as well as The Punjab Cinema Regulations Act 1952 and the Rules made there under.



16. In the case of unsold cinema/multiplexes, the price shall be calculated at FAR of 1.75 and condition no. 4 to 15 will be part of zoning plans.

The above instructions are issued with prior approval of the above proposal from Hon'ble C.M., Haryana-cum-Chairman, HUDA.

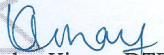
  
(Usha Kiran, DTP)  
for Chief Administrator HUDA

Endst. No.CTP/NS/ 575-582

Dated: 10.01.2014

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

1. The Administrator (H.Q.), HUDA, Panchkula.
2. The Chief Controller of Finance, HUDA, Panchkula.
3. The Chief Engineer, HUDA, Panchkula.
4. The Senior Architect, HUDA, Panchkula.
5. The Enforcement Officer, HUDA, Panchkula.
6. The General Manager (IT), HUDA, Panchkula.
7. The District Attorney, HUDA, Panchkula.
8. The Deputy ESA, HUDA, Panchkula.

  
(Usha Kiran, DTP)  
for Chief Administrator HUDA

