



Directorate of Town and Country Planning Haryana

Sector-18A; Madhya Marg, Chandigarh Email: tcpharyana7@gmail.com

OFFICE ORDER

Order: PF-27-VOL-III (Loose File)/2026/24055

Dated: 08.07.2026

Subject: Clarification regarding allowing migration of Affordable Group Housing Colony to Mixed Land Use Colony under TOD policy.

Whereas, requests have been received for allowing migration of an Affordable Group Housing (AGH) Colony falling in TOD zone to a Mixed Land Use Colony under TOD policy. Presently, clause 1 (iii.) of AGH policy notified on 19.08.2013 restricts migration of licences granted under Affordable Group Housing Policy into normal Group Housing Colony.

After due deliberations at the level of Government, it has been decided to allow migration of Affordable Group Housing Colony situated in a TOD Zone to Mixed Land Use (MLU) Colony as the same does not impact the overall area limit of 30 acres for AGH which is independent of 20% NPA of Group Housing licenses in a Residential sector. Further, as per TOD policy, there is no area limitation for grant of license in TOD zones and such a migration will generate additional revenue. Such a migration will be permitted subject to the following conditions:-

- i. The migration of AGH licence to Mixed land use under TOD shall be allowed, irrespective of minimum 70% Group Housing Component as per TOD policy, but the Commercial Component shall be minimum 7.5% in the colony.
- ii. To safeguard the rights of the existing allottees of AGH project, the applicant shall submit an affidavit to the effect that, "No third-party rights have been created in the colony & the project is not registered with HRERA" or, if such rights have been created, consent of all the allottees of the colony has been obtained and is annexed with the said application.

Note: - As a matter of abundant caution, it is clarified that no AGH project shall be allowed to be migrated to Group Housing beyond a TOD zone.

Date : 07.07.2026
Place : Chandigarh

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(Amit Khatri)
Director, Town and Country Planning,
Haryana, Chandigarh