



INSTITUTE OF TOWN PLANNERS, INDIA HARYANA REGIONAL CHAPTER

INFOGRAPHICS

**CELEBRATING 51-YEARS OF
*THE HARYANA DEVELOPMENT AND
REGULATION OF URBAN AREAS ACT, 1975***

02ND MAY, 2026

GLORIOUS YEARS OF URBAN AREAS ACT 1975-2026

The Haryana Development and Regulation of Urban Areas Act, 1975

A landmark legislation that has guided and shaped the State's urban growth for the past five decades.

To commemorate this milestone

A comprehensive documentation is being undertaken to compile major policies and frameworks on the pattern and trajectory of urbanization in Haryana, highlighting the 50-year legacy of the Urban Areas Act, 1975.

FORMATION OF HARYANA

1966

Birth of Haryana

Haryana was formed after separation from Punjab under Punjab Reorganization Act, 1966 creating the need for new administrative and planning frameworks.

Early Days

Urbanization and population growth demanded structured urban planning and governance mechanisms.

EMERGENCE OF KEY INSTITUTIONS

POST 1966

State began establishing Acts and institutions, to guide urban development and regulate land.

- *Haryana Municipal Act (1973)*: local bodies for governance and delivery of civic services
- ***Haryana Development & Regulation of Urban Areas Act (1975)***
- *HUDA Act (1977)*: undertake planned sector development and infrastructure provision

The *Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963* and *1975 Act*, serve as two key pillars underpinning planned development in Haryana.

NEED OF URBAN AREAS ACT, 1975

1966

Haryana inherited **limited finances**, weak institutions, and agrarian land structure



City Scale



State-led urban development at city scale was **not feasible**, unlike the DDA model in Delhi

1963 Act

Primarily aimed at restricting unplanned developments.



1973 Act

Municipal bodies **lacked capacity** for land assembly and infrastructure-led growth



Urbanization

Rising urbanization + limited planned land supply led to **risk of informal and unauthorized** development



Necessity

Necessity emerged for a **regulated framework** to involve **private sector** in urban development



Establishes the Act as a structural response, not an isolated policy decision
Demonstrates the shift from state-only planning → regulated public-private model



51-YEAR LEGACY OF THE 1975 URBAN AREAS ACT

DETAILS

To evaluate the long-term impact

State -Wise

- Evaluates the long-term impact of Act in Haryana State.
- Examine Temporal Trends.
- Cumulative and Year-Wise Analysis.

Circle -Wise

- Provides comparative insights across planning circles.
- Analyze District-Wise trend under each Circle.

GGM vs Other Circles

- Comparison on basis of Area licenced.
- Examine trend in No. of licences granted under Gurugram and other circles.

Category-Wise

- Analyses category-wise growth trends.
- Residential Category-wise evaluation (Plotted, Flatted and AGH +DDJAY)

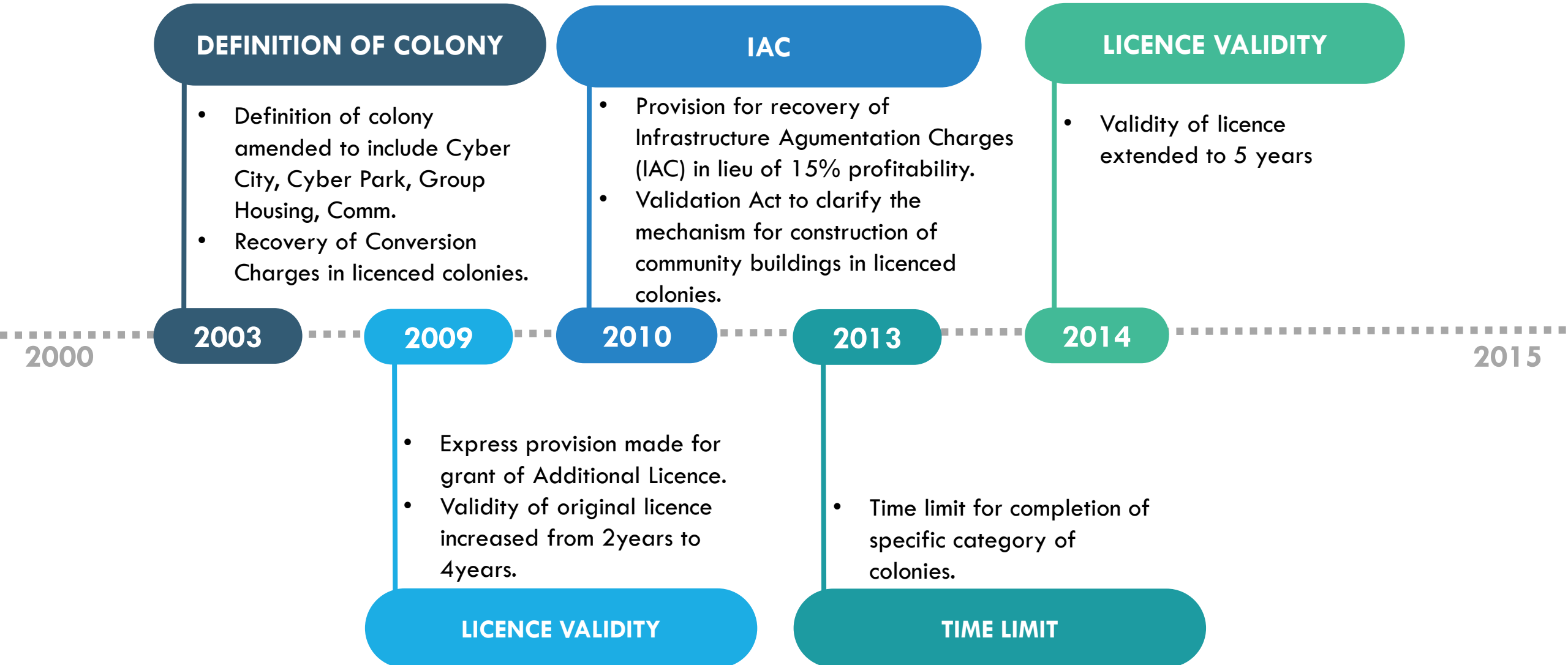
Key Findings and Insights

51-YEAR LEGACY OF THE 1975 URBAN AREAS ACT

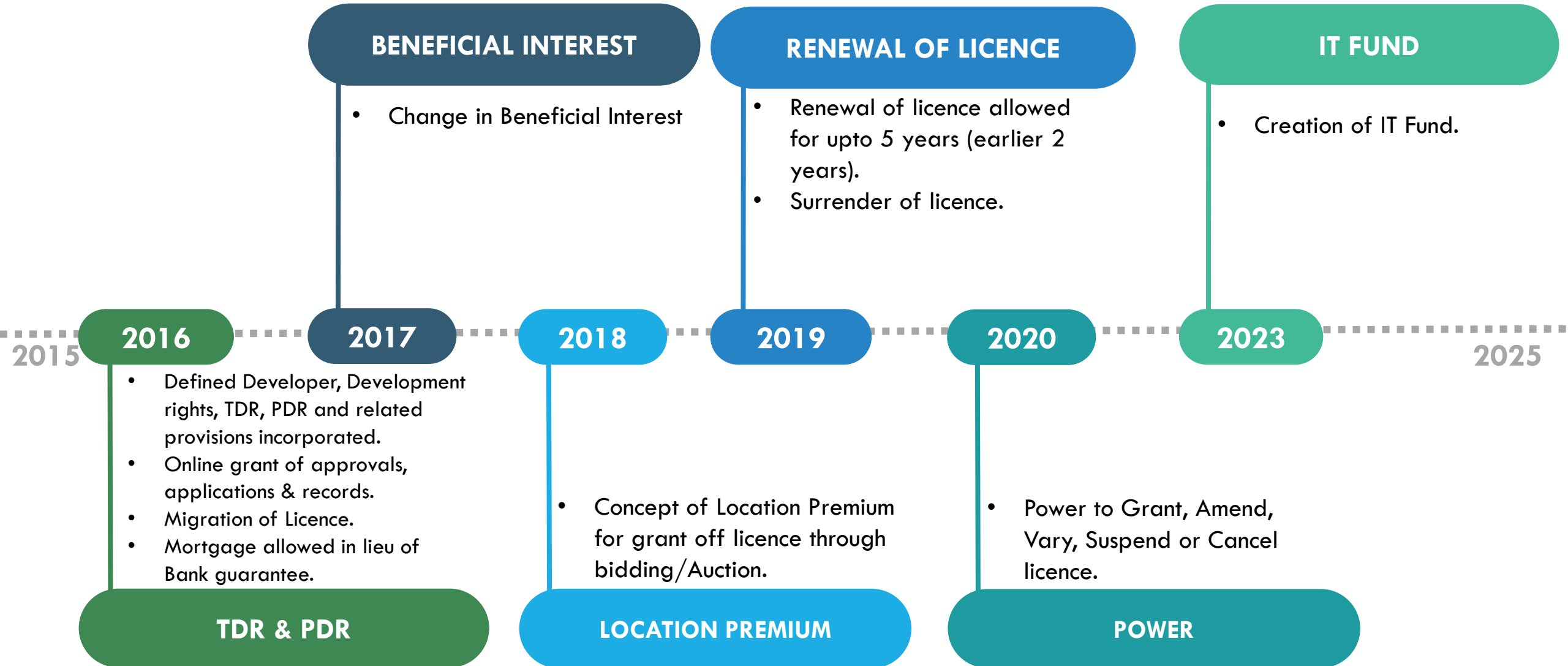
DATA SOURCES

- The official website of the Town and Country Planning Department Haryana (TCP Haryana) for licenced areas (<https://tcp.haryana.gov.in/>).
- Data sources include HSIIDC for acquired and planned area; DULB for CLU area and notified infra. deficient colonies; TCP for dwelling units, regularized colonies and CLU data; and HSVP for area under its jurisdiction.
- The phases identified in this study have been delineated based on the observed trends and patterns emerging from the dataset.

AMENDMENTS IN ACT 2000-2015



AMENDMENTS IN ACT 2015-2025



PLANNING CIRCLES IN HARYANA

Haryana's urban planning and development framework is **administratively organised into five planning circles-**

- i. Panchkula
- ii. Hisar
- iii. Rohtak
- iv. Gurugram
- v. Faridabad

ensuring decentralised governance and region-specific development



State

Circle

District

HARYANA

FARIDABAD

GURUGRAM

HISAR

PANCHKULA

ROHTAK

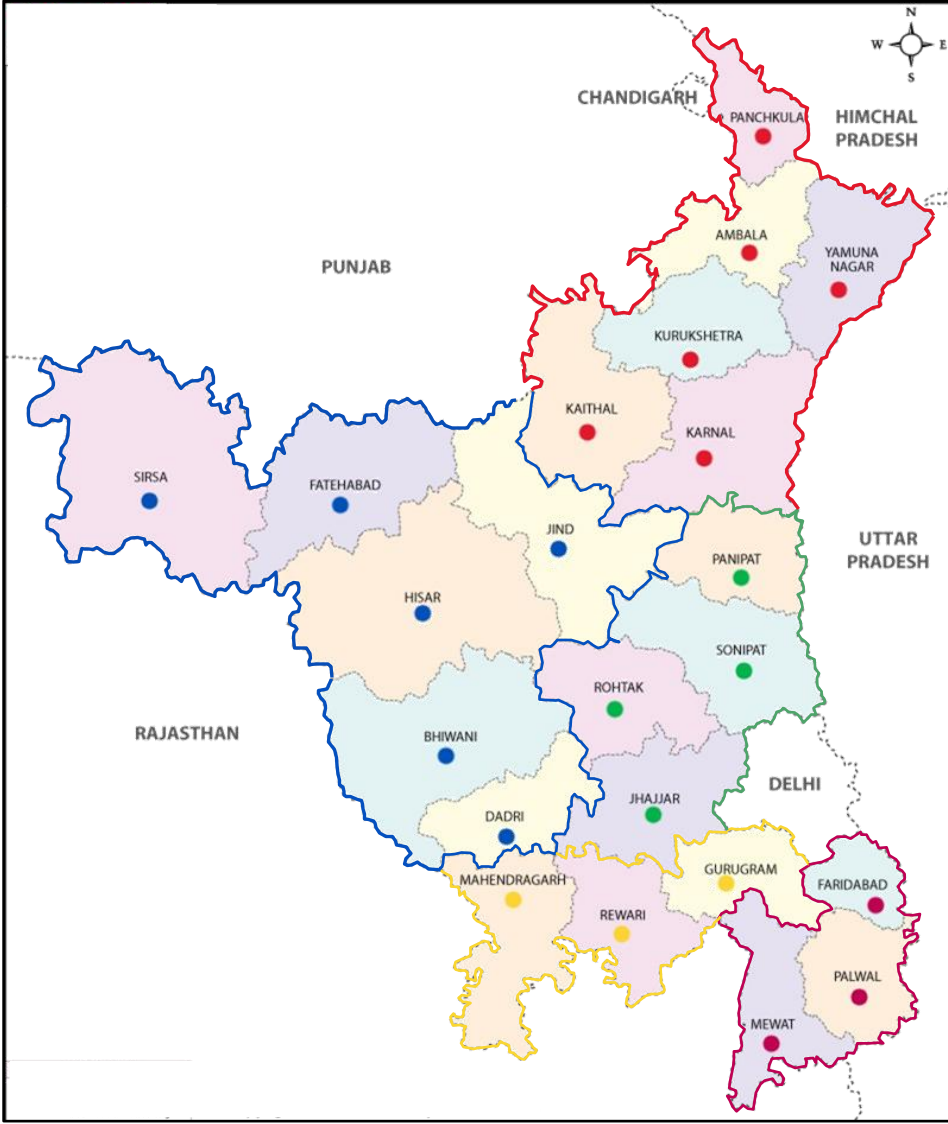
- Mewat (Nuh)
- Palwal
- Faridabad

- Gurugram
- Rewari
- Mahendargarh

- Sirsa
- Fatehabad
- Charkhi Dadri
- Bhiwani
- Hisar
- Jind

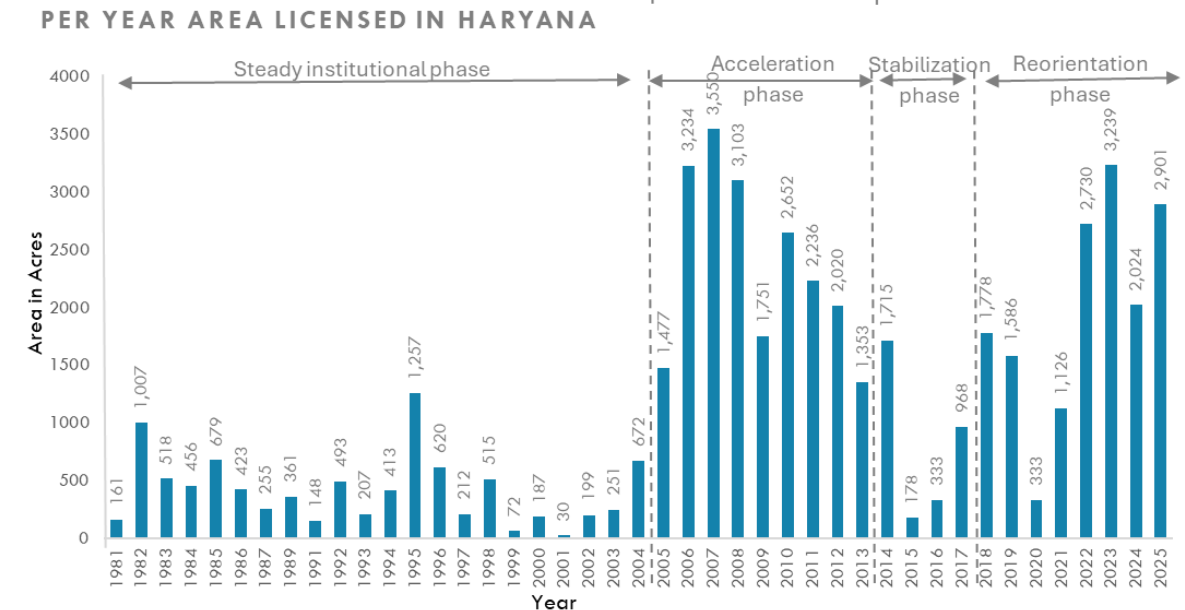
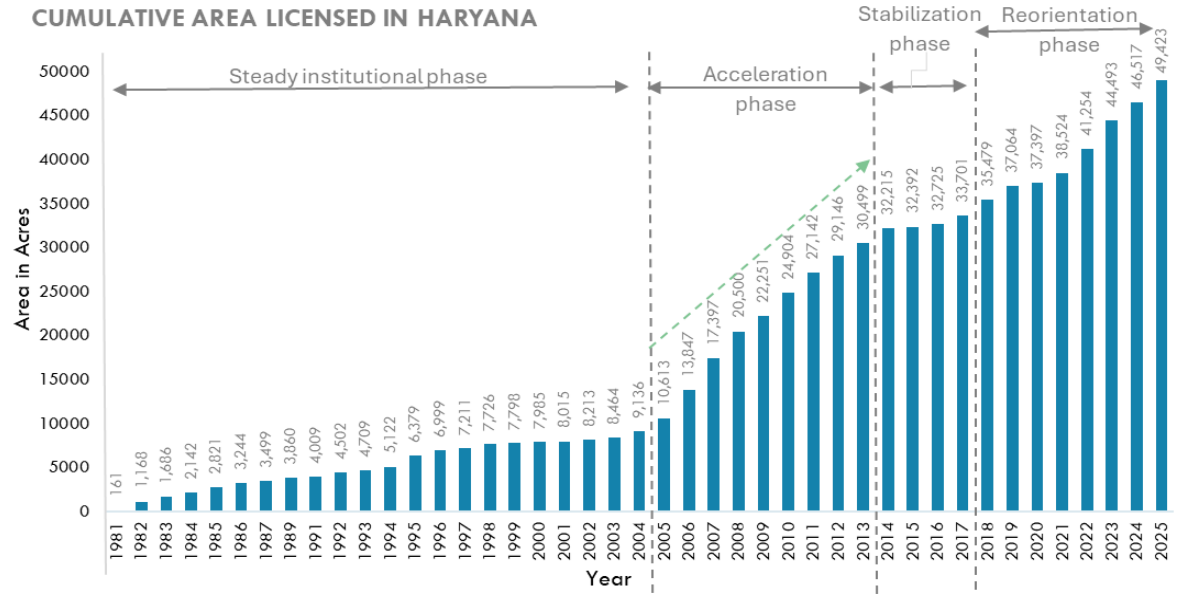
- Ambala
- Kaithal
- Karnal
- Kurukshetra
- Panchkula
- Yamunanagar

- Panipat
- Rohtak
- Sonipat
- Jhajjar



51-YEAR LEGACY OF THE 1975 URBAN AREAS ACT

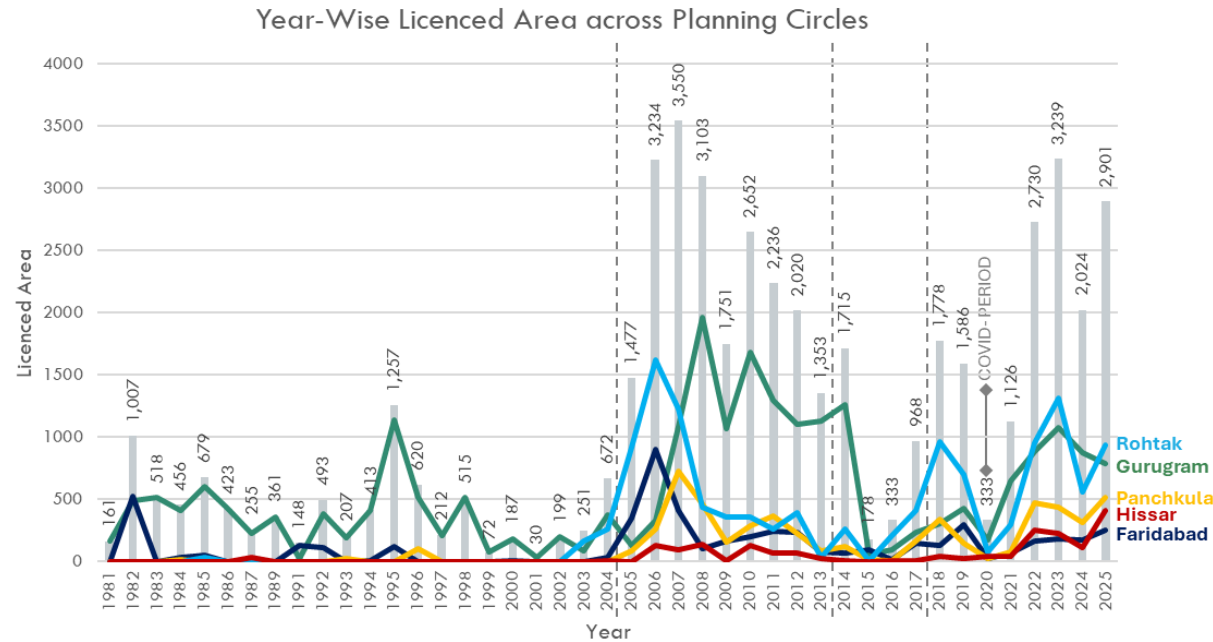
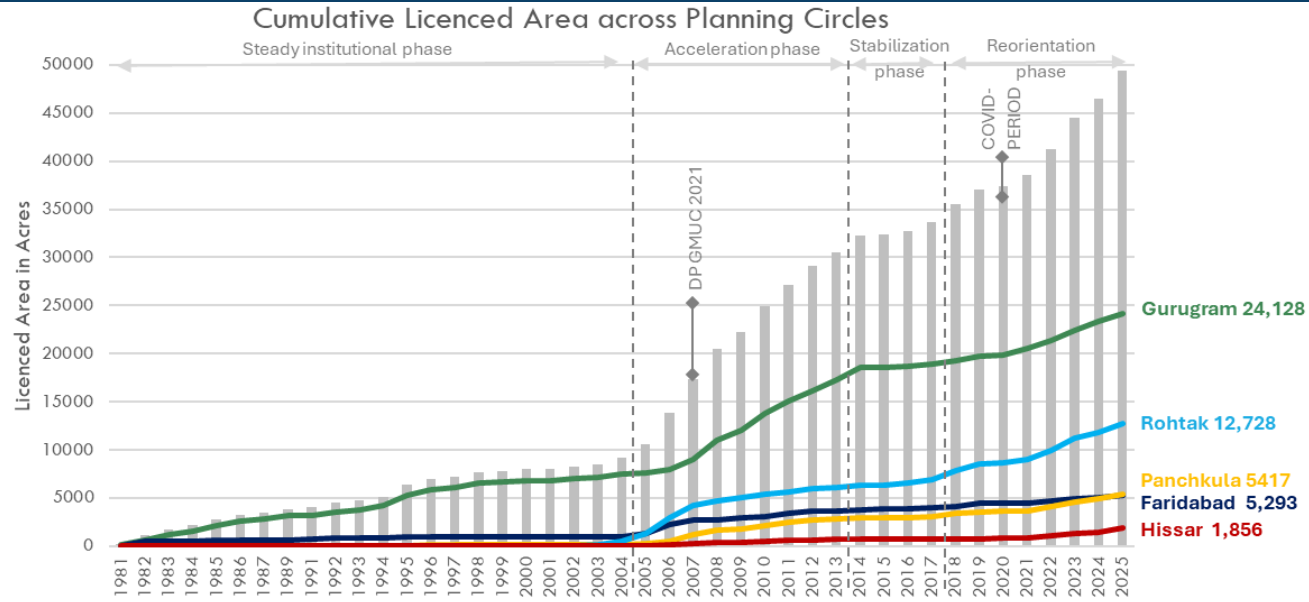
AREA LICENSED IN HARYANA



All area figures are in Acres.

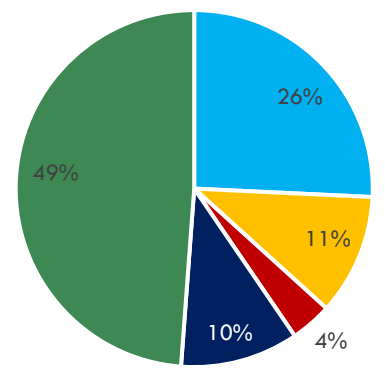
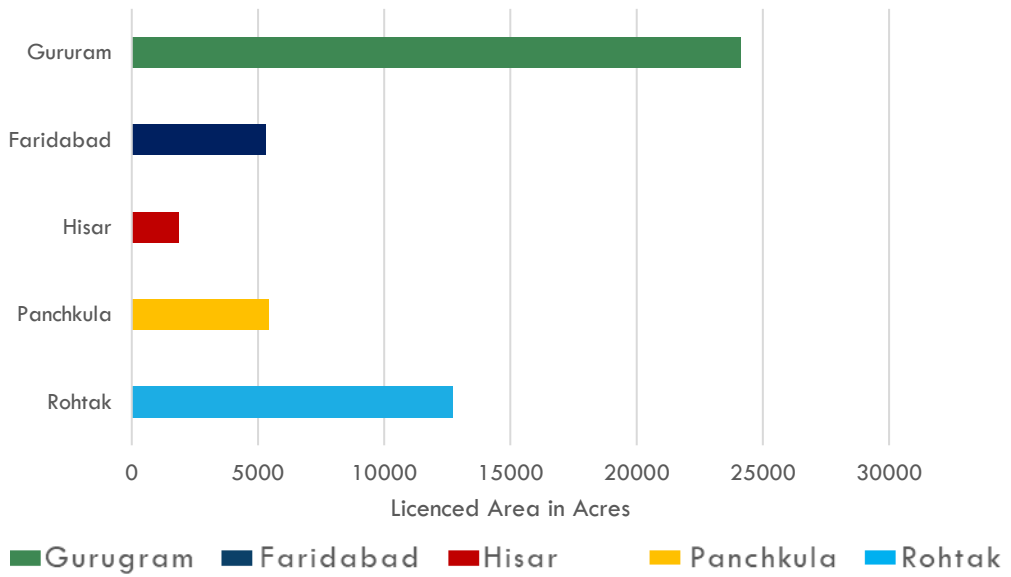
CIRCLE-WISE PARTICIPATION IN LICENCED AREA

51-YEAR LEGACY OF
THE 1975 URBAN AREAS ACT

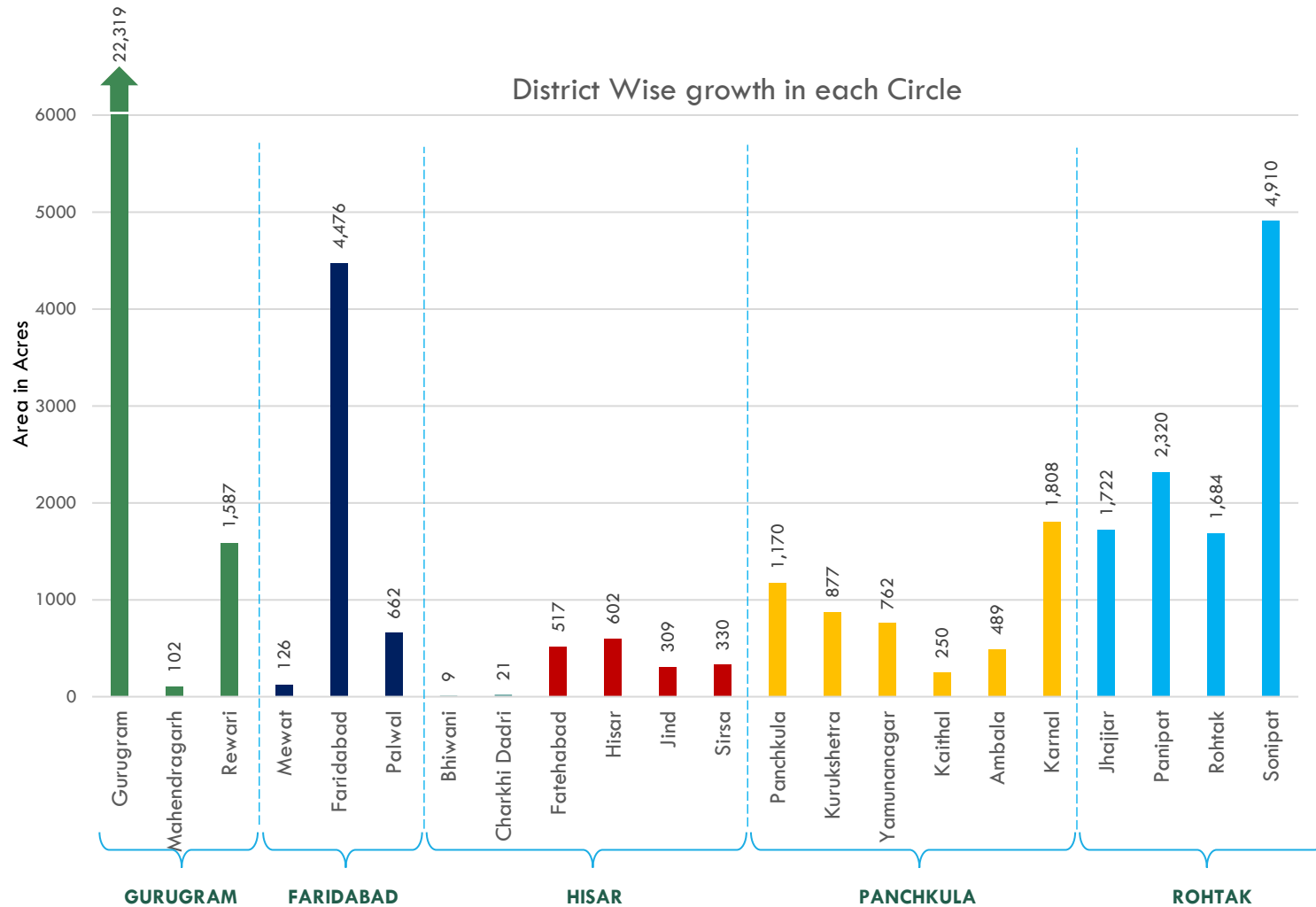


All area figures are in Acres.

CIRCLE-WISE PARTICIPATION IN LICENCED AREA



Pie Chart: Percentage of licensed area under planning circles

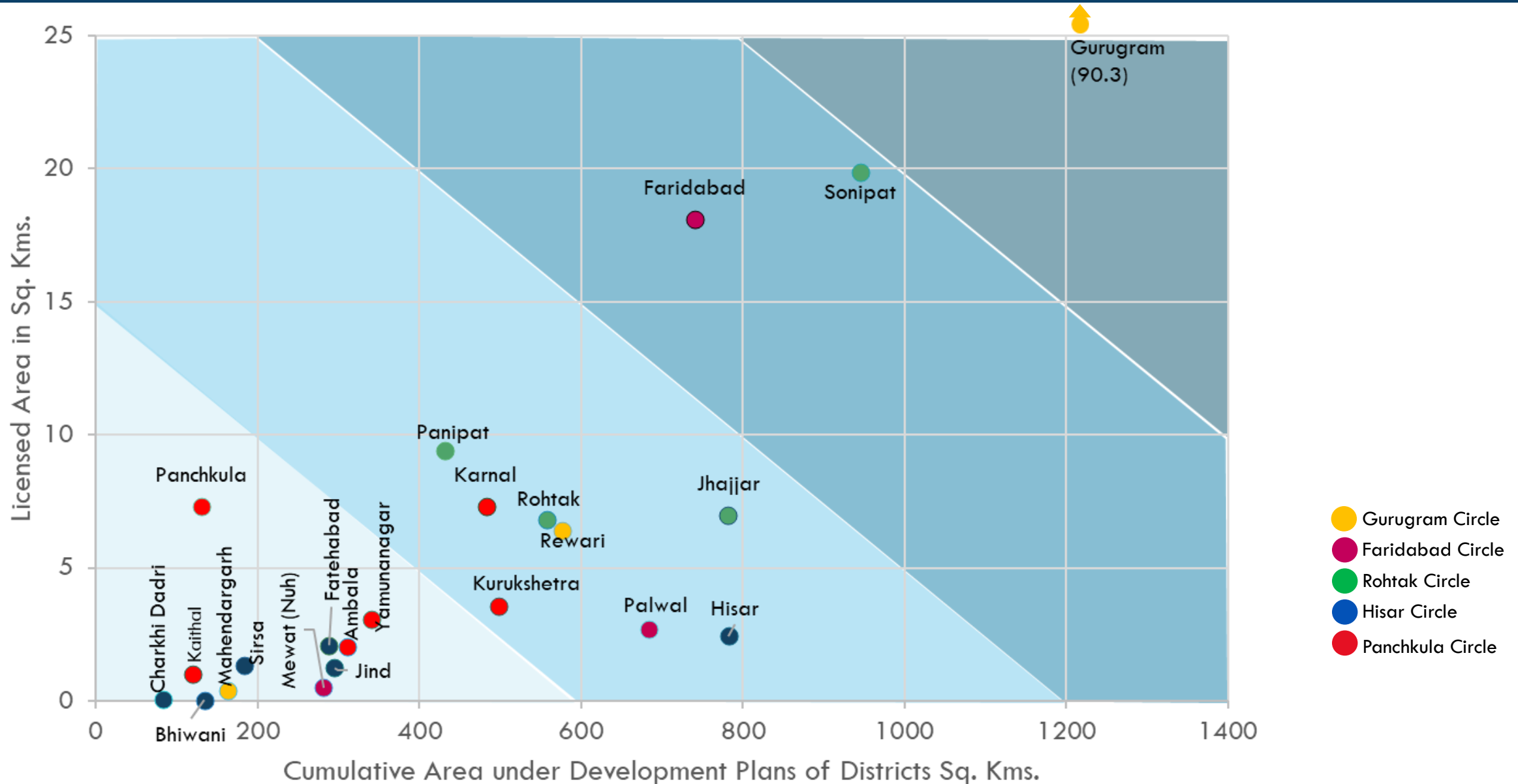


DISTRICT-WISE AREA LICENSED IN EACH PLANNING CIRCLES

All area figures are in Acres.

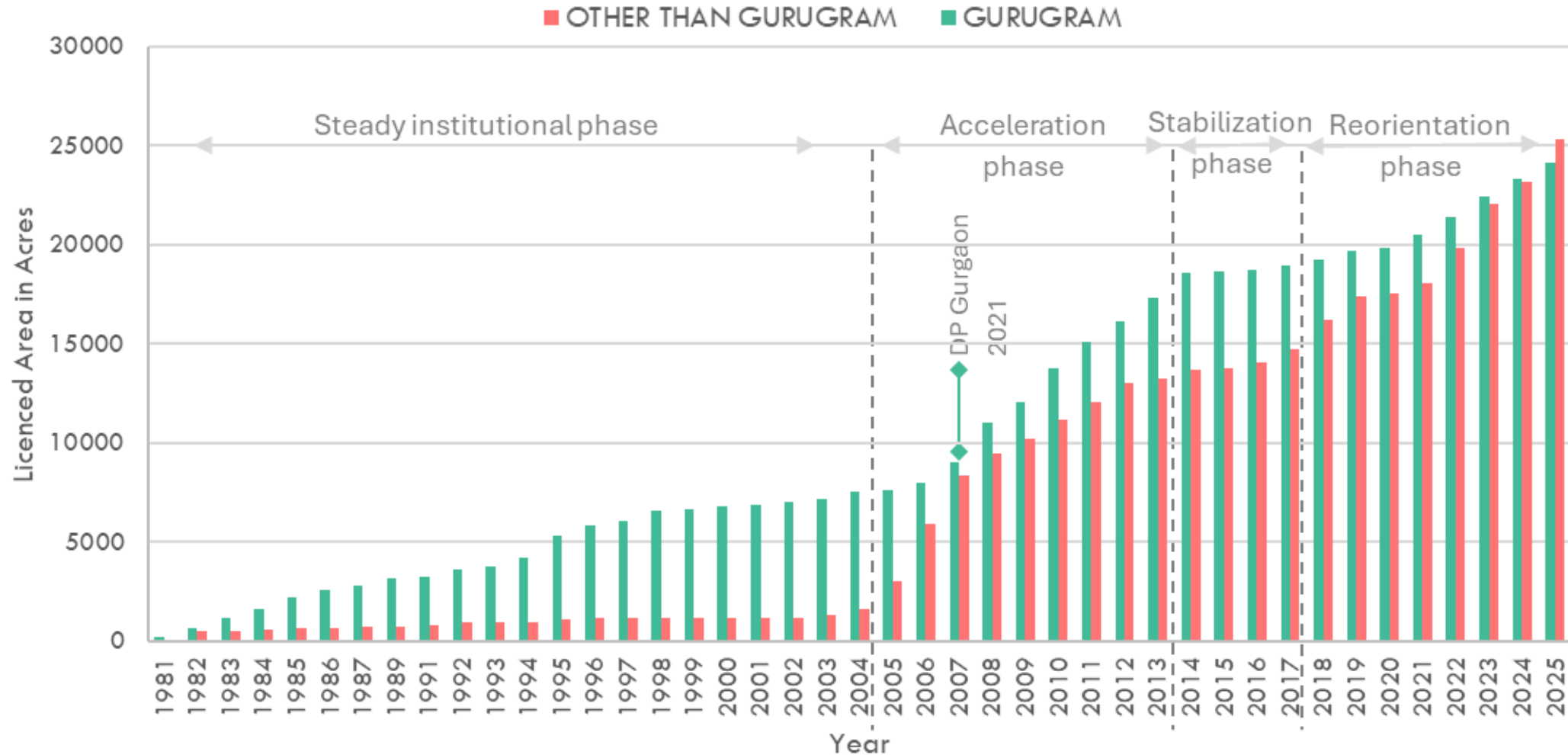
PERFORMANCE/POTENTIAL OF DISTRICTS

As per Licenced Area and Area under Development Plans in each District



COMPARATIVE ANALYSIS OF LICENSED AREA

GURUGRAM CIRCLE VS. OTHER PLANNING CIRCLES

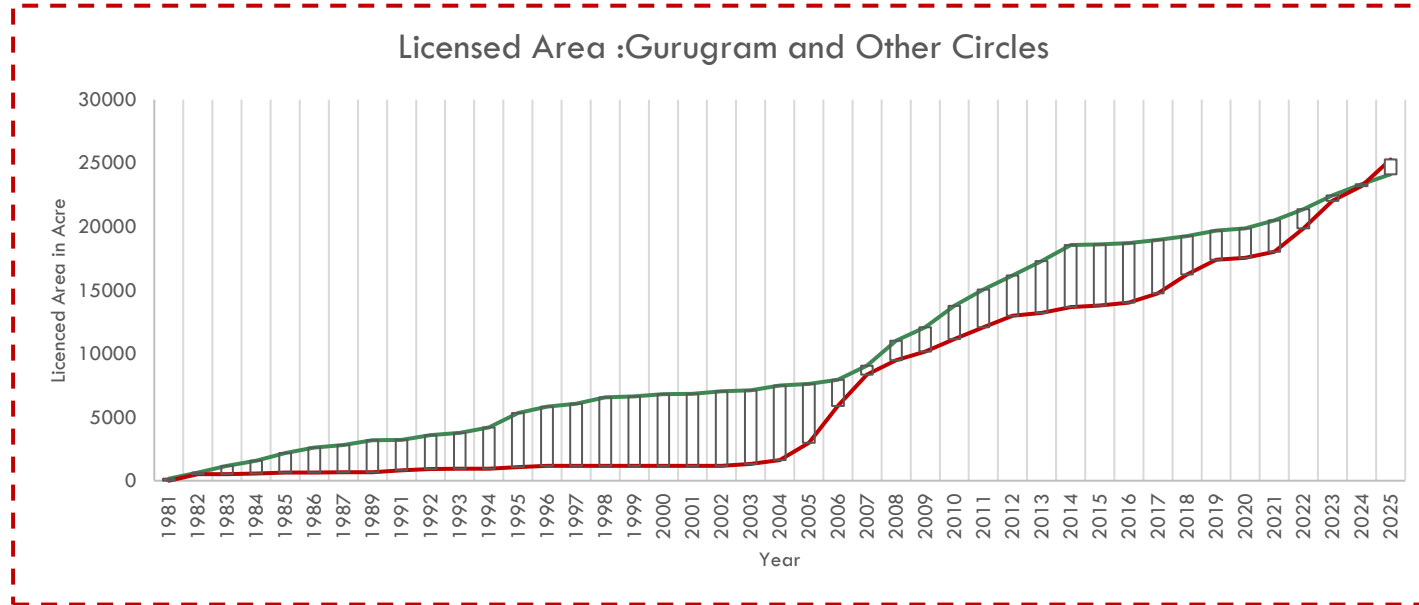


All area figures are in Acres.

COMPARATIVE ANALYSIS OF LICENCED AREA

GURUGRAM CIRCLE VS. OTHER PLANNING CIRCLES

Intersecting the growth trends of Gurugram and other circles



■ Gurugram
■ Other than Gurugram

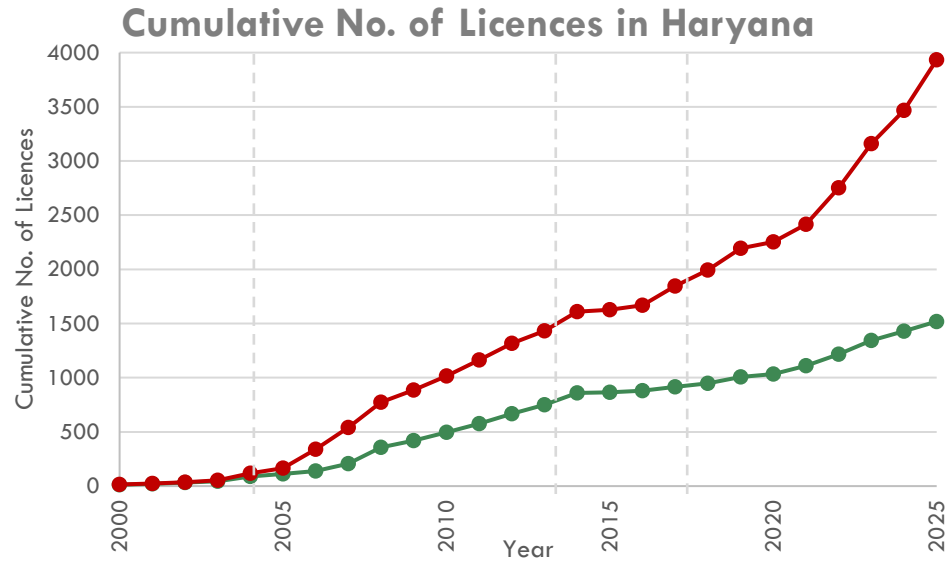
Last 5 years Performance Summary (2020-2025)

Circle	Area Licensed till 2020	Area Licensed till 2025	Total Percentage increase	CAGR (Compound Annual Growth Rate)
Gurugram	19,857 Acres	24,128 Acres	21.51%	3.97%
Other than Gurugram	17,546 Acres	25,295 Acres	44.17%	7.57%

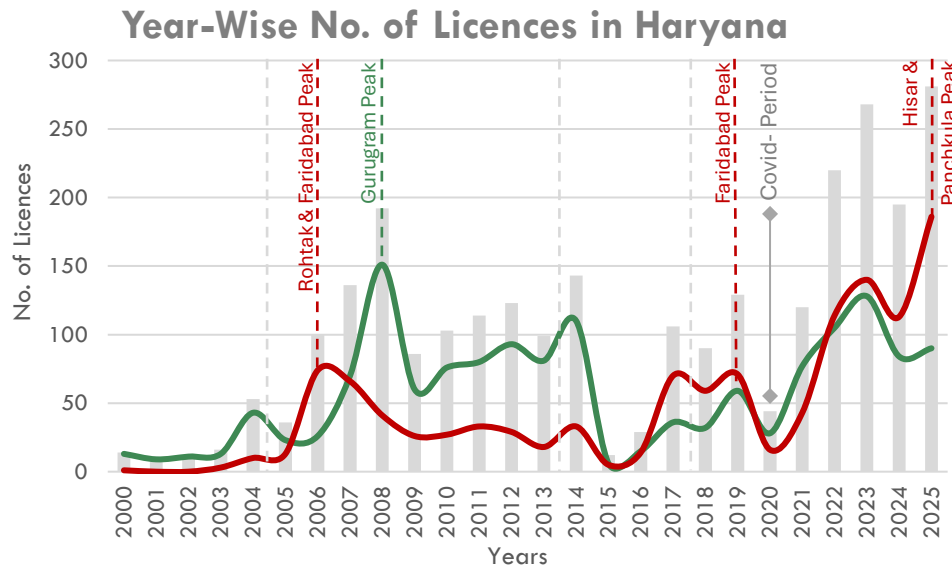
All area figures are in Acres.

COMPARATIVE ANALYSIS OF NO. OF LICENCES

GURUGRAM CIRCLE VS. OTHER PLANNING CIRCLES



■ Gurugram
■ Other than Gurugram



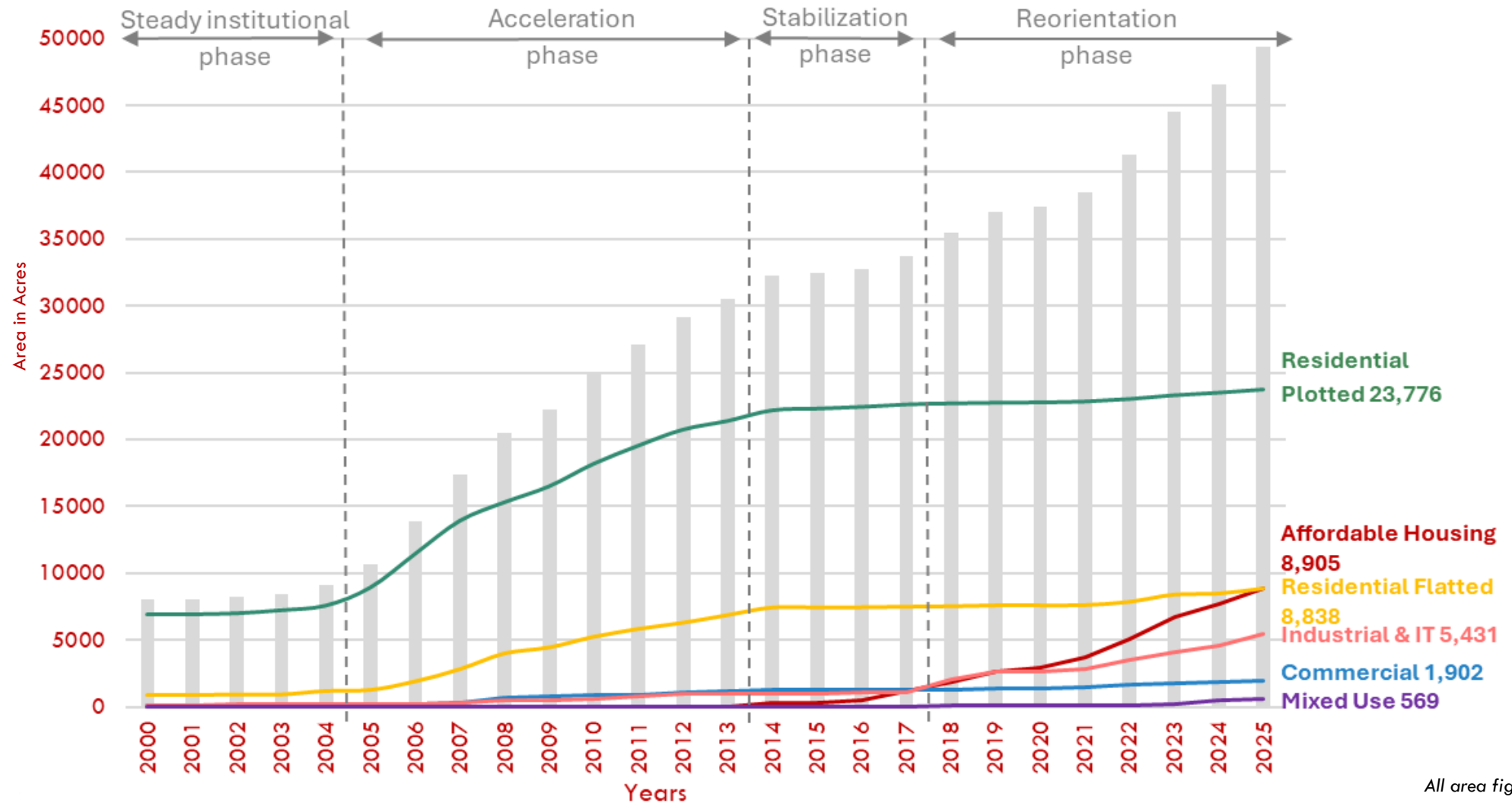
Last 5 years Performance (2020-2025)

Circle	Total No. of Licences till 2020	Total No. of Licences till 2025	Total Percentage increase
Gurugram	1,035 Licences	1,519 Licences	46.8%
Other than Gurugram	609 Licences	1,205 Licences	97.9%

CATEGORY CLASSIFICATION	PURPOSE
AFFORDABLE HOUSING	Affordable housing project
	Deen Dayal Jan Awas Yojna-Affordable Plotted 2016
COMMERCIAL	Commercial in Special Zone
	Commercial Licence in commercial Zone
	Commercial Licence in residential Zone
	Commercial Plotted Colony
INDUSTRIAL & IT	Industrial Plotted colony in Agriculture Zone
	Industrial Plotted colony in Industrial Zone
	IT/Cyber City
	IT/Cyber Park
RESIDENTIAL FLATTED - GH	Retirement Housing
	New Integrated Licencing Policy (NILP) for Residential
	Residential GH with minority Plotted area
	Residential Group Housing
	Retirement Housing Project
	Sectoral Plan Road Pockets (SPRP)-GH
	Special Zone GH-cum-Comm Project
	Transferrable Development Rights (TDR) under NILP
MIXED USE	Mixed Land Use in Comm Zone with Minority Resi Use
	Mixed Land Use in Resi Zone with Minority Comm Use
	Transit Oriented Development (TOD)-Comm.
	Transit Oriented Development (TOD)-Mix Use Development
	Transit Oriented Development (TOD)-RGH
RESIDENTIAL PLOTTED	Low Density Eco-friendly Colony (LDEF)
	Residential Plotted Colony

AREA LICENCED UNDER DIFFERENT CATEGORIES

2000-2025 : Cumulative Licensed area Category-wise

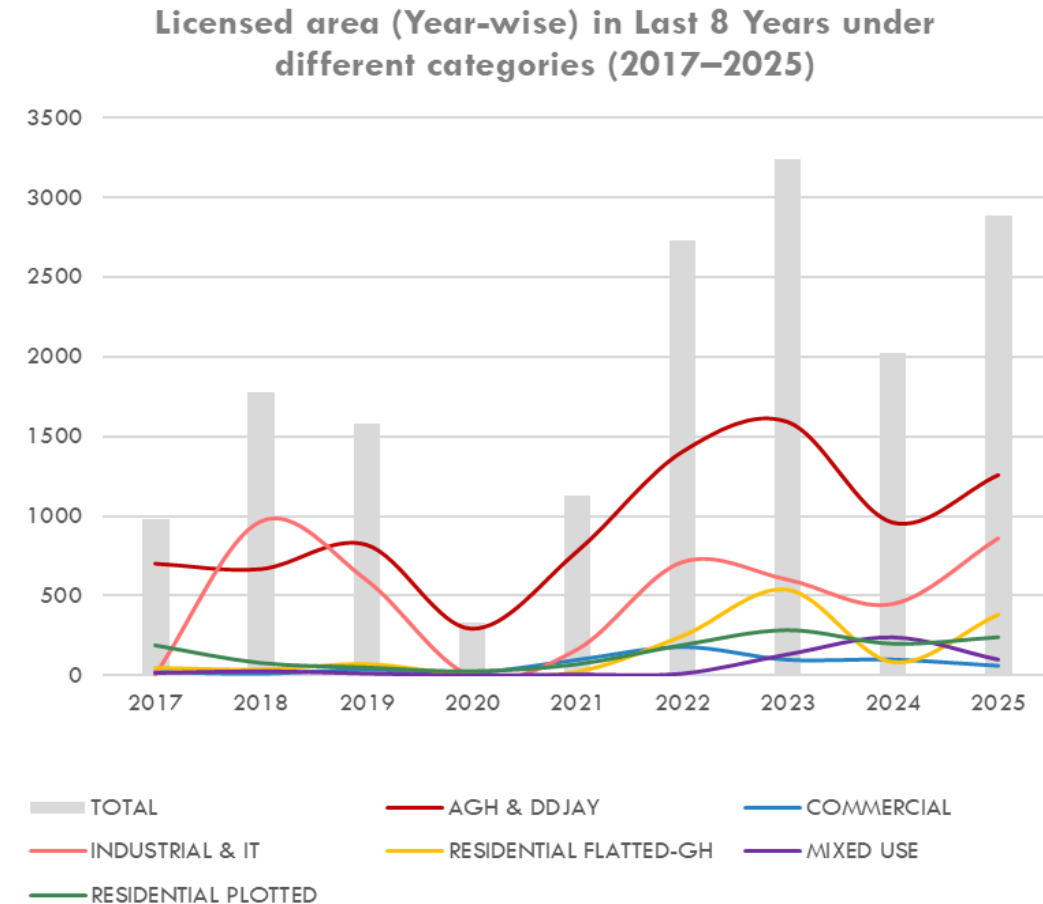


All area figures are in Acres.

LAST 8 YEARS ANALYSIS OF AREA LICENCED UNDER DIFFERENT CATEGORIES

Reorientation Period: Last 8 Years Analysis (2017–2025)

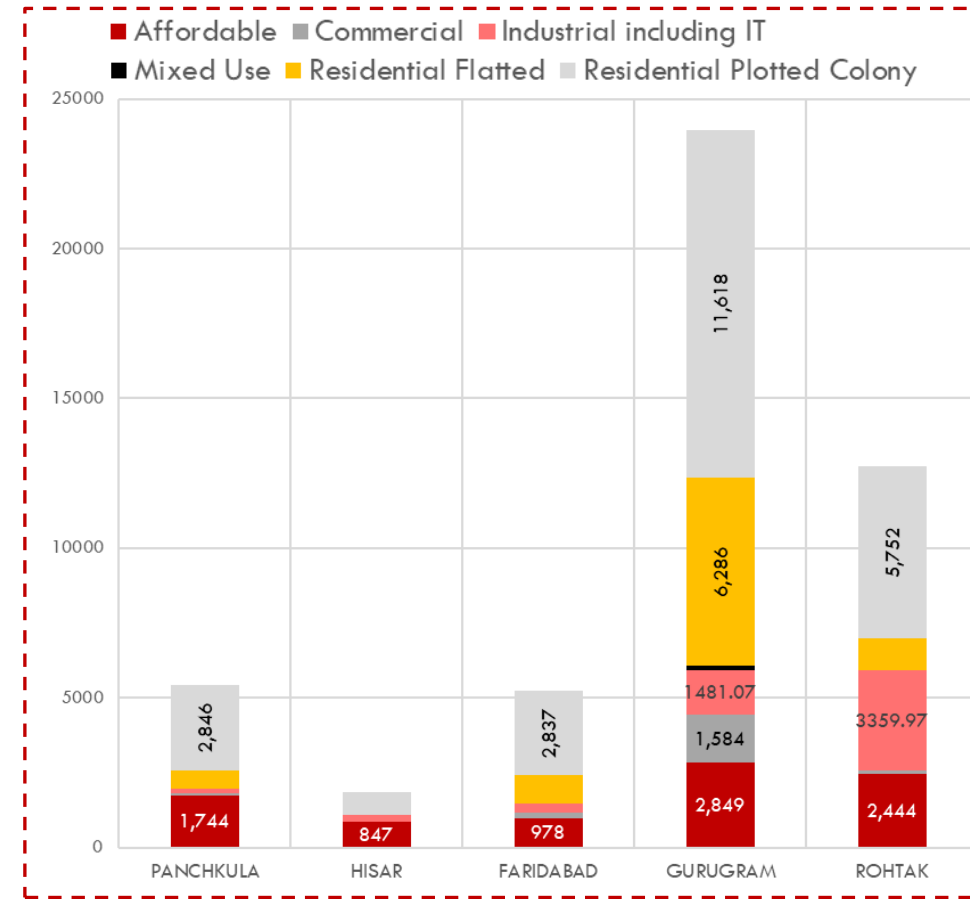
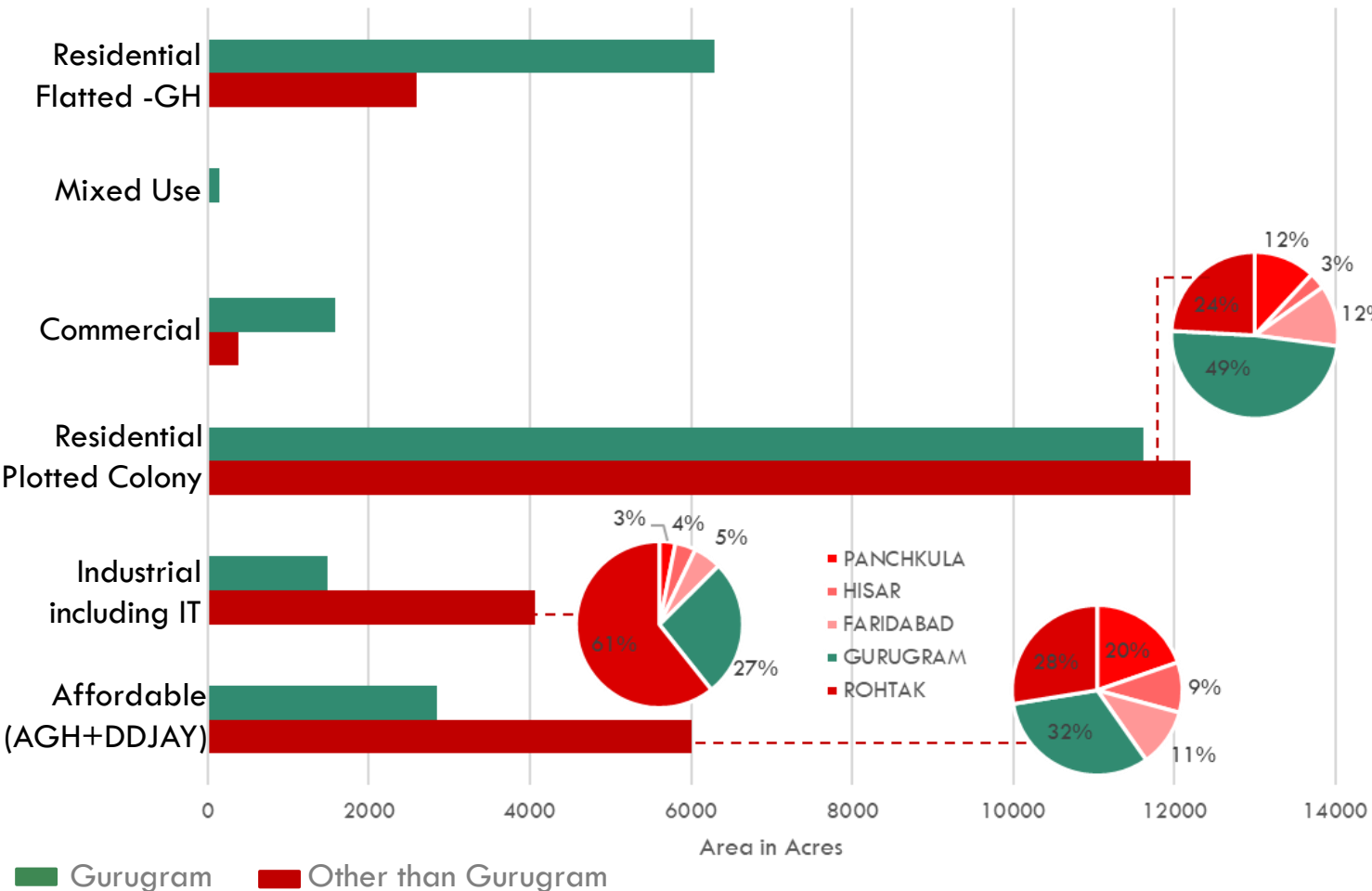
CATEGORY	AVG. ANNUAL GROWTH (%)	GROWTH MULTIPLE (X)	PEAK GROWTH PERIOD	CIRCLE WITH HIGHEST LICENSED AREA	GROWTH FACTOR
AFFORDABLE HOUSING (AGH & DDJAY)	29.2%	7.8 x	2021-2022	GURUGRAM 2,846 ACRES	DDJAY introduced in GGN-Sep 2019
COMMERCIAL	4.9%	1.5 x	2021-2022	GURUGRAM 1,584 ACRES	Plotted Commercial
INDUSTRIAL & IT	22.2%	5.0 x	2017-2018	ROHTAK 3,360 ACRES	METL Jhajjar (Reliance), MSME cluster strength
RESIDENTIAL FLATTED - GH	2.1%	1.2 x	2022-2023	GURUGRAM 6,286 ACRES	NILP
MIXED USE	37.7%	12.8 x	2023-2024	GURUGRAM 147 ACRES	High Land cost, infra. Dev. (SPR)
RESIDENTIAL PLOTTED	0.6%	1.05 x	2022-2023	GURUGRAM 11,618 ACRES	



All area figures are in Acres.

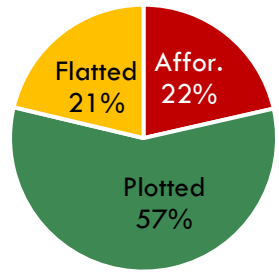
AREA LICENCED UNDER DIFFERENT CATEGORIES ACROSS PLANNING CIRCLES

GURUGRAM CIRCLE VS. OTHER PLANNING CIRCLES

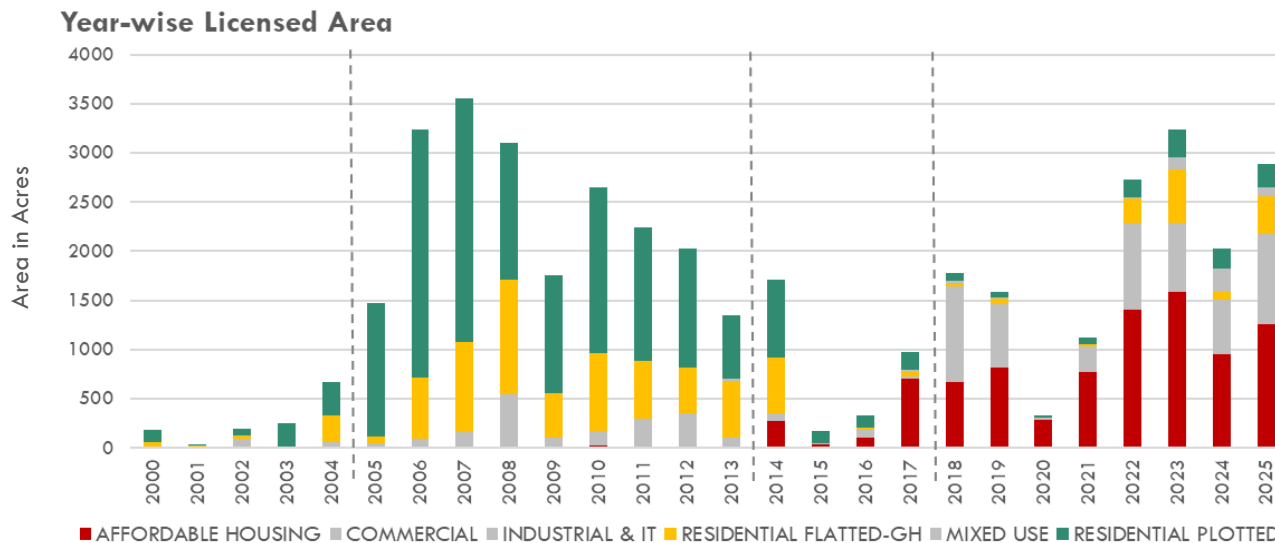
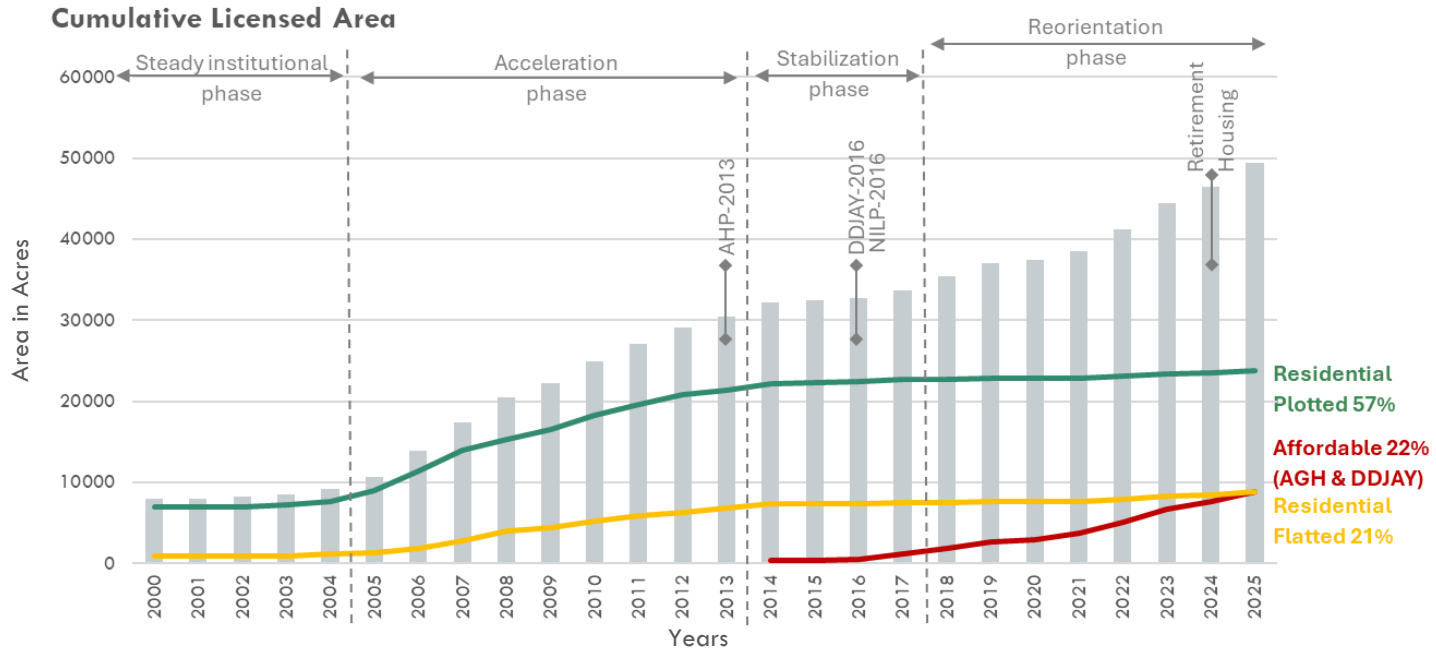


All area figures are in Acres.

RESIDENTIAL CATEGORY-WISE GROWTH ANALYSIS

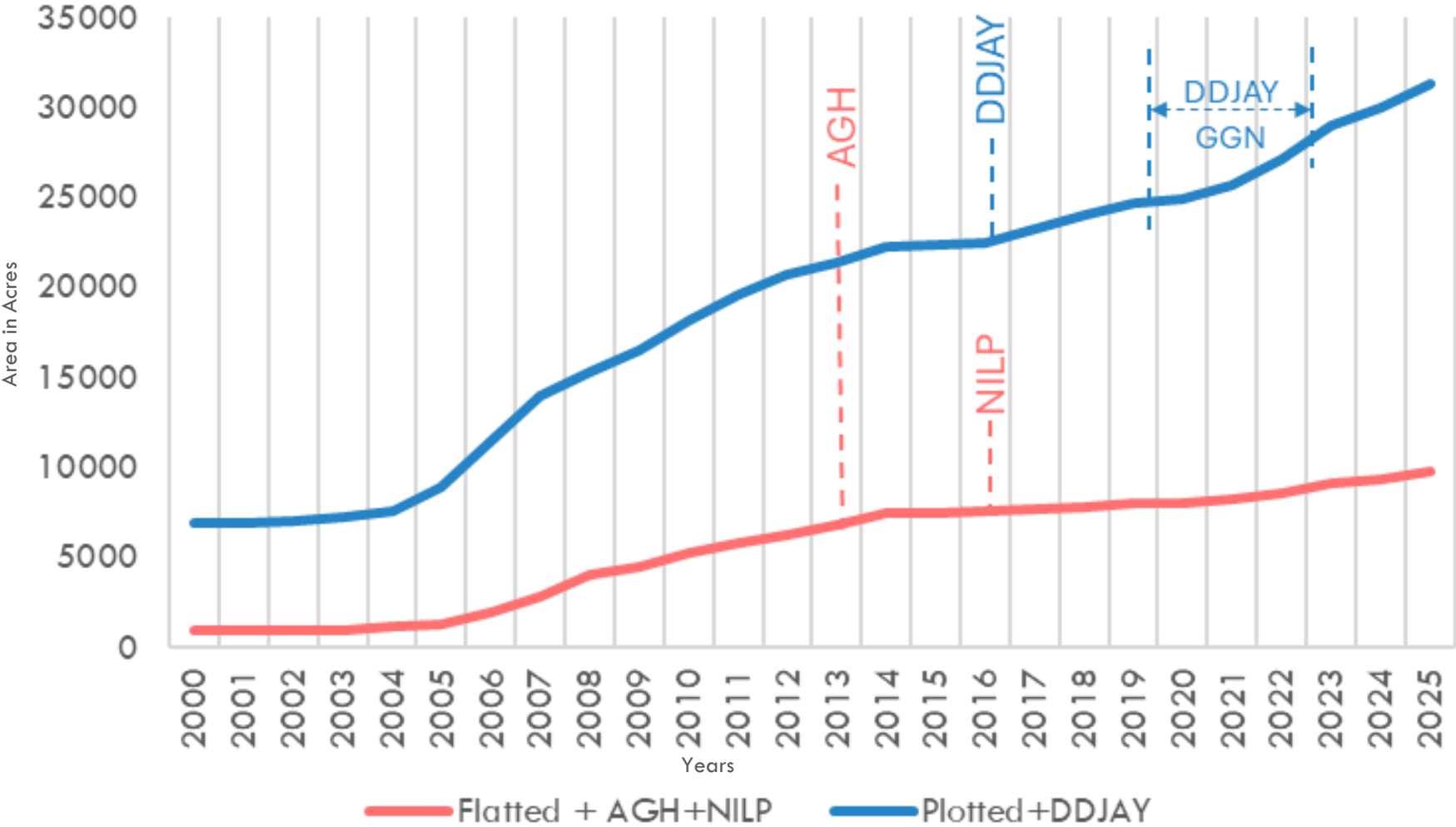


Percentage of Flatted, Plotted and Affordable (AGH + DDJAY)



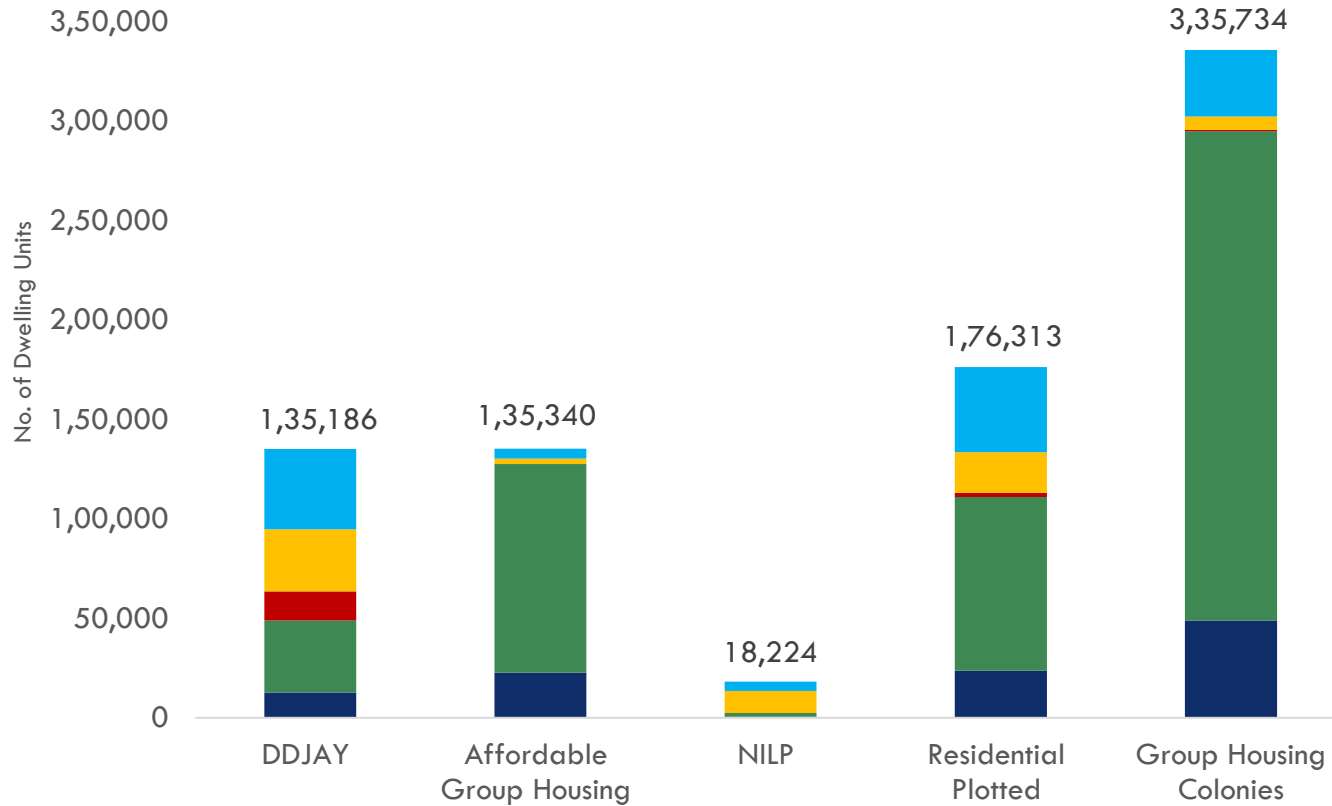
All area figures are in Acres.

RESIDENTIAL – FLATTED V/S PLOTTED

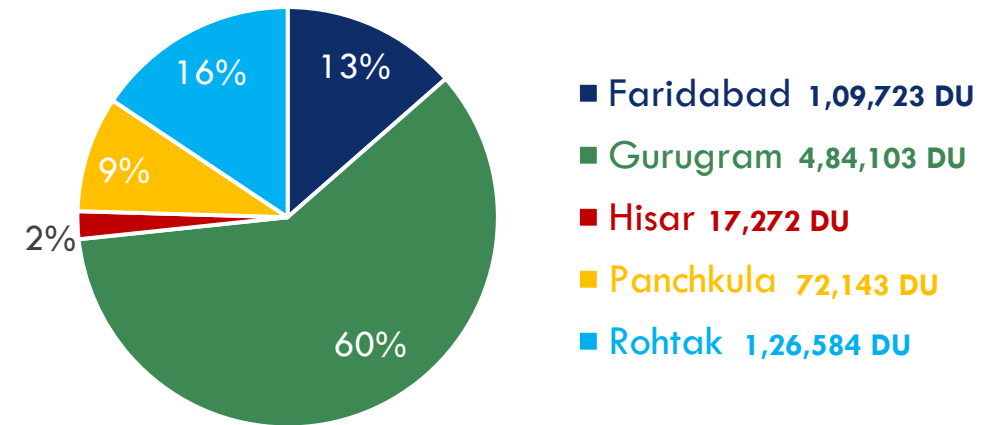


All area figures are in Acres.

NO. OF DWELLING UNITS UNDER PLANNING CIRCLES



TOTAL DWELLING UNITS BY CATEGORY & CIRCLES



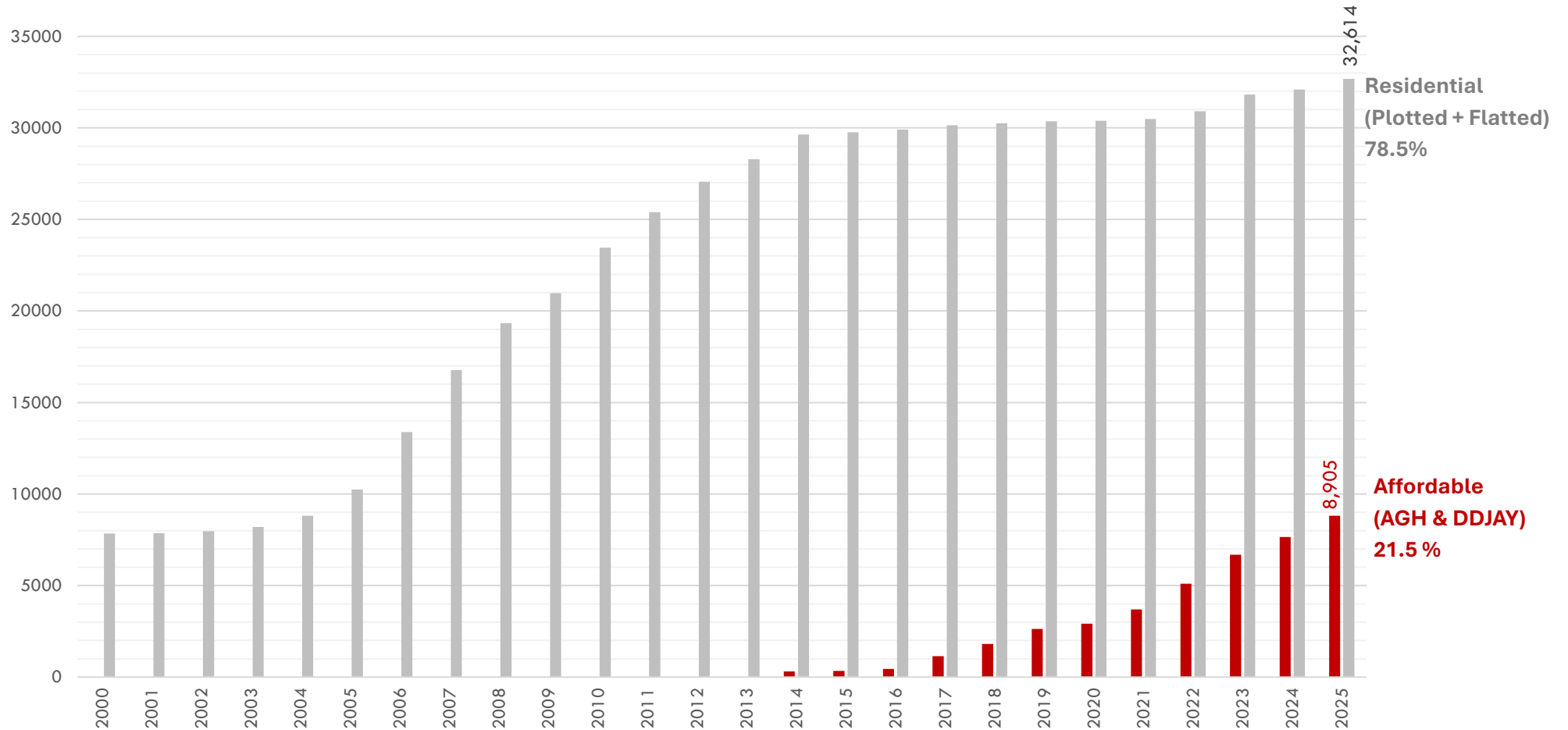
TOTAL DWELLING UNITS BY CIRCLES

TOTAL NO. OF DWELLING UNITS BY CATEGORY

15

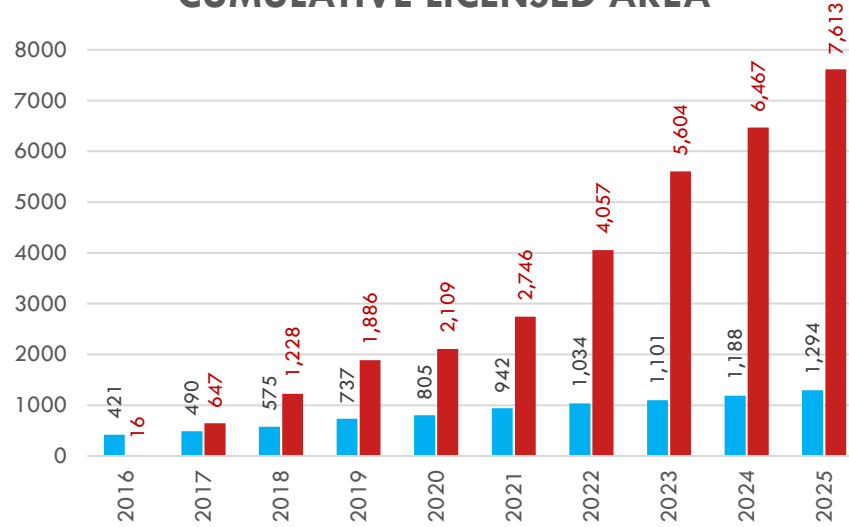
CATEGORY	FARIDABAD CIRCLE	GURUGRAM CIRCLE	HISAR CIRCLE	PANCHKULA CIRCLE	ROHTAK CIRCLE	TOTAL BY CATEGORY
DDJAY (Affordable Plotted Colonies)	12,671	36,308	14,639	31,111	40,457	1,35,186
Affordable Group Housing Colonies	22,635	1,04,930	0	2,754	5,021	1,35,340
NILP (Flatted Residential colonies)	485	1,899	0	1,869	407	18,224
Retirement Housing	676	164	0	0	56	896
Residential Plotted Colony	23,620	87,445	1,959	20,444	42,845	1,76,313
Group Housing Colonies	48,911	2,45,950	674	6,714	33,485	3,35,734
Mixed Land Use Colonies	725	7,407	0	0	0	8,132
Total by Circle	1,09,723	4,84,103	17,272	72,143	1,26,584	8,09,825

COMPARATIVE ANALYSIS OF AFFORDABLE V/S OTHER THAN AFFORDABLE

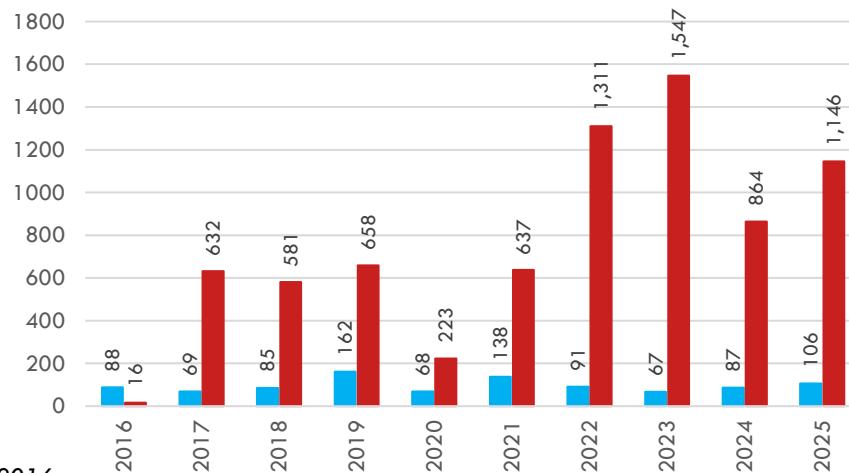


COMPARISON OF LICENCE AREA UNDER AGH & DDJAY

CUMULATIVE LICENSED AREA



YEAR-WISE LICENSED AREA

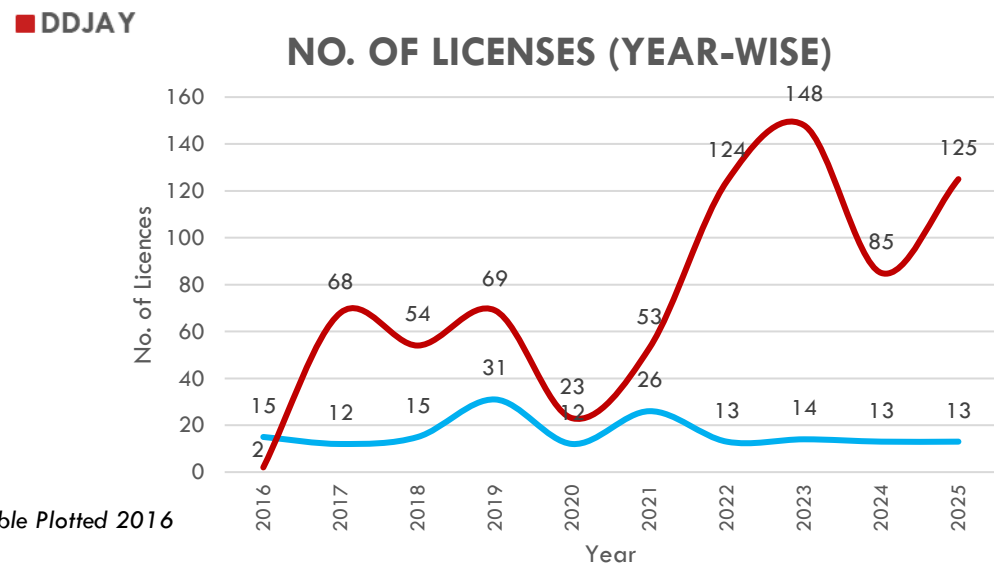
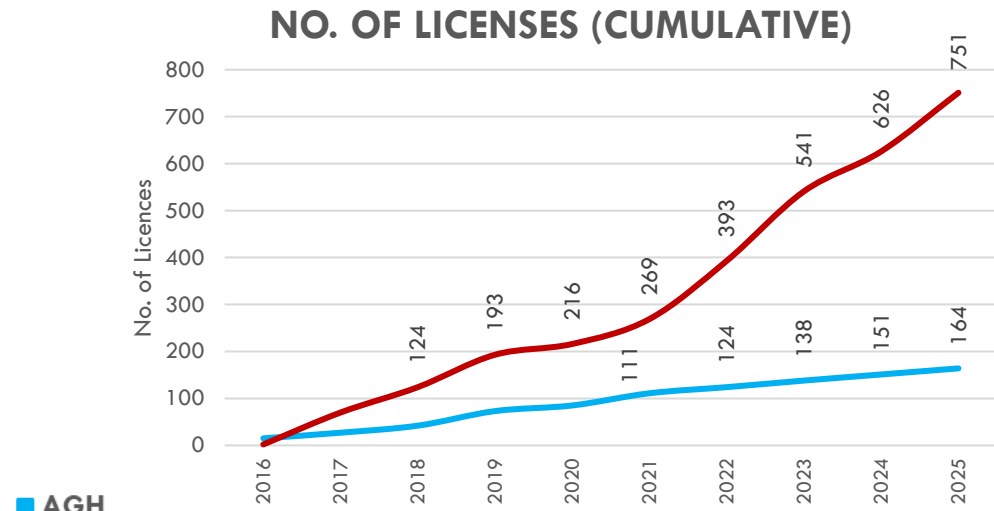


■ AGH ■ DDJAY

Summary 2016-2025

	AGH	DDJAY
CAGR	30.4%	98.9%
Multiple	3.07x	476x
Peak Period	2017-2019	2016-2017

COMPARISON OF NO. OF LICENCES UNDER AGH & DDJAY

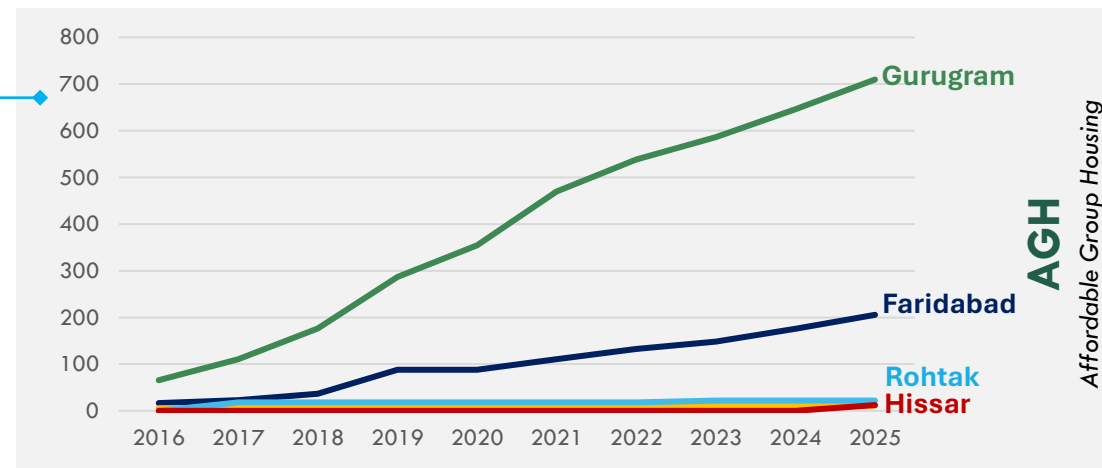
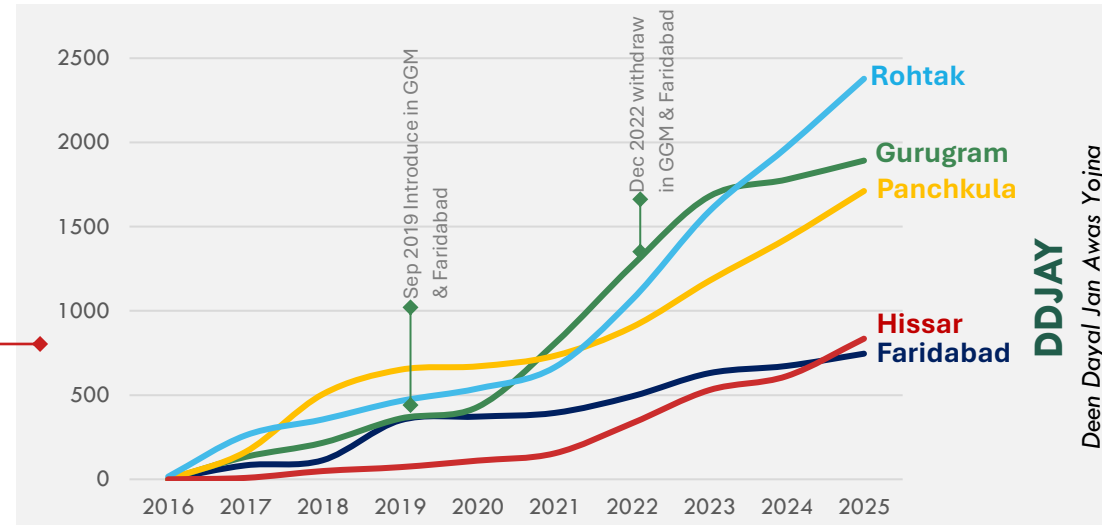
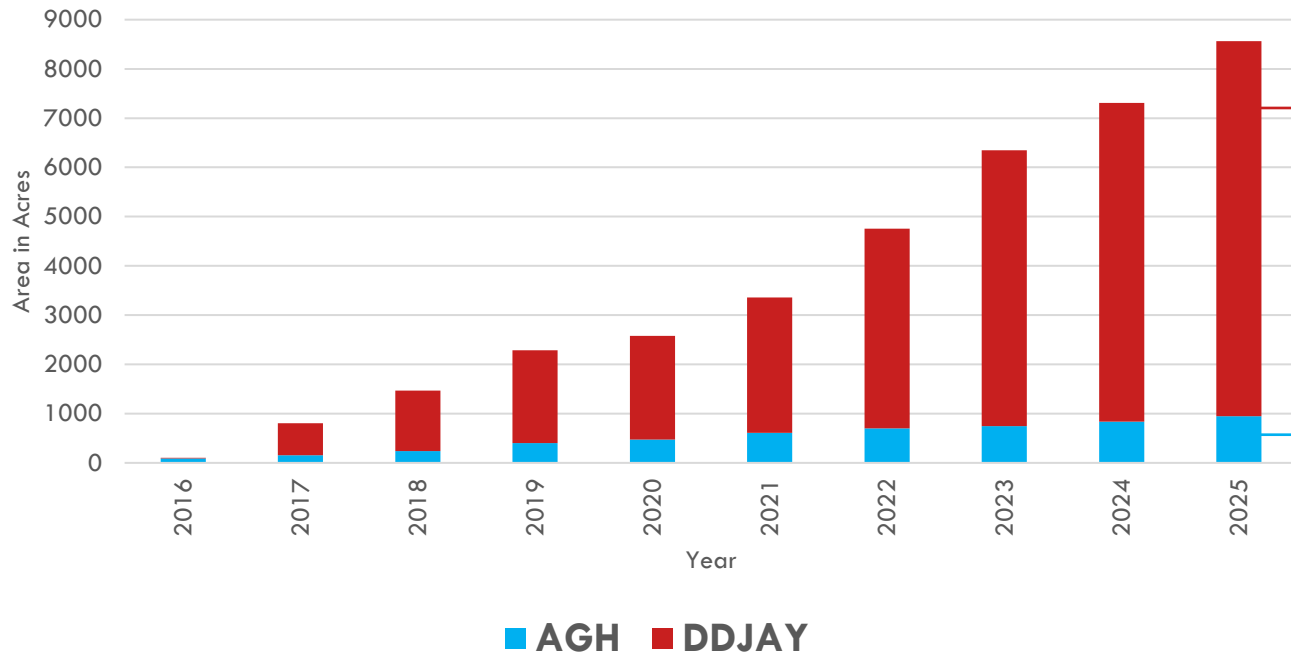


Last 5 years Performance (2020-2025)

Category	Total No. of Licences till 2020	Total No. of Licences till 2025	Total Percentage increase
AGH	85 Licences	164 Licences	92.9%
DDJAY	216 Licences	751 Licences	247.7%

LICENCED AREA UNDER AGH & DDJAY ACROSS PLANNING CIRCLES

CUMULATIVE LICENSED AREA AGH+DDJAY



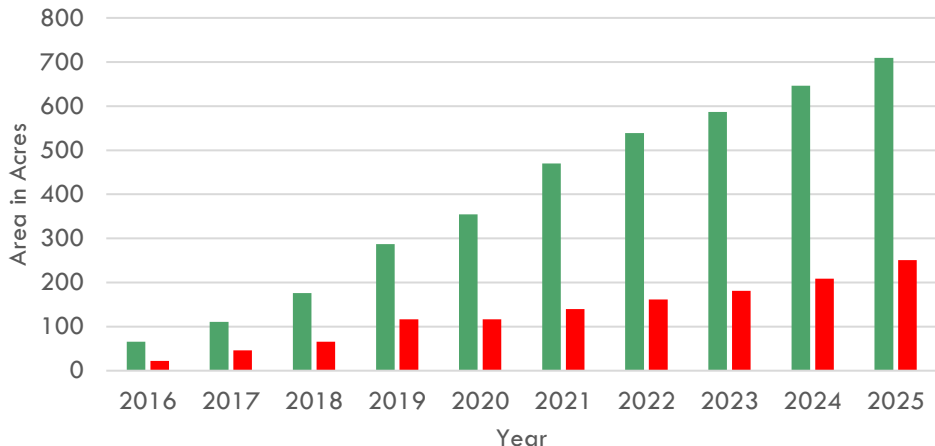
Note: DDJAY introduced in Sep 2019 and discontinued from Dec.2022 in Gurugram (FDP-2031 GMUC) and Faridabad (FDP-2031)

All figures of areas are in Acres

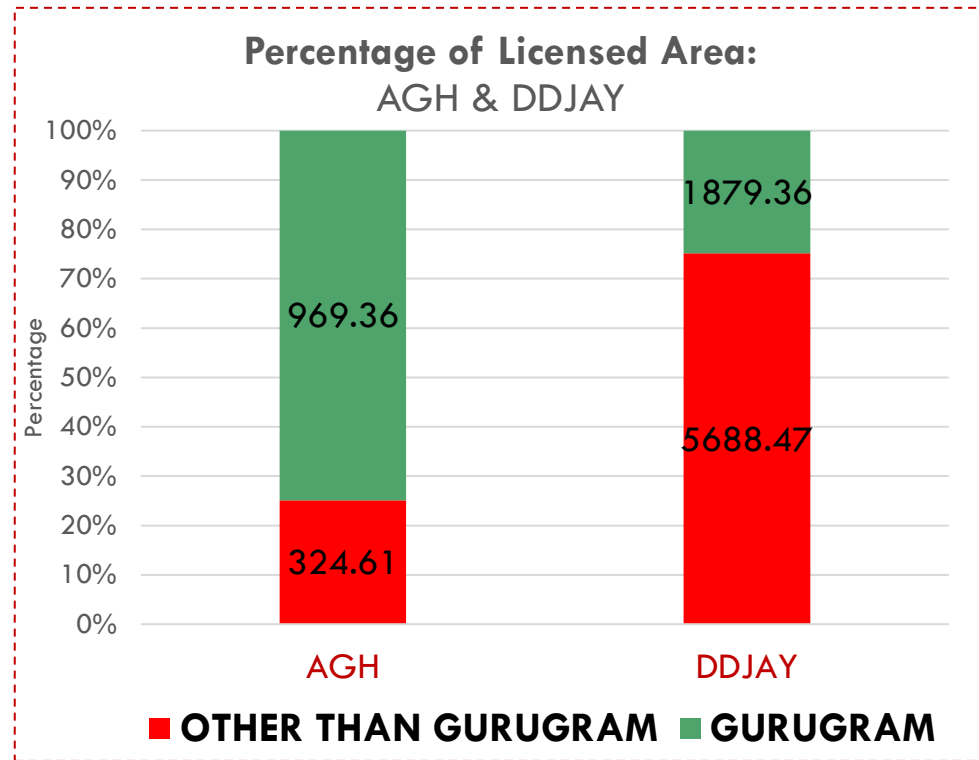
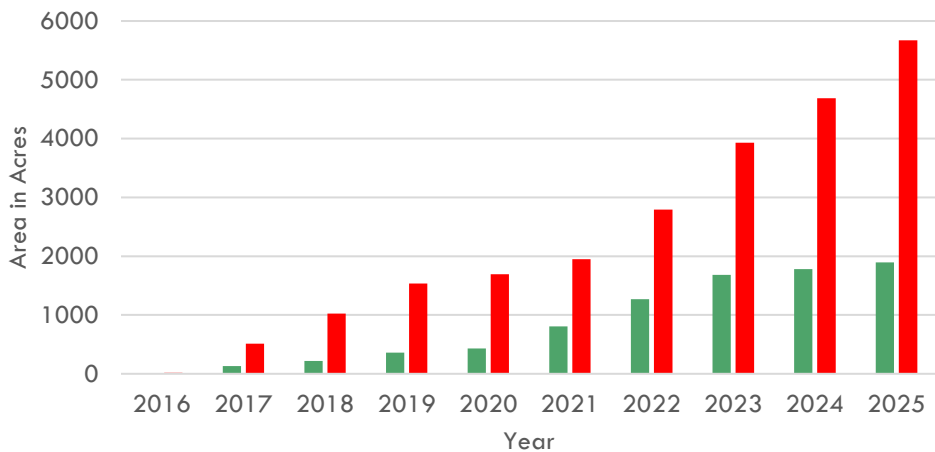
LICENSED AREA UNDER AGH & DDJAY

GURUGRAM CIRCLE VS. OTHER PLANNING CIRCLES

Cumulative Licensed Area under **AGH** in GGM & Other Planning Circles



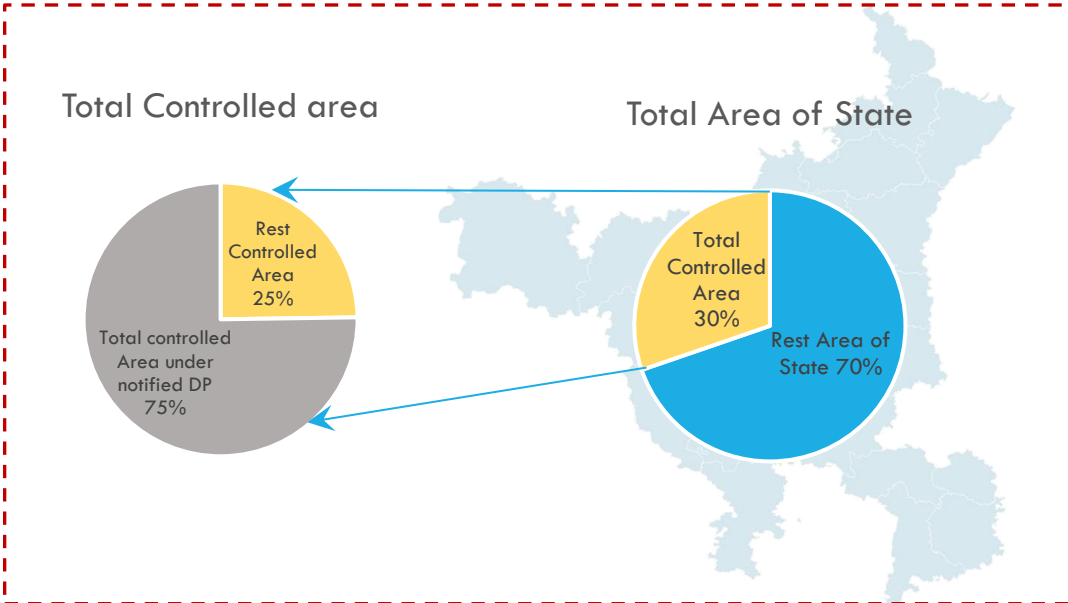
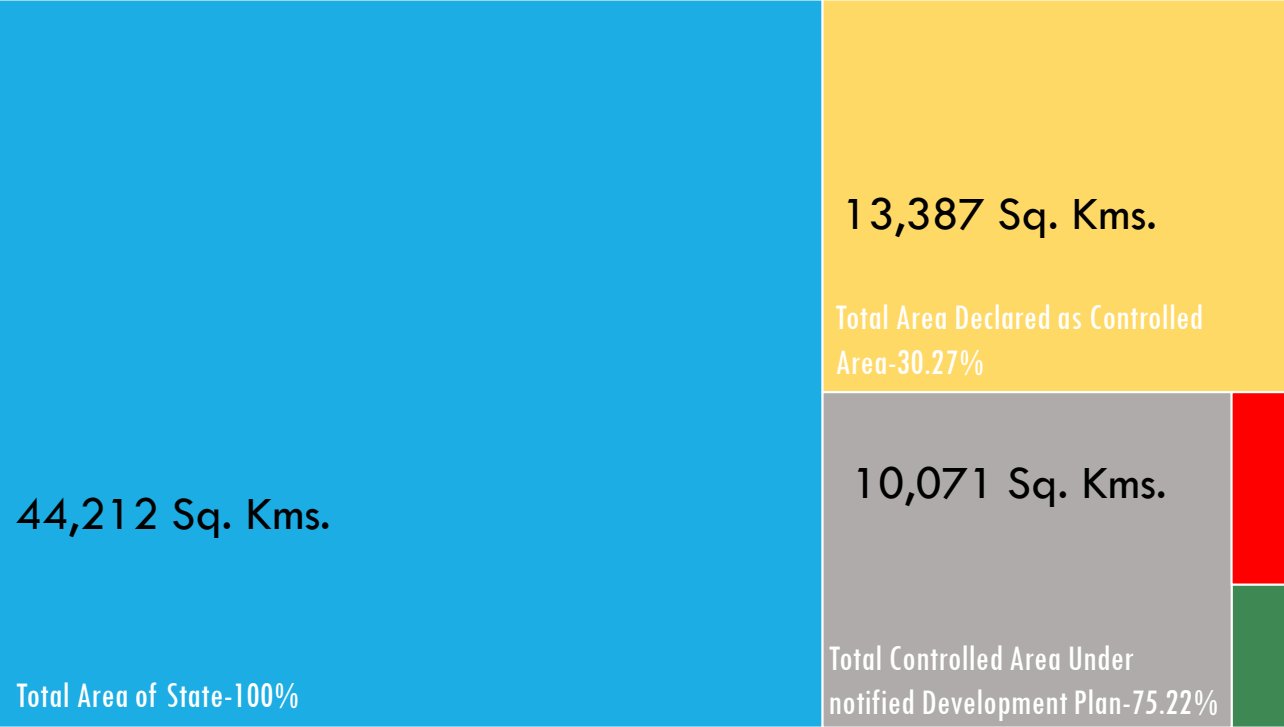
Cumulative Licensed Area under **DDJAY** in GGM & Other Planning Circles



All figures of areas are in Acres

PRESENT SCENARIO

HARYANA STATE AREA DISTRIBUTION



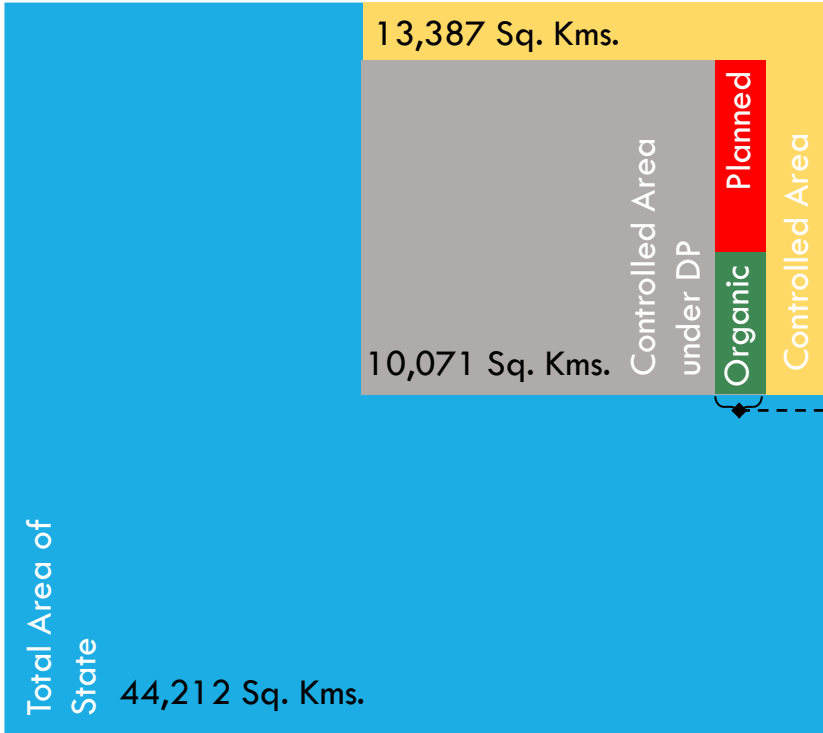
786 Sq. Kms.
Area under Planned Development

585 Sq. Kms.
Area under Organic Development

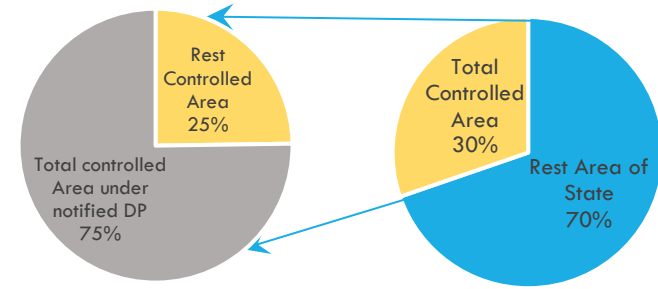


PRESENT SCENARIO

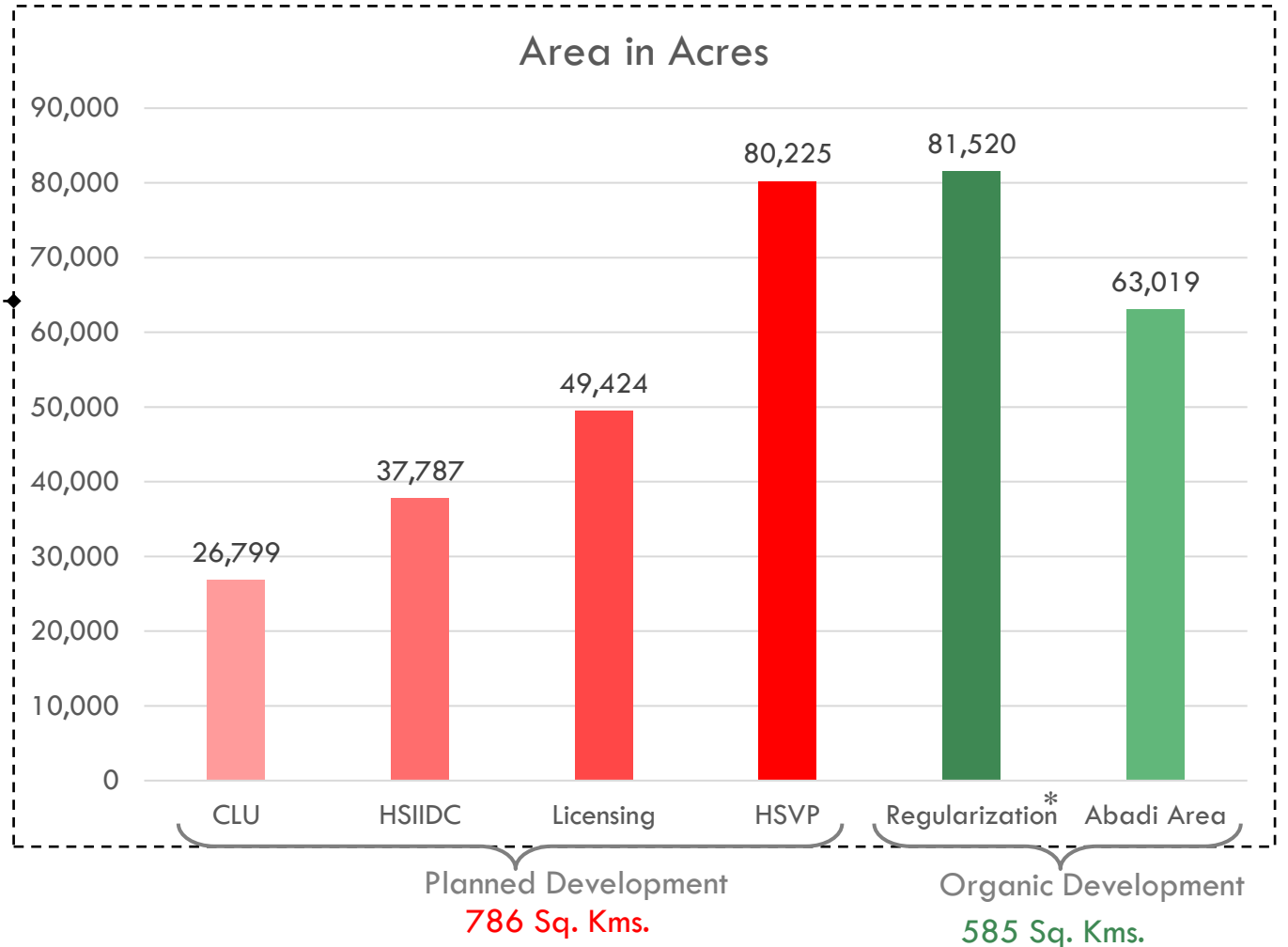
HARYANA STATE AREA DISTRIBUTION



Total Controlled area Total Area of State



Area in Acres



*Area under colonies been declared as Civic Amenities and Infrastructure Deficient Areas

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