

From

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

To

Director  
Town and Country Planning,  
Haryana, Chandigarh

Memo No. CLU-Misc-510/7/16/2006-2TCP

Dated:- 25-01-2019

**Subject:- Increase in cap of 5% sector area to 20% of Sector area for grant of CLU permissions for warehouses in Transport and Communication zones of Development Plans and also allowing assembly of goods, printing and packing, display and sale of goods stored in the said warehouse.**

Ref:- This office memo No.7/16/2006-2TCP dated 29.07.2015

The Govt. of Haryana had taken a policy decision on 16.04.2008 to allow Warehouses upto a maximum limit of 5% of the total area of Transport and Communication zones/sector in Development Plan. Therefore, vide policy instruction referred above, directions were issued to amend the zoning regulations of the Development Plans.

2. The matter regarding allowing warehouses in Transport and Communication zones was deliberated in the 3<sup>rd</sup> meeting of Empowered Executive Committee with respect to proposal of Hind Terminal Pvt Ltd. The meeting in this regard was also held under the Chairmanship of Hon'ble CM on 18.6.2018 wherein it was decided that Logistics and Retail policy should be finalised covering retail within the same premises subject to certain restrictions including outright on manufacturing, shopping mall or multi brand retails. Further, a meeting was also held under the Chairmanship of Hon'ble Industries Minister on 1.8.2018, wherein the issue related to permitting the use upto 10% of FAR of warehouse for assembly purpose and 5% of the FAR for display and sale purpose was discussed alongwith Draft Logistic Warehousing and Retail Policy 2018.

3. In view of the above, the matter has been examined by the Department and it has been decided that 20% of the sector area is allowed for warehouse purpose in Transport and Communication Zone of the Development Plans. Further, 10% of the permissible FAR of the site of the warehouse may be utilized for assembly of goods including printing packing and 5% of the permissible FAR may be allowed for display and sale in both agro and non

agro warehouses. It is further clarified that this 5% FAR for commercial use shall be optional and accordingly the fee and charges for commercial use as prescribed in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 shall be leviable on pro-rata basis. The assembly as well as display and sale of goods shall be restricted to the goods stored in the warehouse and shall not include manufacturing, shopping malls or multi brand retails. It is accordingly directed that the necessary amendment in all the relevant Development Plans be carried out by the Department and in the Haryana Building Code-2017.

*-Sd/-*

(A.K. Singh, IAS)

Principal Secretary to Government, Haryana,  
Town and Country Planning Department,  
Haryana, Chandigarh

Endst. No. Misc-510/CLU/2018/7/16/2006-2TCP

Dated:- 25-01-2019

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

1. Principal Secretary to Government, Haryana, Industries Department.
2. Principal Secretary to Government, Haryana, Urban Local Bodies Department.
3. Director, Urban Local Bodies, Haryana, Panchkula.
4. Director, Industries Department, Haryana, Chandigarh.
5. Chief Executive Officer, GMDA, Gurugram.
6. Chief Coordinator Planner, (NCR), Haryana, Panchkula.

*-Sd/-*

Superintendent,  
For: Principal Secretary to Government, Haryana  
Town and Country Planning Department,  
Haryana, Chandigarh