

HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 29. 4.2010

No. Misc-1A/JE(SS)/2010/ 5377.- 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 Financial Commissioner and 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, 2010.
- 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 meter)

| 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-2021. | Controlled areas declared under section 4(1)(b) in Gurgaon District excluding the controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex-2021 but including controlled areas around Sohna Town, 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 under section 4(1)(b) in Faridabad/Palwal District, Oil refinery Panipat (Beholi) | All other controlled areas declared in the State. |

|  |             |             |             |             |
|--|-------------|-------------|-------------|-------------|
|  | Abutting on | Abutting on | Abutting on | Abutting on |
|--|-------------|-------------|-------------|-------------|

| Use                                                                 | NH   | SR/<br>Sector<br>Road | Other<br>Road | NH   | SR/<br>Sector<br>Road | Other<br>Road | NH  | SR/<br>Sector<br>Road | Other<br>Road | NH  | SR/<br>Sector<br>Road | Other<br>Road |
|---------------------------------------------------------------------|------|-----------------------|---------------|------|-----------------------|---------------|-----|-----------------------|---------------|-----|-----------------------|---------------|
| Residential                                                         | 210  | 158                   | 105           | 158  | 125                   | 105           | 100 | 80                    | 60            | 30  | 20                    | 15            |
| Commercial                                                          | 1470 | 1260                  | 1050          | 1260 | 1050                  | 840           | 700 | 600                   | 350           | 200 | 150                   | 100           |
| Industrial                                                          | 100  | 100                   | 100           | 80   | 80                    | 80            | 50  | 50                    | 50            | 30  | 30                    | 30            |
| Integrated<br>Inland<br>Container<br>Depots/Custom<br>Bounded Areas | 200  | 200                   | 200           | 160  | 160                   | 160           | 100 | 100                   | 100           | 60  | 60                    | 60            |
| Warehouses for<br>agro produces                                     | 100  | 100                   | 100           | 80   | 80                    | 80            | 50  | 50                    | 50            | 30  | 30                    | 30            |
| Warehouses<br>other than<br>agricultural<br>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.”

**D.S. DHESI,**  
Financial Commissioner and Principal Secretary to  
Government, Haryana,  
Town and Country Planning Department