

**HARYANA GOVERNMENT**  
Urban Local Bodies Department

**ORDER**

The Government of Haryana published a Common Building Code namely the Haryana Building Code, 2016 on 30.06.2016 and the Haryana Building Code, 2017 on 06.01.2017 for all development Departments/ Authorities/ Corporations/ Boards. The Department of Urban Local Bodies adopted the Code vide orders dated 30.06.2016 and 25.01.2017, respectively. Code 6.3(3)(i)(a) of the HBC states that an additional FAR is allowed on payment of charges as approved by Government from time to time.

In accordance to provision of the above referred Code, considering the instruction issued by the TCP Department vide memo no. MISC-2266/2016/18853, dated 06.09.2016 and in large public interest, the Government hereby prescribes the limits of additional purchasable FAR over and above the permissible FAR mentioned in the Haryana Building Code 2017 and rates at which the additional FAR shall be availed:

**Additional Purchasable FAR and Rate**

Plot slabs	area	Existing Ground Coverage as per HBC	Floor Area Ratio (FAR)			Rate of Purchasable FAR (in Rs. Per square metres)					
			Existing FAR as per HBC	Additional purchasable FAR	Total FAR	Hyper	High-I	High-II	Medium	Low-I	Low-II
Upto sqm	75	66 %	165 %	33 %	198 %	NIL	NIL	NIL	NIL	NIL	NIL
76 to sqm	100	66 %	165 %	33 %	198 %	1600	1300	970	810	650	490
101 to sqm	150	66 %	145 %	53 %	198 %	2150	1725	1300	1080	860	645
151 to sqm	250	66 %	145 %	53 %	198 %	2690	2150	1600	1345	1080	810
251 to sqm	350	60 %	130 %	55 %	185 %	3770	3010	2260	1880	1500	1130
351 to sqm	500	60 %	120 %	60 %	180 %	5380	4300	3230	2700	2150	1600
501 to sqm	1000	60 %	100 %	80 %	180 %	8080	6450	4850	4030	3230	2420

**Note:**

- (i) The rates are based on the potential of town prescribed in the Haryana Development and Regulation of Urban Areas Act, 1975 and as issued by the Town and Country Planning Department vide above referred letter dated 06.09.2016. The above rates shall be increased by 10% after every 5 years.
- (ii) In case, the difference in the size of plot from the standard size is more than ±20%, the charges of the category in which the plot falls, as per actual size of the plot, shall be applicable
- (iii) The rates of purchasable FAR have been prescribed based on potential zones as classified in the schedule to Haryana Development and Regulation of Urban Areas Rules 1976.
- (iv) The additional purchasable FAR is permitted only in residential plotted planned schemes (like Rehabilitation scheme, Model Town, TP scheme, licensed colonies (handed over to municipality) and any other planned scheme.
- (v) The number of dwelling units allowed on residential plots shall remain the same and there will be no increase in the same due to increase in FAR.
- (vi) Wherever the building on a plot has already been constructed/under construction, in such cases, the owner will have the option to purchase additional FAR to the extent of his requirement. In such cases, Department/ Municipality will not insist on purchase of maximum allowed purchasable FAR. However, in case of fresh sanction of plans & in cases where construction is being raised after demolishing the existing structure, the option of partial purchasable FAR will not be available i.e. the applicant has to pay for all additional purchasable FAR.
- (vii) Since additional FAR is being permitted, the developer has to get the zoning plans/ architectural controls of planned scheme (if available) suitably amended.

*Rajha*

- (viii) No further composition of zoning violation beyond the maximum permissible covered area and FAR shall be allowed in case the allottee purchases additional FAR. However, in cases where additional FAR is not being purchased, the existing composition policy shall continue. Further, in case of existing building on a plot where extra area has already been compounded as per policy, the same will be counted in the maximum permissible ground coverage & FAR being allowed as purchasable FAR. However, no cost will be charged for the already compounded area.
- (ix) The Municipality shall utilize revenue generated through the purchasable FAR to strengthen services in the planned scheme or for consequent development works that may be necessitated.

Place:- Chandigarh

Dated: 30.11.2017


ANAND MOHAN SHARAN  
Principal Secretary to Government Haryana,  
Urban Local Bodies Department.

Endst no. 8/25/2017-1C1

dated: 08.12.2017

A copy of above is forwarded to the following for information and necessary action:-

1. All the Commissioners of Municipal Corporations in the State of Haryana.
2. The Director, Urban Local Bodies, Haryana, Panchkula.
3. All the Deputy Commissioners in the State of Haryana.
4. All Executive Officers/ Secretaries of Municipal Councils/ Committees in the State of Haryana.

  
Superintendent Committee-I  
for Principal Secretary to Government Haryana,  
Urban Local Bodies Department.