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HARYANA GOVERNMENT URBAN LOCAL BODIES DEPARTMENT

Notification

The 30th July, 2026

No. 09/58/2026-4CII.— The Governor of Haryana is pleased to publish the ‘Directions regarding Town Planning Scheme for Residential Plotted Housing within the Municipal Towns where provisions of controlled area are not applicable’ under the provision of section 250 (a) and (e) of the Haryana Municipal Act 1973.

Title of the Scheme: Directions regarding Town Planning Scheme for Residential Plotted Housing within the Municipal Areas where provisions of controlled area are not applicable.

Background

Urban development in Haryana is governed by various statutes e.g. Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, Haryana Municipal Act, 1973 and Haryana Municipal Corporation Act, 1994. Under these legislative frameworks, the Town and Country Planning Department/Urban Local Bodies Department declares controlled areas and publish Development Plans (DPs) that serve as statutory instruments for regulating land use, guiding spatial growth, and planning infrastructure within controlled areas.

However, in the municipalities, which are at the initial stage of urban development, there is no need to declare the controlled area in order to avoid undue restrictions. However, in order to provide the planned housing in such municipalities, there is a need of a Town Planning Scheme through which housing can be provided where provisions of the controlled areas are not applicable.

In the absence of a Town Planning Scheme for Residential Plotted Housing within the Municipal Towns, the housing requirement is only met through unauthorized colonies.

Hence, to address the challenges of unauthorized colonization, there is a pressing need for a comprehensive and responsive policy framework to ensure a focused urban development strategy for small towns in Haryana that enables timely land availability, streamlines planning approvals and offers incentives to attract private investment in the housing sector.

1. Foreword

The scheme is intended to encourage the development of planned residential plotted areas in small municipal towns of the State.

2. Applicability

- 2.1. The scheme shall be applicable in the areas of Municipalities (listed at Annexure A), where provisions of controlled area are not applicable.

(1991)

2.2. Siting Parameters

- 2.2.1. The minimum area shall be 5 acres. There shall be no maximum area limit.
- 2.2.2. The site shall be approachable from an existing minimum 33-feet wide revenue rasta/public road.

3. Planning and Area Parameters

The planning and area parameters for the projects allowed under this scheme are as follows:

- 3.1. The minimum area of a plot shall be 50 sqm.
- 3.2. The maximum area of a plot shall be 250 sqm.
Further, out of the total residential plots, the developer shall provide at least 50% residential plots having a maximum area of 150 sqm.
- 3.3. The maximum area allowed under Residential & Commercial Plots shall be 65% of the scheme area.
- 3.4. The maximum area under Commercial Use shall be 5% of the scheme area.
- 3.5. The maximum area under organized Open Space shall be 7.5% of the scheme area.
The entire area earmarked for organized open space shall be provided in a single pocket of regular shape. Further, no public utility site shall be allowed in the green area.
- 3.6. Ground coverage, FAR, basement, height, parking, etc. shall be as per the Haryana Building Code, 2017 as amended from time to time.
- 3.7. Minimum width of internal roads in the scheme shall be 10 metres.
- 3.8. No separate EWS/NPWL category plots shall be provided.
- 3.9. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under the same ownership shall not be permitted under the scheme.
- 3.10. Registration of independent floors on a plot shall be allowed.
- 3.11. The internal services shall be provided by the developer as per the service plan estimate approved by the Chief Engineer (HQ).
- 3.12. The Developer shall make its own arrangements for internal services i.e. metalling of roads, paving of footpaths, turfing and plantation with trees of open spaces, street lighting, adequate and wholesome water supply, sewers and drains both for storm and sullage water and necessary provision for their treatment and disposal, and any other works that the Director may think necessary for the development of the area comprised in the scheme; to the satisfaction of Director, till these services are made available and the same is made functional from External Infrastructure to be laid by execution agency concerned.
- 3.13. The Developer shall convey the 'Ultimate Power Load Requirement' of the project to the power distribution company concerned, with a copy to the Director, within a period of two months from the date of grant of the scheme to enable provision of site in the project land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed in the zoning plan of the project.

4. Community Facility

The developer shall transfer 5% area of the scheme free of cost to the Municipality concerned for the provisions of community facilities.

Alternately, the developer shall have an option to develop such area on its own or through a third party subject to the following conditions:-

- a. To construct such a community site at its own cost which shall not be loaded / levied on the residents of the scheme.
- b. The type of community site, to be developed in the scheme will be as specified by the Director on the basis of the requirement of community infrastructure.
- c. The developer will not be allowed to sell such community building without the approval of the Director and the proceeds thereof shall be transferred to RWA.
- d. The developer will not be allowed to earn any profit such as membership charges/fees from such community building.
- e. The developer will have to complete the community site and get the occupation certificate before obtaining full/part completion certificate.

5. Environmental Sustainability

- 5.1. Renewable Energy: Mandatory provision shall be made for installation of solar-powered street lighting for not less than 50% of the total street lights proposed within the project area.

- 5.2. Solid Waste Segregation: Mandatory provision shall be made within the site for the segregation of solid waste. An area of not less than 50 square metres shall be earmarked and suitably designed for segregation, storage, and handling of solid waste in accordance with applicable norms and guidelines as per the Solid Waste Management Rules, 2026 as amended from time to time.
- 5.3. Water Management: The Developer shall provide Sewage Treatment Plant (STP) and shall ensure 100% recycling of treated water for parks, open spaces, landscaping, etc.
- 5.4. Permeability: Minimum 20% of the road ROW must be soft-paved to facilitate natural groundwater recharge alongside mandated community rainwater harvesting systems in public parks, etc.

6. Fee & Charges

- 6.1. Scrutiny fees: The developer shall pay applicable Scrutiny fee @ Rs. 10/- per sqm., as amended from time to time, in favour of Chief Administrator, Haryana Urban Infrastructure Development Board (CA, HUIDB).
- 6.2. Conversion Charges: The developer shall pay 50% of the total Conversion Charges of residential use applicable in Low Potential Zone, as amended from time to time, in favour of Chief Administrator, Haryana Urban Infrastructure Development Board (CA, HUIDB).
- 6.3. Development Charges: The following Development Charges for scheme area are to be paid in favour of Chief Administrator, Haryana Urban Infrastructure Development Board (CA, HUIDB):

	Municipal Committee	Municipal Council
Development charges	25% of the total EDC as per the prevailing rates	

- 6.4. Mortgage of saleable area in lieu of a Bank Guarantee: As a matter of security against any possible delinquencies in completion of the project, the developer shall be required to mortgage residential plots covering saleable area of 15% or submit a Bank Guarantee of 25% of the estimate cost of Internal Development Works (IDW). Developer shall be allowed to sell the plots under mortgage after completion of IDW.

7. Receipt of Application

- 7.1. The developer shall submit the application to the Director, in the prescribed format as decided by the Director.
- 7.2. The developer shall obtain a no dues certificate (NDC) from the respective Municipality against the Property IDs along with the application.

8. Special Dispensation

- 8.1. The Director may impose any other conditions, as considered necessary, to ensure provision of adequate infrastructure services to the scheme and for effective implementation of this scheme.
- 8.2. The allotment letter and sale-purchase agreement entered with the allottees shall also include the parameters prescribed under this scheme to maintain complete transparency in the matter.
- 8.3. The Director, with the prior approval of the Government, may include any other municipality under the purview of this scheme as deemed appropriate.

9. Registration with Haryana Real Estate Regulatory Authority (HRERA)

The developer shall mandatorily obtain registration of the project with HRERA. No plot shall be sold prior to such registration. Further, no advertisement, advance booking, or agreement to sell in respect of the project shall be issued or executed before obtaining the requisite registration from HRERA.

10. Time Framework

All such projects shall be completed within five (5) years from the date of grant of permission. Provided that if the developer fails to develop the site within this period and seeks an extension, the Director may, after due enquiry, grant extensions of up to two (2) years at a time, subject to payment equivalent to the licence renewal fee as prescribed by the Government from time to time.

11. Transfer of Area

The developer shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks, and public health services for a period of five (5) years from the date of issuance of the completion certificate, unless relieved of such responsibility earlier by the competent authority. Upon expiry of the said period, or earlier relinquishment of such responsibility, the developer shall transfer all such roads, open spaces, public parks, and public health services to the respective local authority free of cost.

ASHOK KUMAR MEENA,
Commissioner and Secretary to Government of Haryana,
Urban Local Bodies Department.

LIST OF MUNICIPALITIES FALLING UNDER THE SCHEME (LOW POTENTIAL ZONE)

- | | |
|---|--|
| 1. Municipal Council Bhiwani | 55. Municipal Committee Nangal Chaudhary |
| 2. Municipal Council Fatehabad | 56. Municipal Committee Uklana |
| 3. Municipal Council Jind | 57. Municipal Committee Narnaund |
| 4. Municipal Council Kaithal | 58. Municipal Committee Ratia |
| 5. Municipal Council Narnaul | 59. Municipal Committee Bhuna |
| 6. Municipal Council Sirsa | 60. Municipal Committee Jakhal Mandi |
| 7. Municipal Council Jhajjar | 61. Municipal Committee Rania |
| 8. Municipal Committee Mahendergarh | 62. Municipal Committee Kalanwali |
| 9. Municipal Council Ambala Sadar | 63. Municipal Committee Ellenabad |
| 10. Municipal Council Samalkha | 64. Municipal Committee Safidon |
| 11. Municipal Council Gohana | 65. Municipal Committee Uchana |
| 12. Municipal Council Nuh | 66. Municipal Committee Julana |
| 13. Municipal Council Pataudi Jatauli Mandi | |
| 14. Municipal Council Barwala | |
| 15. Municipal Council Mandi Dabawali | |
| 16. Municipal Council Hansi | |
| 17. Municipal Council Narwana | |
| 18. Municipal Council Charkhi Dadri | |
| 19. Municipal Council Tohana | |
| 20. Municipal Committee Hathin | |
| 21. Municipal Committee Taoru | |
| 22. Municipal Committee Naraingarh | |
| 23. Municipal Committee Taraori | |
| 24. Municipal Committee Gharuanda | |
| 25. Municipal Committee Indri | |
| 26. Municipal Committee Assandh | |
| 27. Municipal Committee Shahbad | |
| 28. Municipal Committee Ratia | |
| 29. Municipal Committee Barara | |
| 30. Municipal Committee Radaur | |
| 31. Municipal Committee Sadhaura | |
| 32. Municipal Committee Ismailabad | |
| 33. Municipal Committee Ladwa | |
| 34. Municipal Committee Pehowa | |
| 35. Municipal Committee Nilokheri | |
| 36. Municipal Committee Nissing | |
| 37. Municipal Committee Pundri | |
| 38. Municipal Committee Cheeka | |
| 39. Municipal Committee Kalayat | |
| 40. Municipal Committee Rajound | |
| 41. Municipal Committee Siwan | |
| 42. Municipal Committee Meham | |
| 43. Municipal Committee Kalanaur | |
| 44. Municipal Committee Sampla | |
| 45. Municipal Committee Kharkhoda | |
| 46. Municipal Committee Beri | |
| 47. Municipal Committee Siwani | |
| 48. Municipal Committee Bawani Khera | |
| 49. Municipal Committee Loharu | |
| 50. Municipal Committee Firozpur Jhirka | |
| 51. Municipal Committee Punhana | |
| 52. Municipal Committee Farukh Nagar | |
| 53. Municipal Committee Kanina | |
| 54. Municipal Committee Ateli Mandi | |

Note: The list is as per Town and Country Planning Department Notification No. Misc-1A/JE(VA)/2015/14650 dated: 10.08.2015.