

From

Principal Secretary to Govt. Haryana,  
Town and Country Planning Department,  
Chandigarh.

To

Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Memo No. LC-2559 -Vol.II/395  
Dated Chandigarh 03.01.2014

**Subject: Mix Land Use (Commercial/Residential) Policy for grant of license in Commercial Zone.**

Policy for grant of license for integrated commercial complex in residential zone is in vogue since 1996. Before 2007 the designated commercial zones in the Development Plans were reserved to be developed exclusively through Government agencies, however, in the year 2007, the Government allowed 50% of the commercial zones in the Development Plan 2021 of Gurgaon-Manesar Urban Complex to be developed through private developers/colonisers. Subsequently it was decided to allow such kind of licensing upto 30% of the commercial zone in Faridabad-Ballabhgarh complex and 10% of the commercial zone in rest of the State. So far the licenses in the designated commercial zones/commercial belts of the Development Plans have been granted exclusively for integrated commercial complexes only. Now, the Government has decided to allow mixed land use in the commercial zones/commercial belts and accordingly issues the following policy which shall be known as 'Mixed Land Use (Commercial / Residential) Licensing Policy for Commercial Zones':-

1. Applicability:

The policy shall be applicable throughout the State with immediate effect.

2. Sitting Parameters:

Such projects shall be allowed in the designated commercial zones/commercial belts (including city centre/district centre) of the Development Plans. Further such projects should be located on sector roads or service road of a sector road of minimum 30 mtrs width.

3. Area norms:

Minimum area for such projects shall be 10 acres irrespective of the potential zones.

However, the maximum area cannot exceed the limits given below:-

Sr.No.	Development Plan	Maximum area to be allowed out of total net planned area of the respective commercial sector/zone/belt
1.	Gurgaon-Manesar Urban Complex	50%
2.	Faridabad-Ballabhgarh Complex	30%
3.	Rest of the State	10%

4. Approach: The site shall have existing approach through a minimum 4 karam wide revenue rasta and should be approachable in future from proposed sector road of minimum 30 mtrs. width.
5. FAR: The maximum permissible FAR of the projects shall be allowed as per the existing licensing policy for integrated commercial complex, however, the permissible FAR for residential component of the project shall not exceed 1/3<sup>rd</sup> (33.3%) of the maximum permissible FAR of the project and the remaining 2/3<sup>rd</sup> (66.7%) shall be utilized for commercial use. The maximum population density shall not exceed 80 persons per acre (PPA) of the project area. The ground coverage, height, parking norms etc. shall remain applicable as per the existing licensing policy.
6. Fee/Charges: The fee and charges as specified for a commercial colony shall be charged on entire FAR of the project.
7. Other Parameters:
- (i) The licensee/colonizer will be required to ensure sufficient security measures including separate entry and exit for residential component to ensure safety of the residents.
  - (ii) The residential component of the Mix Land Use commercial colony shall be floated through open advertisement in three newspapers (at least one in Hindi) having a circulation of at least 10,000/- copies in the State giving first right to the allottees/long term lease holders of the commercial space in the same colony at least five years or more, to get the flats allotted at first preference.
  - (iii) The colonizer shall be required to get the Building plans of the entire colony approved in one go and Occupation Certificate of only proportionate residential component shall be considered alongwith commercial component.
  - (iv) This Policy shall not allow carving out of independent residential plots in the commercial zone.

The applications for grant of licence of commercial colonies may be considered in accordance with the above said policy.

*Sd/-*

Secretary  
for: Principal Secretary to Govt. Haryana,  
Town and Country Planning Department.