

From

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

To

1. Additional Chief Secretary to Government Haryana, Industries and Commerce Department.
  2. Principal Secretary, Urban Local Bodies, Department
  3. Chief Executive Officer,  
Gurugram Metropolitan Development Authority,
  4. Director General, Urban Local Bodies Haryana,
  5. Director, Industries and Commerce, Haryana.
  6. Director, Town and Country Planning Department, Haryana,  
Chandigarh.
  7. Chief Administrator, Haryana Shehri Vikas Pradhikaran
  8. The Managing Director,  
Haryana State Industrial & Infrastructure Development  
Corporation.
- Memo No. Misc-2266/ATP(OP)/2019/7/5/2006-DTCP

Dated: 26.06.2019

**Subject: Levy of charges for enhanced Floor Area Ratio (FAR) for Industrial use.**

The Haryana Building Code-2017 provides maximum permissible Floor Area Ratio (FAR) of 150 for general industries which was 125 before inception of this code. The code 6.3 (3)(iv)(c) of the Haryana Building Code-2017 provides that the facility of enhanced Floor Area Ratio (FAR) beyond the General level of 125% in industrial use shall be permissible on payment of proportionate charges/infrastructure strengthening charges as prescribed by the Government/ Development Agency. The matter has been deliberated at the level of the Government and in exercise of powers conferred under Section 11 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and 9A of the Haryana Development and Regulation of Urban Areas Act, 1975, the Government has prescribed the following criteria for availing enhanced FAR for industrial plots:-

- i. The enhanced Floor Area Ratio (FAR) in case of industrial plots in a licenced colony shall be permissible on payment of proportionate External Development Charges (EDC) as prescribed from time to time for industrial use. The charges shall be recovered before approval of building plans. For the Industries Department, Haryana Shehri Vikas Pradhikaran (HSVP), Haryana State Industrial and Infrastructure Development Corporation Ltd (HSIIDC) etc. their own Estate Management Procedure (EMP) and policies shall govern the grant of enhanced FAR.
- ii. The External Development Charges (EDC) recovered on account of enhanced Floor Area Ratio (FAR) shall be transferred to the respective agency for carrying out EDC works i.e. Haryana Shehri Vikas Pradhikaran

(HSVP)/Gurugram Metropolitan Development Authority (GMDA)/Haryana State Industrial and Infrastructure Development Corporation Ltd. (HSIIDC)/Municipal Corporation (M.C) as the case may be.

2. Further, while calculating the External Development Charges (EDC) of a Development Plan/urbanisable area in future, the weightage for industrial use may be kept as 0.50 for general Floor Area Ratio (FAR) of 125%. The Competent Authority shall take necessary action in this regard at the appropriate time i.e. when the External Development Charges (EDC) is recalculated for the Development Plans (Hyper, High, Medium & Low potential zones).

3. This policy shall come into force with immediate effect.

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**(A.K Singh, IAS)**

Principal Secretary to Govt. Haryana,  
Town & Country Planning Department

Endst No. Misc-2266/ATP(OP)/2019/7/5/2006-DTCP Dated: 26.06.2019

A copy is forwarded to the Project Manager (IT) for hosting the information on the website.

-Sd-

Superintendent

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