

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
Notification

The 17th July, 2012

No. Misc-1A/JE(S)/2012/ 12526 .- The following draft of the rules further to amend the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, in its application to the State of Haryana which the Governor of Haryana proposes to make in exercise of the powers conferred by sub-section (1) read with sub-section (2) of section 25 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), is hereby published as required by sub-section (1) of the said section for the information of persons likely to be affected thereby.

Notice is hereby given that the draft of rules will be taken into consideration by the Government on or after the expiry of a period of thirty days of the publication of this notification in the Official Gazette, together with the objections or suggestions, if any, which may be received in writing by the Principal Secretary to Government, Haryana, Town and Country Planning Department, Chandigarh, from any person in respect of the draft rules before the expiry of the period so specified :—

Draft Rules

- 1 These rules may be called the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development (Haryana Amendment) Rules, 2012.
- 2 In the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, for Schedule IV, the following Schedule shall be substituted, namely :--

"Schedule IV

[See rule 26-D (g)]

RATES OF CONVERSION CHARGES IN THE CONTROLLED AREAS IN THE STATE
(Rates Rupees per square metre)

Potential Zone	Hyper Potential			High Potential			Medium Potential			Low Potential		
1	2			3			4			5		
Name of Controlled Area	Controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex.			Controlled areas declared in Gurgaon District excluding the controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex and controlled area forming part of Development Plan of Pataudi and Farukhnagar but including part of Sohna Development Plan, controlled areas of Faridabad-Ballabgarh Complex, controlled areas of Sonipat-Kundli Multifunctional Urban Complex, Panipat and periphery controlled area of Panchkula.			Controlled areas around towns i.e. Karnal, Kurukshetra, Ambala City, Ambala Cantt., Yamuna Nagar, Jagadhri, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal-Dharuhera Complex, Gannaur, Palwal, Hodel, controlled areas declared in Faridabad District (excluding the controlled areas of Faridabad-Ballabgarh Complex), Oil refinery Panipat (Beholi) and Controlled Areas forming part of the Development Plan, Prithla.			All other controlled areas declared in the State.		
	Abutting on			Abutting on			Abutting on			Abutting on		
Use	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road
Residential	210	158	105	158	125	105	100	80	60	30	20	15
Commercial												
(i) Commercial Projects like Motel with Banquet facility, 5-Star Hotel, Resort for 150% Floor Area Ratio(FAR) permission granted under provisions of Act No.41 of 1963	4700	4500	4300	2600	2400	2200	1200	1100	800	350	300	250

Potential Zone	Hyper Potential			High Potential			Medium Potential			Low Potential		
1	2			3			4			5		
Name of Controlled Area	Controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex.			Controlled areas declared in Gurgaon District excluding the controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex and controlled area forming part of Development Plan of Pataudi and Farukhnagar but including part of Sohna Development Plan, controlled areas of Faridabad-Ballabgarh Complex, controlled areas of Sonipat-Kundli Multifunctional Urban Complex, Panipat and periphery controlled area of Panchkula.			Controlled areas around towns i.e. Karnal, Kurukshetra, Ambala City, Ambala Cantt., Yamuna Nagar, Jagadhri, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal-Dharuhera Complex, Gannaur, Palwal, Hodel, controlled areas declared in Faridabad District (excluding the controlled areas of Faridabad-Ballabgarh Complex), Oil refinery Panipat (Beholi) and Controlled Areas forming part of the Development Plan, Prithla.			All other controlled areas declared in the State.		
	Abutting on			Abutting on			Abutting on			Abutting on		
Use	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road
(ii) Other Commercial Projects, which are not mentioned above.												
(a) upto 150% FAR	1470	1260	1050	1260	1050	840	700	600	350	200	150	100
(b) above 150%FAR	1715	1470	1225	1470	1225	980	816	700	408	235	175	116
Industrial	100	100	100	80	80	80	50	50	50	30	30	30
Integrated Inland Container Depots/Custom Bounded Areas	200	200	200	160	160	160	100	100	100	60	60	60
Warehouses for agro produces	100	100	100	80	80	80	50	50	50	30	30	30
Warehouses other than agricultural produces	150	150	150	120	120	120	75	75	75	45	45	45
Institutional	158	126	105	105	84	63	60	40	30	20	15	10
Recreational	200	200	200	160	160	160	100	100	100	60	60	60

Notes:

1. Abbreviations used indicate NH: National Highway; SR: Scheduled Road.
2. Sector Road is the Sector dividing road as indicated on the Development Plan.
3. Where a piece of land falls in more than one category, the Higher/Highest rate shall apply.
4. 50 percent conversion charges shall be charged for food processing unit located in industrially backward area declared by the Industries Department, Haryana.
5. No conversion charges and scrutiny fee shall be charged for renewable energy power projects in the State of Haryana.
6. The commercial components like hotels, exhibition centers, restaurants, convention centers etc. shall be charged at applicable commercial rates within the recreational projects.

S.S. Dhillon

Principal Secretary to Government, Haryana,
Town and Country Planning Department.