

From

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

To

Director  
Town and Country Planning Haryana  
Haryana, Chandigarh

**Memo No. PF-95/ 2022/12764**

**Dated: 11.05.2022**

**Subject: New Integrated Licensing Policy-2022 for Residential and Commercial Uses in the Haryana State.**

*Reference: New Integrated Licensing Policy 2016 issued vide memo dated 09.02.2016; and, amendments issued vide memo no. Misc-374/2018/7/21/2018-TCP dated 05.12.2018, memo no. Misc-374-III/2019/16210 dated 08.07.2019, memo no. Misc-374/2019/7/2019/23536 dated 18.09.2019 as well as approval of CMM in its meeting dated 13.08.2021 as conveyed vide U.O No. 9/137/2021-2Cabinet dated 13.08.2021 and decision dated 06.05.2022 conveyed vide U.O No. 9/70/2022-2Cabinet dated 06.05.2022.*

In accordance with the powers conferred under section 9-A of the Haryana Development and Regulation of Urban Areas Act, 1975, the Governor of Haryana is pleased to issue a revised New Integrated Licensing Policy-2022 in supersession of the existing New Integrated Licensing Policy-2016, as revised from time to time.

- 1.0 **INTRODUCTION:-** The New Integrated Licensing Policy-2022 seeks to enable development of various components like Group Housing, ROW Housing, Plots etc. in a single colony through grant of licenses under the provisions of Act of 1975.
- 2.0 **APPLICABILITY OF NILP IN RESIDENTIAL SECTORS**
- 2.1 This policy will be applicable for the area available beyond 20% allowed for group housing in a residential sector as per existing policy. The license for an integrated residential colony will be considered for minimum 10 acres for Hyper and High potential towns and 5 acres for Medium & Low Potential Zones. The maximum permissible density in all such NILP colonies shall be 400 PPA. 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.
- 2.2 The colonizer will have the liberty of allocating the residential component for uses like group housing, plots, row housing etc within the parameters of FAR and density as prescribed above.
- 2.3 4% area of the colony will be available for commercial development with 1.75 FAR and ground coverage of 50%. Out of this, minimum 2% will be utilized for provision of retail shopping for local needs. The retail shopping for local needs can be provided in the residential blocks also but may not exceed the two floors above ground. The fee and charges will be as prescribed for the commercial use.

2.4 The colonizer will submit a layout plan indicating the utilization of the area for different components and will assign FAR /density to each component, within parameters prescribed above.

### **3.0 PROVISION FOR AFFORDABLE HOUSING**

3.1 In order to meet the challenges regarding provision of Affordable Housing, the following two options shall be provided to the colonizers for making provision for Affordable Housing:-

- i) Surrender of 10% land for Affordable Group Housing; even though the colonizer/ developer gets benefit of 100% FAR on the entire Net Planned Area,  
OR
- ii) In lieu of 10% land to be surrendered in favour of Government for Affordable Group Housing, the colonizer/ developer deposits an amount at the rate three times the applicable collector rate.

3.2 No single pocket proposed to be transferred under this category will be less than 10% licensed area or 1.0 acres, whichever is less.

3.3 The location of such area to be surrendered shall be decided by the Director in consultation with the colonizer at the time of grant of license, if applicable.

3.4 The Govt. will be at liberty to utilize this area through any public/private agency as it may deem fit.

3.5 This area will have independent access of minimum 18 meters further linkable to a 24 meters wide road.

3.6 The colonizer will provide single point connection for linkage of water supply, sewerage, drainage and electrical infrastructure.

3.7 The transfer of the area to the Govt. in revenue records will be effected within 60 days of grant of license and before approval of zoning plan. Consequently, the colonizer will be free from obligation of providing EWS and NPPL plots, if applicable.

### **4.0 COMMUNITY FACILITIES**

4.1 The following norms/ mechanism for provision of community sites shall be followed in NILP colonies:-

Sr. No	Area of Colony	NILP	Mode of development of community site
1	Upto 25 Acres		10% of the land of the colony to be transferred to Government.
2	More than 25 Acres		The provision of community sites to be made in accordance with policy instructions dated 09.10.2018, or as amended from time to time for development of community sites in accordance with the provision of Section 3(3)(a)(iv) of Act of 1975.

- 4.2 The location of the area for community facility will be at the discretion of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony, if applicable.
- 4.3 FAR as permitted in the licensed colony will be given to the colonizer for the area to be transferred in this regard for its utilization within the licensed colony area as per existing practice being followed in group housing colonies
- 4.4 The land earmarked for community sites shall be transferred before obtaining the completion certificate, if applicable.

#### **5.0 APPLICABILITY OF TOD POLICY ON NILP PROJECTS**

- 5.1 Being located in residential zone, the TOD policy shall be applicable on NILP projects also.
- 5.2 Under the existing TOD policy, as applicable in residential zones, Mix Land Use development (residential and commercial only) with 70% residential and 30% commercial is permitted for group housing projects. NILP projects shall also continue to be governed by the same planning parameters as applicable for group housing projects availing TOD policy.
- 5.3 Special Dispensation with respect to land for Community Sites and Affordable Housing: With regard to providing 10% area for community sites and 10% area for Affordable Housing, until unless exempted by the Director, it is clarified that:
  - (a) In case the NILP project stands developed as per the NILP policy dated 09.02.2016, and occupation/part occupation certificate or completion/part completion certificate stands obtained for the same, then the proportionate area under community sites and Affordable Housing shall be required to be surrendered in favor of the Government and no concession in such surrender shall be allowed.
  - (b) In case no such occupation/ part occupation certificate or completion/ part completion certificate has been obtained and the benefit of TOD policy is proposed to be availed on the entire project, the provision of community sites and EWS service personnel units would be required to be met as per the group housing norms being followed under the TOD policy.

#### **6.0 GRANT OF LICENSE FOR ADDITIONAL AREA**

- 6.1 The Department can consider grant of license for additional area as per prevailing FAR, density and area norms.
- 6.2 The Director, may decide to enter into exchange of land with a colonizer at the time of grant of license for the lands which are already available with the Director on account of grant of certificates for TDR, land received in lieu of community facilities and Affordable housing if these are not independently utilizable. This exchange of land will help in optimum utilization and better planning of affordable housing, community infrastructure, etc.

## **7.0 NILP COMMERCIAL.**

7.1 The zoning regulations provide for grant of licenses to the extent of 50% in GMUC, 30% in Sohna and Faridabad Ballabgarh Complex and 10% in rest of the State for the commercial belts/sectors designated in the development plans. In case of GMUC, the 50% of such limit in commercial belts has already exhausted or applications are pending in majority of the sectors. The Hon'ble High Court in CWP No. 12786 of 2011- Conscient Infrastructure Pvt. Ltd. Vs. State of Haryana has held that the 50% limit is not applicable with respect to commercial belts. The above order has not been challenged nor has been modified. Accordingly, it would be difficult, in future, to refuse the grant of license for commercial area in these belts. Further, the commercial belts and commercial sectors designated in the development plan can be utilized for revenue generation for the State Government and for HUDA for up gradation of services.

7.2 Following parameters would be applicable for considering the license applications beyond the limit of NPA prescribed for grant of license in commercial belts/sectors of various development plans.

- i) Minimum area for grant of license :
  - a. Hyper & High Potential Towns: 2.0 acres
  - b. Medium Potential Towns: 1.0 acre
  - c. Low Potential Towns: 0.5 acre
- ii) Maximum FAR (all towns): 3.0
- iii) Maximum Ground Coverage (all towns): 50%

7.3 The colonizer is allowed to retain 60% area of the colony and remaining 40% area in a compact block, will be transferred, free of cost, to the Govt.

7.4 FAR referred above will be available for 60% area to be retained by the colonizer. However, fee and charges as prescribed for commercial licenses with 1.75 FAR of the entire applied area including the area to be transferred to the Government free of cost will be payable.

7.5 Government may utilize the transferred land by itself or transfer it to HUDA as per policy or dispose it off through auction and 25% proceeds of the auction amount will go to HUDA for augmentation of infrastructure.

## **8.0 FEE AND CHARGES**

8.1 The fee and charges viz license 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.

8.2 The prescribed scrutiny fee will be applicable on per square meter basis for the permissible covered area.

## 9.0 MISCELLANEOUS

- 9.1 The provision of green areas for plotted component shall be 2.5 sqm per person as prescribed in zoning regulations. The requirement of green area for group housing component shall be 15% of site area in parity with normal GH colonies.
- 9.2 The project shall be completed within a period of 7 years (5 years initial validity of license + 2 years renewal of license). The first renewal of license will be at the prevalent rates. In case the project is not completed within the stipulated time, the colonizer will be required to pay 100% license fee for renewal subject to satisfaction of the Director.

sd/-

(Devender Singh)

Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department

**Endst No. PF-95/ 2022/12765**

**Dated: 11.05.2022**

A copy is forwarded to Secretary, Council of Ministers, Haryana with respect to U.O No. 9/70/2022-2Cabinet dated 06.05.2022, affirming the implementation of the said decision of the Council of ministers.

sd/-

(Devender Singh)

Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department

**Endst No. PF-95/ 2022/12766-69**

**Dated: 11.05.2022**

A copy is forwarded to the following to take requisite steps to enable higher order infrastructure network requirements and make necessary provisions accordingly

1. Chief Executive Officer,  
Gurugram Metropolitan Development Authority, Gurugram
2. Chief Executive Officer,  
Faridabad Metropolitan Development Authority, Faridabad
3. Director,  
Urban Local Bodies Department, Haryana
4. Chief Administrator,  
Haryana Shehri Vikas Pradhikaran,  
Sector-6, Panchkula, Haryana

sd/-

(Devender Singh)

Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department

**Endst No. PF-95/ 2022/12770**

**Dated: 11.05.2022**

A copy is forwarded to Chief Co-ordinator Planner (NCR), Haryana, Panchkula to take cognizance of the increased density norms and make appropriate amendments in the Development Plan, as necessary.

sd/-

(Devender Singh)

Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department