

From

Financial Commissioner and Principal Secretary to Govt Haryana  
Town and Country Planning Department

To

The Director  
Town and Country Planning  
Haryana Chandigarh

Memo No. Spl-1-SSTCP  
Dated- 23-07-2005

**SUBJECT: CONSOLIDATED POLICY REGARDING REVISION IN THE CATEGORIZATION OF CONTROLLED AREAS AND URBAN AREAS IN ACCORDANCE WITH THEIR POTENTIAL AND REVISION OF CONVERSION CHARGES AND LICENSE FEES FOR VARIOUS CATEGORIES.**

The Governor of Haryana has approved the proposal of the Administrative Department for rationalizing the categorization of Controlled Areas for levy of conversion Charges and for License Fees for its publication in the Haryana Government Gazette as schedule under Rule, 1965 and Rules, 1976. The categorizations of Controlled Areas for the purposes of levy of Conversion Charges are indicated as below: -

- I. Controlled Areas in Hyper Potential Zone.**
  - a) Controlled Areas declared under section-4 (1)(a) around Municipal Town, Gurgaon
- II. Controlled Areas in High Potential Zone.**
  - a) All the Controlled Areas in Gurgaon Districts notified under provision of section-4 (1) (b) including Controlled Areas declared around Sohna town.
  - b) Controlled Areas around Faridabad-Ballabgarh complex.
  - c) Controlled Areas of Sonapat-Kundli Multifunctional Urban Complex, Panipat.
  - d) Periphery Controlled Area of Panchkula.
- III. Controlled Areas in Medium Potential Zone**
  - a) Controlled Areas of Karnal, Kurukshetra, Ambala City, Ambala Cantt, Yamunanagar-Jagadhari, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal, Daruhara complex, Gannaur, Oil Refinery Panipat (Beholi).
  - b) Controlled Area declared under section-4(1)(b) in Faridabad district and also including around towns like Palwal and Hodel.
- IV. Controlled Areas in Low Potential Zone**
  - a) All the other Controlled Areas declared in the State.

**Schedule of rates of Conversion Charges for Controlled Areas:  
(Rates Rupees per square meter)**

Potential Use	Hyper			High			Medium			Low		
	Abutting on			Abutting On			Abutting on			Abutting On		
	NH	SR/ Sector Road	Other	NH	SR/ Sector Road	Other	NH	SR/ Sector Road	Other	NH	SR/ Sector Road	Other
Residential	200	150	100	150	120	100	100	80	60	30	20	15
Commercial	1400	1200	1000	1200	1000	800	700	600	350	200	150	100
Industrial	20	20	20	12	12	12	6	6	6	3	3	3
Institutional	150	120	100	100	80	60	60	40	30	20	15	10
Recreational	20	20	20	12	12	12	6	6	6	3	3	3

The proposed categorizations of Controlled Areas and Urban Areas for purposes of levying the license fee are indicated as under: -

**I Controlled Areas in Hyper Potential Zone.**

- a) Controlled Areas declared under section-4 (1)(a) around Municipal Town, Gurgaon

**II Controlled Areas in High Potential Zone-I (for commercial use only)**

- a) Controlled Areas around Faridabad-Ballabgarh complex.  
b) Periphery Controlled Area of Panchkula.

**III Controlled Areas in High Potential zone-II**

- a) All the Controlled Areas in Gurgaon districts notified under provision of section 4(1)(b) including Controlled Areas declared around Sohna town.  
b) Controlled Areas around Faridabad-Ballabgarh Complex (**other than commercial uses**).  
c) Periphery Areas of Sonapat- Kundli Multifunctional Urban Complex, Panipat  
d) Periphery Controlled Area of Panchkula (**other than commercial uses**).

**IV Controlled Areas in Medium Potential Zone**

- a) Controlled Areas of Karnal, Kurukshetra, Ambala City, Ambala Cantt, Yamunanagar-Jagadhari, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal, Daruhera complex, Gannaur, Oil Refinery Panipat (Beholi).  
b) Controlled Area declared under section-4(1)(b) in Faridabad district and also including around towns like Palwal and Hodel.

**IV Controlled Areas in Low Potential Zone**

- a) All the other Controlled Areas declared in the State.

**Note: - Above mentioned classification will be uniformly applicable for the Urban Areas of the towns and any other Urban Area declared by the Government under section 2(o) of the Haryana Development and Regulation of Urban Areas Act, 1975.**

**Proposed Schedule of License Fee for Urban Areas**

(Rates are in Rs. Lacs per acre)

CATEGORY OF ZONE	RESIDENTIAL PLOTTED	RESIDENTIAL GROUP HOUSING	COMMERCIAL
<b>HYPER POTENTIAL ZONE (GURGAON)</b>	5.00	6.25	On G-M road (i) 400.00 for 175 FAR (ii) 300.00 for 150 FAR On Other roads (i) 250.00 for 175 FAR (ii) 200.00 for 150 FAR
<b>HIGH POTENTIAL ZONE-I</b>	4.00	5.00	(i) 200.00 for 175 FAR (ii) 170.00 for 150 FAR
<b>HIGH POTENTIAL ZONE-II</b>	4.00	5.00	100.00 for 150 FAR
<b>MEDIUM POTENTIAL ZONE</b>	3.00	4.00	50.00 for 150 FAR
<b>LOW POTENTIAL ZONE</b>	0.50	0.60	10.00 for 150 FAR

The Government has approved the applicability of the revised rates w.e.f 07-06-2005 in accordance with the above mentioned categorization of Controlled Areas and Urban Areas. It is requested to take immediate action for amending the schedule in the rules, 1965 and the rules, 1976.

Special Secretary

For Financial Commissioner & Principal Secretary to Government Haryana  
Town and Country Planning Department