

From

Principal Secretary to Govt Haryana,  
Town and Country Planning Department

To

1. The Director  
Town and Country Planning,  
Haryana, Chandigarh.
2. The Chief Administrator  
Haryana Sahari Vikash Pradhikarn  
Sector-6, Panchkula, Haryana

Memo No. Misc-374/2018/7/21/2018-2TCP

Dated:- 05.12.2018

**Subject: Amendment in New Integrated Licensing Policy 2016 for residential and commercial uses in the Haryana State.**

In continuation of the policy instructions issued vide memo no. PF-95/2823 dated 09.02.2016, it is informed that the said policy is further amended under the provisions of Section 9-A of the Haryana Development and Regulation of Urban Areas Act, 1975 and any other corresponding statute governing development of New Integrated Licensing Policy-2016 as under:

1. The maximum permissible density in all such NILP colonies shall be 300 PPA.
2. Irrespective of the area of such project, the maximum permissible FAR shall be 1.25 with a proviso that additional 0.25 FAR of the entire colony on account of purchasable development rights (PDR) shall also be allowed. Such FAR shall, however, continue to be permitted on 88% of the licenced area i.e. after excluding the 12% area reserved for EWS/ Affordable Housing.
3. The fee and charges viz licence fee, conversion charges, external development charges/infrastructure development charges on the residential component shall be recovered in proportion to the proposed FAR i.e. at 5/7<sup>th</sup> of the corresponding rates notified for group housing colonies.
4. The colonizer is allowed to provide the land for community sites upto two pockets of atleast 1.25 acre each in colony upto 40 acres and at least 2.0 acres in case of colonies above 40 acres.
5. For augmentation of town level infrastructure to be commensurate with the increase in population, necessary amendments, as required, shall also be carried out.

6. For implementation of the decisions, the necessary amendments, if required in the Haryana Development and Regulation of Urban Areas Rules, 1976 and the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 shall also be carried out.

All other policy parameters and provisions as presently applicable under the aforementioned policy dated 09.02.2016, shall continue to remain in force.

Sd/-  
(A.K. Singh)  
Principal Secretary to Govt. Haryana,  
Town & Country Planning Department

Endst. No. Misc-374/2018/7/21/2018-2TCP

Dated:- 05.12.2018

A copy is forwarded to Secretary, Council of Ministers, Haryana with respect to U.O. No. 9/330/2018-2Cabinet dated 15.11.2018, affirming the implementation of the said decision of the Council of Ministers.

Sd/-  
(A.K. Singh)  
Principal Secretary to Govt. Haryana,  
Town & Country Planning Department

Endst. No. Misc-374/2018/7/21/2018-2TCP

Dated:- 05.12.2018

A copy is forwarded to Chief Co-ordinator Planner (NCR), Haryana, Panchkula with a request to take necessary action.

Sd/-  
(A.K. Singh)  
Principal Secretary to Govt. Haryana,  
Town & Country Planning Department