

**PUBLIC NOTICE FOR INVITING APPLICATIONS FOR GRANT OF LICENCE FOR SETTING UP OF COMMERCIAL COLONIES UNDER 3.5% COMMERCIAL COMPONENT IN A RESIDENTIAL SECTOR IN VARIOUS TOWNS OF THE STATE UNDER POLICY DATED 10.11.2017.**

1. The Department of Town & Country Planning, Haryana has notified a policy dated 10.11.2017 for grant of license permissions for setting up of those categories of colonies for which there is a cap on the Net Planned Area (NPA). This policy is available on the website of the department at [https://tcpharyana.gov.in/Policy/PF-64-Pawan%20Bhatia%20Notification.docx%2010\\_11\\_2017\\_4\\_20.pdf](https://tcpharyana.gov.in/Policy/PF-64-Pawan%20Bhatia%20Notification.docx%2010_11_2017_4_20.pdf). The policy gives guidelines with respect to grant of licenses under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder (Act 8 of 1975) for those categories of colonies which are allowed on limited area.
2. The department has a policy dated 18.02.1997 as amended on 06.03.2018 and 10.07.2019 for development of commercial colonies in residential zone. This policy allows grant of licence for commercial colony upto 3.5% of the net planned area of a residential sector. Applications for grant of license are invited for setting up of Commercial Colony (within 3.5% limit of Net Planned area of residential sectors) on the prescribed form LC-I in accordance with Rule 3 of the Haryana Development and Regulation of Urban Areas Rules- 1976, provisions of policy dated 10.11.2017 and zoning regulations of relevant Final Development Plans published under Section 5(7) of Act No. 41 of 1963, for the net planned area available for Commercial colony in the residential sectors of Gurugram-Manesar Urban Complex, Sohna, Pataudi Haily Mandi, Dharuhera, Mahendergarh, Faridabad, Palwal, Prithla, Hodal, Ferozepur Jhirka, Ambala, Naraingarh, Karnal, Kurukshetra, Pinjore-Kalka Urban Complex, Panchkula Extension-II (Kot Behla Alipur Urban Complex), Hisar, Sirsa, Tohana, Narwana, Sonipat, Panipat, Bahadurgarh. The sector-wise list of NPA available is hosted on the website of the Department at [https://tcpharyana.gov.in/public\\_notice/CommercialComponent.pdf](https://tcpharyana.gov.in/public_notice/CommercialComponent.pdf).
3. The details of scrutiny fee and license fee to be submitted alongwith the application as well as the planning parameters are hosted on the website of the Department i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). An opening window of two months from the date of publication of this notice is given to the persons/companies /firms/trusts etc. who are interested in seeking license permissions for the Commercial colonies. They may apply online on Department's website namely, [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). No application received after expiry of two months period will be entertained and the same will liable to be returned.
4. The application for seeking license for commercial colony should be submitted for minimum area of 2 acres in Hyper and High Potential towns, 1 acre in Medium potential towns and 0.5 acre in Low potential towns. **NO APPLICATION SHALL BE ACCEPTED WHICH DOES NOT FULFIL THE MINIMUM AREA NORMS. ALSO APPLICATION FOR ADDITIONAL LICENCE LESS THAN MINIMUM AREA NORMS SHALL NOT BE ACCEPTED.**
5. The link for online licence application is <https://ofa.tcpharyana.gov.in/>.

6. For any queries regarding this public notice, the Senior Town Planner Gurugram (0124-2305872), Hisar (01662-231106), Rohtak (01262-266655), Panchkula (0172-2560217) and Faridabad (0129-2220692) or District Town Planner (HQ) (0172-2549349) may be contacted during working hours.

Dated: 31.07.2019  
Place: Chandigarh

Director  
Town and Country Planning,  
Haryana, Chandigarh.

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**1. Hyper Potential zones**

Gurgaon-Manesar Urban Complex.

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
<b>Gurugram Manesar Urban Complex</b>		
1.	1	9.49
2.	2	10.96
3.	3	9.16
4.	4	10.84
5.	5	5.94
6.	7	3.03
7.	9	8.29
8.	9A	5.79
9.	10	7.86
10.	10A	7.79
11.	12A	2.70
12.	6	2.42
13.	13	2.06
14.	14	6.02
15.	17	8.56
16.	21	5.70
17.	22	6.78
18.	23	17.43
19.	23A	6.88

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
20.	24	16.31
21.	25	8.71
22.	26A	11.64
23.	31	10.57
24.	36A	10.15
25.	37D	20.46
26.	38	12.04
27.	39	5.19
28.	40	6.30
29.	41	8.45
30.	43	4.90
31.	45	12.02
32.	46	13.29
33.	49	10.78
34.	50	14.22
35.	51	9.37
36.	52	19.01
37.	54	6.13
38.	55	6.93
39.	56	13.30
40.	57	29.84
41.	58	2.10
42.	65	4.09
43.	68	8.04
44.	71	4.53
45.	73	8.99
46.	76	7.33
47.	77	9.83
48.	78	19.06
49.	79	4.63
50.	79-A	4.82
51.	79-B	6.65
52.	81	3.04
53.	82-A	2.18
54.	84	6.97
55.	85	5.63
56.	86	6.33
57.	88-A	8.04
58.	88-B	7.19
59.	89	17.79
60.	89-A	8.93
61.	90	5.72
62.	92	4.89
63.	93	5.50
64.	95	12.84
65.	95-A	7.93
66.	95-B	9.64
67.	99	7.88
68.	99-A	8.00
69.	102-A	4.17
70.	103	19.02
71.	104	9.55
72.	105	9.03

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
73.	106	2.24
74.	107	6.39
75.	108	11.39
76.	109	13.25
77.	110	13.69
78.	112	6.31

2. **High-I Potential zones:**

FDP Sohna (part falling in Gurgaon District), Faridabad falling in High-I potential zone.

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
<b>Sohna in Gurugram</b>		
1.	2	15.56
2.	4	7.16
3.	5	8.68
4.	7	9.06
5.	10	4.55
6.	11	7.09
7.	28	7.57
8.	29	8.90
9.	30	6.11
10.	32	8.83
11.	33	7.11
12.	35	8.84
13.	36	7.09
<b>Faridabad</b>		
14.	1	15.94
15.	2	10.33
16.	3	7.38
17.	4	9.76
18.	7	8.54
19.	8	9.33
20.	9	9.19
21.	10	7.45
22.	11	9.51
23.	14	8.52
24.	15	9.41
25.	15A	4.51
26.	16	9.21
27.	16A	7.67
28.	17	8.99
29.	18	5.63
30.	19	6.95
31.	21A	4.47
32.	21B	3.15
33.	21C I & II	10.39
34.	21D	6.43
35.	23	8.01
36.	28	8.12
37.	29	5.07
38.	30	3.89

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
39.	31	4.61
40.	33	2.16
41.	34	3.30
42.	37	5.32
43.	39	11.83
44.	41	8.56
45.	42	9.48
46.	43	12.76
47.	44	6.90
48.	45	5.14
49.	46	8.25
50.	47	8.30
51.	48	14.15
52.	49	34.98
53.	50	18.49
54.	51	24.91
55.	52	25.73
56.	53	6.43
57.	54	4.94
58.	55	5.89
59.	56	10.57
60.	56A	12.94
61.	62	7.92
62.	63	8.97
63.	64	9.24
64.	65	10.14
65.	70	10.11
66.	75	9.44
67.	76	10.27
68.	77	9.66
69.	78	8.41
70.	80	8.81
71.	82	5.00
72.	83	5.58
73.	84	10.28
74.	85	12.86
75.	86	12.26
76.	87	20.05
77.	88	16.05
78.	89	8.21
79.	91	39.61
80.	93	4.34
81.	94	5.31
82.	94-A	6.98
83.	95	13.77
84.	96	20.01
85.	97	19.94
86.	98	17.75
87.	99	10.20
88.	99-A	3.64
89.	101	8.17
90.	102	9.75

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
91.	103	15.70
92.	104	8.82
93.	105	25.26
94.	106	11.27
95.	107	12.11
96.	108	8.98
97.	109	13.33
98.	110	14.87
99.	110-A	5.87
100.	111	7.80
101.	112	9.96
102.	113	12.38
103.	114	14.39
104.	115	9.15
105.	116	2.10
106.	119	13.76
107.	121	16.08
108.	122	11.10
109.	123	10.61
110.	124	11.30
111.	139	22.67
112.	140	12.10
113.	141	5.77
114.	142	6.80
115.	143	16.78
116.	146	12.35
117.	149	18.00
118.	156	18.23
119.	157	22.06

3. **High-II Potential zones:**

Panipat, Sonapat, Pinjore Kalka Urban Complex, Panchkula Extension-II (Kot Behla Alipur Urban Complex) falling in High-II potential zone.

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
<b>Panipat</b>		
1.	1A	4.94
2.	19-A	9.45
3.	23	12.08
4.	36	6.71
5.	37	7.76
6.	38	6.00
7.	39	20.22
8.	40	3.91
<b>Sonipat</b>		
9.	10	8.51
10.	11	7.88
11.	15B	12.73
12.	17	4.31
13.	26	8.33

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
14.	26A	5.78
15.	27	11.83
16.	33	14.23
17.	34	6.91
18.	35	25.36
19.	41	9.21
20.	58	19.32
21.	59	13.41
22.	60	15.16
23.	61	12.27
24.	62	2.99
25.	63	3.15
26.	64	10.24
<b>Pinjore Kalka Urban Complex</b>		
27.	2	5.74
28.	3	6.70
29.	4	7.50
30.	4-A	4.95
31.	5	12.13
<b>Panchkula Extension-II (Kot Behla Alipur = Kot Behla Urban Complex)</b>		
32.	4	7.02
33.	6	4.51
34.	6-A	5.92
35.	7	11.07
36.	12	170.00
37.	12-A	55.50
38.	14	8.94
39.	15	6.17
40.	16	9.68
41.	19	6.72
42.	20	9.53
43.	21	4.91
44.	22	5.25
45.	24	6.80

4. **Medium Potential zones:**

Ambala, Karnal, Kurukshetra, Bahadurgarh, Hisar, Palwal, Dharuhera, Prithla, Hodal are falling in Medium Potential Zone.

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
<b>Karnal</b>		
1.	27	13.77
2.	28	1.53
3.	28-A	5.99
4.	29	14.34
5.	32	14.09
6.	32-A	3.51
7.	33	16.97
8.	34	7.08
9.	35	11.03
10.	36	17.89

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
11.	45	14.14
<b>Ambala</b>		
12.	16	19.57
13.	25	8.18
14.	40	12.48
15.	42	11.83
<b>Bahadurgarh</b>		
16.	3	6.69
17.	3A	7.81
18.	3B	5.25
19.	4A	4.55
20.	14	2.60
21.	15	3.15
22.	24 part	4.75
23.	25	4.73
24.	26	3.52
25.	27 part	11.92
26.	28	3.78
27.	28 A	2.40
28.	29	8.55
29.	35 Part	3.14
30.	36 part	6.88
31.	37	4.74
<b>Hisar</b>		
32.	24	10.01
33.	26	3.80
<b>Palwal</b>		
34.	2	8.06
35.	5	9.33
36.	6	8.11
37.	7	13.50
38.	8	8.83
39.	9	6.25
40.	10	10.90
41.	11	6.74
42.	12	4.81
43.	14	10.25
44.	19A	2.58
<b>Dharuhera</b>		
45.	1	5.55
46.	1B	1.86
47.	2A	1.55
48.	2B	4.82
49.	3	8.77
50.	4	1.51
51.	5	6.26
52.	7	3.47
53.	7A	2.64
54.	19	4.68
55.	21	3.96

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial (in acres)
56.	22	5.11
57.	23	6.64
58.	24	3.98
<b>Prithla</b>		
59.	6	15.37
<b>Kurukshetra</b>		
60.	9 (Part)	4.39
61.	14 (Part)	0.64
62.	29 (Part)	8.81
63.	30 (Part)	11.03
64.	31 (Part)	7.35
65.	32	10.50
66.	41 (Part)	8.81
67.	46	16.00
<b>Hodal</b>		
68.	2	8.32
69.	4	12.59
70.	5	9.26
71.	7	3.88
72.	10A	2.97
73.	11	11.26
74.	12	4.29

5. **Low Potential zones**

**Low-I**

Mahendergarh and Sirsa are falling in Low Potential Zone (Low-I).

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial
<b>Mahendergarh</b>		
1.	3	1.89
2.	3A	1.42
3.	6	3.76
4.	6A	1.58
5.	7	2.85
6.	8	2.11
7.	8B	1.51
8.	9	1.40
9.	9A	1.85
10.	11	2.82
<b>Sirsa</b>		
11.	1	17.00
12.	2-A	13.58
13.	4	13.20
14.	11	6.48
15.	12	3.46
16.	22	9.57
17.	24	8.20
18.	25	20.47

**Low-II**

Naraingarh, Narwana, Tohana, Pataudi, Ferozpur Jhirka are falling in Low Potential Zone (Low-II).

Sr. no	Sector No.	Net planned area available for grant of license for 3.5% commercial
<b>Pataudi Haily Mandi</b>		
1.	1	10.81
2.	2	5.11
3.	3	4.43
4.	4	11.41
5.	5	6.27
6.	7	4.62
<b>Naraingarh</b>		
7.	2	3.67
8.	6	2.17
9.	7	2.12
10.	8	2.33
<b>Narwana</b>		
11.	2	4.33
12.	4	6.11
13.	5	7.54
14.	6	3.90
15.	14	5.84
16.	15	7.55
17.	16	6.78
18.	17	3.13
19.	18	3.94
20.	19	2.74
<b>Tohana</b>		
21.	2A	4.26
22.	4	2.66
23.	5	6.74
24.	6	2.47
25.	7	4.12
26.	8	3.70
27.	9	5.14
28.	10	6.57
29.	11	5.93
30.	12	6.79
31.	13	4.95
32.	15	10.08
<b>Sohna in Mewat</b>		
33.	12	5.01
34.	14	11.08
<b>Ferozpur Jhirka</b>		
35.	10	4.14