

THIS DOCUMENTS IS PART OF PUBLIC NOTICE DATED 20.09.2018 ISSUED BY TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

Subject:- Inviting applications for grant of Change of Land Use permissions under policy dated 10.11.2017.

Applications are invited for grant of Change of Land use permissions in the State of Haryana under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963 and Rules 1965 and Policy dated 10.11.2017. All the relevant Acts/ Rules, Policies and Zoning Regulations can be referred on the website of the Department i.e. www.tcpharyana.gov.in. Before applying the applicants are advised to carefully go through the particular Policy and other relevant documents w.r.t. the specific purpose for which He/She wish to make CLU application. The applicants can make applications under following Policies are as under:

A. Applications under Policy for Setting up of Recreational Projects in Residential Zone and Open Space Zone of notified Development Plans Dated 27.09.2010

As per policy dated 27.09.2010, in residential zone CLU permission for Recreational Use is allowed with a limit of maximum two facilities in a sector of not less than 200 acres and maximum one such facility in a sector of less than 200 acres. Further, under this policy, in open space zone areas designated under sub-head –730-green belts/gardens and other recreational uses for a maximum of 10% of the area designated as such, mini amusement parks, outdoor game facility, canteen and related infrastructure requiring minimal construction activity, is permissible for grant of permission for change of land use.

A(1). Permissible Recreational Projects in Residential Zone:

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

	Sohna (Part of Gurugram District)	Faridabad	Panipat	Sonipat-Kundli Multifunctional Urban Complex
Sectoral Plans approved	4(2), 11(2), 14(1), 17(1), 25(1), 28(2), 29(2), 30 P(1), 32(2), 33(2), 35(2), 36(2) Total no of sector = 12 Total permissions = 20	76 part (2), 77 part (2), 78 (2), 80 (2), 82 (2), 83 (1), 84 (2), 85 (2), 89 (2), 93 part (2), 94 (1), 94A part(1), 95 (2), 96 (2), 97 (2), 98 (2), 99 (2), 99A (1), 101 (2), 102 (2), 103 (2), 104 (2), 105 (2), 106 (2), 107 (2), 108 (2), 109 (2), 109A (1) 110 part (2), 110-A part (1), 111 (2), 112 (2), 113 (2), 114 (2), 115 (2), 119 (2), 121 (2), 122 (2), 123 (2), 124 (2), 139 (2), 140 (2), 141 (1), 142 (1), 143 (2), 146 (2), 149 (2), 156 (2), 157 (2) Total no of sectors = 49 Total permissions = 90	19A (2), 38 (2), 39 (1), 40, (1) Total no of sector = 4 Total permissions = 6	41 (2), 58 (2), 59 (2), 60 (2), 61 (2), 62 (2), 63 (1), 64 (2) Total no of sector = 8 Total permissions = 15
<i>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</i>				

Fee and Charges for recreational use in residential zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone/Towns	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
(Sohna, Faridabad)	40470	10,92,690	10,07,703	9,22,716	49290.8412	11,82,451	10,97,464	10,12,477

(Panipat and Sonipat-Kundli Multifunctional Urban Complex)	40470	10,92,690	10,07,703	9,22,716	38337.231	11,71,497	10,86,510	10,01,523
Rates for the sectors which have been acquired (100% EDC) (in Rs.)								
(Sohna, Faridabad)	40470	10,92,690	10,07,703	9,22,716	492908.412	16,26,068	15,41,081	14,56,094
(Panipat and Sonipat-Kundli Multifunctional Urban Complex)	40470	10,92,690	10,07,703	9,22,716	383372.31	15,16,532	14,31,545	13,46,558

NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads

Planning Parameters:-

Activity Permitted:	Club/ Community Centre including Swimming Pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 sq. meters area) and related uses.
Minimum Approach Road:	18 meters Sectoral Plan Road
Minimum Area:	½ acre
Maximum Area:	2 acre
FAR:	100% (Not more than 10% of the permitted FAR to be allowed for Rooms.)
Ground Coverage:	35%
Max Height:	21 meters
Special Dispensation:	A maximum of 10% of the total FAR can be utilized for commercial use viz, canteen/restaurant etc applied commercial activities against which all fees/charges at commercial rates shall be recovered

Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU.

A(2). Permissible Recreational Projects in Open Space Zone:

The details of sectors and the maximum area allowed under such permissions in a particular sector are as follows:

Development Plan	No. of CLU permissions and area that can be considered for CLU permissions
Faridabad	84 A(18.08), 92 (10.95), 95A (9.67), 98 (12.07), 99A (24.91), 105A (14.0), 109A (15.58), 110A (21.02), 111 (9.4), 116(9.3), 117 (24.17), 118 (13.85), 119(7.6), 140(15.5), 141 (6.3), 142(7.9), 143(35.06)
	<i>Figures outside the bracket denotes Sector no. and inside the bracket is the total area which can be considered for grant of CLU permission in a sector</i>

Fee and Charges for recreational use in Open Space Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
(Sohna, Faridabad)	40470	6,47,520	6,47,520	6,47,520	37916.34	7,25,906	7,25,906	7,25,906
Rates for the sectors which have been acquired (100% EDC) (in Rs.)								
(Sohna Faridabad)	40470	6,47,520	6,47,520	6,47,520	379163.4	10,67,153	10,67,153	10,67,153

NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads

Planning Parameters:-

Activity Permitted:	Mini Amusement Parks, Outdoor Games facility, Canteen (not exceeding 200 sq. meter area) and related infrastructure requiring minimal construction activity in sub code 730 for a maximum of 10% of the designated area.
Minimum Approach Road:	Sector Road
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	10% of site area

Ground Coverage:	10% of site area
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.

Note:- Cases wherein approach is from acquired and developed sector road will be considered for grant of CLU.

B. Zoning regulations of published Final Development Plans permit following uses in the Industrial Zone, Pubic and Semi Public Zone and Transport & Communication Zone:-

(i) Industrial Zone:-

Dhabas, restaurants, two/three/five star hotels subject to a maximum limit of 3 percent of the total area of the sector are permissible. The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

	Name of Facility	Faridabad
Sectoral plan approved	Dhabas	68 (2), 69 (2), 71 (2), 72 (2), 73 (2), 117 (2), 118 (2), 125 (2), 126 (2), 127 (2), 128 (2), 129 (2), 130 (2), 133 (2), 134 (2), 134-A (2), 136 (2), 136-A (2), 137 (2), 138 (2), 144 (2), 147 (2), 148 (2), 150 (2), 151 (2), 152 (2), 153 (2), 155 (2) Total no of sector = 28 Total permission = 56
Sectoral plan approved	Restaurants	-do-
Sectoral plan approved	Two/Three Star Hotels	-do-
Sectoral plan approved	Five Star Hotels	68 (1), 69 (1), 71 (1), 72 (1), 73 (1), 74 (1), 117 (1), 118 (1), 125 (1), 126 (1), 127 (1), 128 (1), 129 (1), 130 (1), 133 (1), 134 (1), 134-A (1), 136 (1), 136-A (1), 137 (1), 138 (1), 144 (1), 147 (1), 148 (1), 150 (1), 151 (1), 152 (1), 153 (1), 155 (1) Total no of sector = 29 Total permission = 29
		1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.

Fee and Charges for Restaurant and Dhabas in Industrial Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
High-I (Faridabad)	40470	50,99,220	42,49,350	33,99,480	151665.37	52,91,355	44,41,485	35,91,615
Rates for the sectors which have been acquired (100% EDC)								
High-I (Faridabad)	40470	50,99,220	42,49,350	33,99,480	1516653.7	66,56,344	58,06,474	49,56,604

NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads

Fee and Charges for Two/Three/Five Star hotels in Industrial Zone(in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
High-I (Faridabad)	40470	59,49,090	49,57,575	39,66,060	177068.39	61,66,628	51,75,113	41,83,598
Rates for the sectors which have been acquired (100% EDC)								

High-I (Faridabad)	40470	59,49,090	49,57,575	39,66,060	1770683.9	77,60,244	67,68,729	57,77,214
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector	Approach road
	Minimum	Maximum		
Dhabas	500 sqm.	1000 sqm.	2	Minimum 18 mtr
Restaurants	1000 sqm.	2000 sqm.	2	Minimum 18 mtr
Two/Three Star Hotels	1.0 acre	2.5 acres	2	Minimum 24 mtr
Five Star Hotels	2.5 acres	4.0 acres	1	Sector dividing road with the provisions of a service road

Note: Since as per provision of zoning regulations, maximum 3% of the total area of the sector is to be utilized for the above facilities, therefore, area of the facility to be taken for consideration will be vis-à-vis available maximum 3% area keeping into consideration the minimum area norm. Further, the approach road should be acquired and constructed.

(ii) Health Facilities in Industrial Zone:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

	Name of Facility	Faridabad
Sectoral plan approved	Hospital	68 (1), 69 (1), 71 (1), 72 (1), 73 (1), 117 (1), 118 (1), 125 (1), 126 (1), 127 (1), 128 (1), 129 (1), 130 (1), 133 (1), 134 (1), 134-A (1), 136 (1), 136-A (1), 137 (1), 138 (1), 144 (1), 147 (1), 148 (1), 150 (1), 151 (1), 152 (1), 153 (1), 155 (1) Total no of sector = 28 Total permission = 28
Sectoral plan approved	Dispensary	-do-
Sectoral plan approved	Nursing Home	68 (2), 69 (2), 71 (2), 72 (2), 73 (2), 74 (2), 117 (2), 118 (2), 125 (2), 126 (2), 127 (2), 128 (2), 129 (2), 130 (2), 133 (2), 134 (2), 134-A (2), 136 (2), 136-A (2), 137 (2), 138 (2), 144 (2), 147 (2), 148 (2), 150 (2), 151 (2), 152 (2), 153 (2), 155 (2) Total no of sector = 29 Total permission = 58
Sectoral plan approved	Clinic	-do-
Sectoral plan not approved		NIL
	1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.	

Fee and Charges for Hospital, Dispensary in Industrial Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
High-I (Faridabad)	40470	4,57,109	3,64,837	2,80,457	37915.129	5,35,494	4,43,222	3,58,842
Rates for the sectors which have been acquired (100% EDC)								
High-I (Faridabad)	40470	4,57,109	3,64,837	2,80,457	379151.29	8,76,730	7,84,458	7,00,078

NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads

Fee and Charges for Nursing Home, Clinic in Industrial Zone								
Rates for the sectors which have not been acquired (10% EDC)								

Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
High-I (Faridabad)	40470	4,24,935	3,39,948	2,54,961	37915.129	5,03,320	4,18,333	3,33,346
Rates for the sectors which have been acquired (100% EDC)								
High-I (Faridabad)	40470	4,24,935	3,39,948	2,54,961	37915.129	8,44,556	7,59,569	6,74,582

NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads

Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Hospital	2.5 acres	5.0 acres	1
Dispensary	1.0 acre	1.5 acres	1
Nursing Home	250 sqm.	500 sqm.	2
Clinic	250 sqm.	500 sqm.	2

(iii) Dhabas and Restaurants in Public and Semi Public (PSP) Zones:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

	Name of Development Plan/ Facility	Sohna	Faridabad
Sectoral plans approved	Dhabas	3(2), 27 (2), 31(2), 34(2) Total sectors= 4 Permissions = 8	73 (2), 76(2), 77(2), 78(2), 93 (2), 96A (2), 97A (2), 104 (2), 116 (2), 145A (2) Total Sector = 10 Permissions= 20
Sectoral plans approved	Restaurants	3(2), 27 (2), 31(2), 34(2) Total sectors= 4 Permissions = 8	73 (2), 76(2), 77(2), 78(2), 93 (2), 96A (2), 97A (2), 104 (2), 116 (2), 145A (2) Total Sector = 10 Permissions= 20
1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.			

Fee and Charges for Restaurant in public and semi public Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
High-I (Sohna, Faridabad)	40470	50,99,220	42,49,350	33,99,480	151665.37	52,91,355	44,41,485	35,91,615
Rates for the sectors which have been acquired (100% EDC)								
High-I (Sohna, Faridabad)	40470	50,99,220	42,49,350	33,99,480	1516653.7	66,56,344	58,06,474	49,56,604
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000 sqm.	2

(iv) Warehouse in Transport & Communication Zone:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

	Sohna	Faridabad
Sectoral plans approved	27Part (7.33 acres)	67 (6.882 acres), 132 (13.587 acres), 135 (17.121 acres), 145 (21.47 acres) Total Sector = 4, total area 59.06 acres

Figures outside the bracket denotes Sector no. and inside the bracket is the total area which can be considered for grant of CLU permissions in a sector.

Fee and Charges for Warehouse in transport and communication Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
High-I (Sohna, Faridabad)	40470	4,85,640	4,85,640	4,85,640	37912.296	5,64,022	5,64,022	5,64,022
Rates for the sectors which have been acquired (100% EDC)								
High-I (Sohna, Faridabad)	40470	4,85,640	4,85,640	4,85,640	37912.296	9,05,233	9,05,233	9,05,233
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%. Not more than 5% of the total permissible FAR shall be utilized for ancillary uses of the main building. There will no restriction on the height of the building subject to the clearance from Airport Authority of India
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

2. Medium potential zones:

A. Applications under Policy for Setting up of Recreational Projects in Residential Zone and Open Space Zone of notified Development Plans Dated 27.09.2010-

As per policy dated 27.09.2010, in residential zone CLU permission for Recreational Use is allowed with a limit of maximum two facilities in a sector of not less than 200 acres and maximum one such facility in a sector of less than 200 acres. Further, under this policy, in open space zone areas designated under sub-head -730-green belts/gardens and other recreational uses for a maximum of 10% of the area designated as such, mini amusement parks, outdoor game facility, canteen and related infrastructure requiring minimal construction activity, is permissible for grant of permission for change of land use.

A(1).Permissible Recreational Projects in Residential Zone:

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	No. of permissions that can be granted (Sectoral plans approved)	Sectoral plans not approved
Ambala	NIL	26, 27
Bahadurgarh	3(1), 3A (2), 3B (1), 4A(1), 14 (1), 35(1), 36(1), 37 (2) Total sector = 8, permission =10	13
Prithla	6 (2) Total sector = 1, permission =2	NIL
Dharuhera	1 (1), 1B(1), 2A(1), 2B(1), 3(2) 3A(1), 4(1), 5(1), 7(1),	4A, 6

	7 A Part(1), 19 (1), 21 (1), 22 (1), 23(1), 24 (2) Total sectors=15,Permissions=17	
	<ol style="list-style-type: none"> 1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector. 2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case. 	

Fee and Charges for recreational use in residential zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Medium	40470	6,47,520	6,07,050	5,05,875	32860.4259	7,20,850	6,80,380	5,79,205
Rates for the sectors which have been acquired (100% EDC)								
Medium	40470	6,47,520	6,07,050	5,05,875	328604.259	10,16,594	9,76,124	8,74,949
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:

Activity Permitted:	Club/ Community Centre including Swimming Pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 sq. meters area) and related uses.
Minimum Approach Road:	18 meters Sectoral Plan Road
Minimum Area:	½ acre
Maximum Area:	2 acre
FAR:	100% (Not more than 10% of the permitted FAR to be allowed for Rooms.)
Ground Coverage:	35%
Max Height:	21 meters
Special Dispensation:	A maximum of 10% of the total FAR can be utilized for commercial use viz, canteen/restaurant etc allied commercial activities against which all fees/charges at commercial rates shall be recovered

A (2). Recreational Projects in Open Space Zone.

The details of sectors and the maximum area allowed under such permissions in a particular sector are as follows:

Development Plan	Area available for grant of CLU permission (Sectoral plans approved)	Sectoral plans not approved
Ambala	NIL	41
Prithla	Sector 1 (3.75 acres)	NIL
Dharuhera	Sector 7A part(5.8 acres)	NIL
Bahadurgarh	NIL	12A & 39
	<ol style="list-style-type: none"> 1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector. 2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case. 	

Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU.

Fee and Charges for recreational use in Open Space Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Medium	40470	4,04,700	4,04,700	4,04,700	25277.56	4,70,448	4,70,448	4,70,448
Rates for the sectors which have been acquired (100% EDC)								
Medium	40470	4,04,700	4,04,700	4,04,700	252775.6	6,97,946	6,97,946	6,97,946
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:

Activity Permitted:	Mini Amusement Parks, Outdoor Games facility, Canteen (not exceeding 200 sq. meter area) and related infrastructure requiring minimal construction activity in sub code 730 for a maximum of 10% of the designated area.
Minimum Approach Road:	Sector Road
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	10% of site area
Ground Coverage:	10% of site area
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.

B. Policy for grant of CLU permission for starred hotels and restaurants in residential and commercial sectors of medium and low potential towns bearing No. Misc287/7/16/2006-2TCP dated 12.04.2012-

Grant of CLU permission for starred Hotels and Restaurants in residential & commercial sectors of medium & low potential zones is considered subject to the availability of the area within the overall limit of 3.5% in residential zone.

Starred Hotels and Restaurants in residential sectors -The development plan wise status of the sectors and number of permissions allowed is as under:

Development Plan	Area that can be considered for CLU permission(Sectoral plans approved)	Sectoral plans not approved
Amabala	NIL	26, 27
Bahadurgarh	3 (6.685), 3A (7.805), 3B (5.25), 4A (4.55), 14 (2.596), 35 (3.1388), 36 (6.87645), 37 (6.60885) Total sector = 9, Area = 43.51 acres	13
Prithla	6 (15.37 acres)	NIL
Dharuhera	1 (5.54 acres), 2B(4.82 acres), 3(8.76 acres), 5(6.25 acres), 7(3.46 acres), 7 Part(2.64 acres), 19 (4.67 acres), 21 (3.95 acres), 22 (5.11 acres) 23(6.63 acres), 24 (7.98 acres). Total sectors =11 Area=59.81 acres	4A, 6
	<ol style="list-style-type: none"> Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case. 	

Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU.

Fee and Charges for starred hotel and restaurant in residential sector.								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Medium	40470	33,02,352	28,32,900	16,51,176	118046.94	34,60,869	29,91,417	18,09,693
Rates for the sectors which have been acquired (100% EDC)								
Medium	40470	33,02,352	28,32,900	16,51,176	118046.94	45,23,291	40,53,839	28,72,115
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:

Area	Starred Hotel: Min 2 acres max 4 acres Restaurant: Min 1000 sqm max 2000 sqm
FAR:	175
Ground Coverage:	40%
Access norms	The site should be located on an existing sector dividing road which is already

	functional. Any existing stretch of National/ State Highway falling within the urbanisable limits shall also be considered as a valid approach for the purpose of this clause, provided necessary permission for deriving direct access from such highway is obtained by the applicant till the service road becomes functional.
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C. Policy for grant of permission for change of land use for wholesale trade, warehouse and storage in commercial zone of development plans of low and medium potential zones bearing no. MISC-199/2015/7/16/2006-2TCP dated 12.01.2015-

Grant of CLU permission for Wholesale Trade, Warehouse and Storage in commercial zone of Development Plans of low and medium potential zone can be considered upto 10% of the Net Planned area of the commercial sector designated with sub-code 220 and /or 230 in the Development Plan for setting up of such activities. However, no permission is given in the commercial zone wherein sub-code 220 and/ or 230 are not designated in the Development Plan.

The details of permissions that can be granted in various Development Plans is as under:

Development Plan/	Area that can be considered for CLU permission(Sectoral plans approved)	Sectoral plans not approved
Bahadurgarh	4 part (6.789), 35 part (7.373), 36 part (2.984), 38 part (4.635) Total sector =4, Area (21.781 acres)	NIL
Ambala	NIL	40A
Prithla	2 part (7.341) 5A partly (2.3) Total sector = 2, Area = 9.641 acres	NIL
Dharuhera	2 (11.7 acres), 20 (12.5 acres) Total Sector = 2, Area = 24.2 acres	NIL
	<p>1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</p> <p>2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</p>	

Fee and Charges for warehouse, whole sale trade and storage in commercial zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Medium	40470	28,32,900	24,28,200	14,16,450	101110. 25	29,74,480	25,69,780	15,58,030
Rates for the sectors which have been acquired (100% EDC)								
Medium	40470	28,32,900	24,28,200	14,16,450	1011102 .5	38,84,472	34,79,772	24,68,022
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be reserved for parking. No parking will be made outside the premises.

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

D. Zoning regulations of published Final Development Plan permits following uses in different land uses:-

Dhabas and Restaurants in Public and Semi Public Uses Zone (PSP):-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan/	Dhabas (Sectoral plan approved)	Restaurants(Sectoral plan approved)	
Karnal	44 (2)	44 (2)	
	1. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.		

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for Restaurant in public and semi public Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Medium	40470	28,32,900	24,28,200	14,16,450	101110.25	29,74,480	25,69,780	15,58,030
Rates for the sectors which have been acquired (100% EDC)								
Medium	40470	28,32,900	24,28,200	14,16,450	1011102.5	38,84,472	34,79,772	24,68,022
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000 sqm.	2

3. LOW POTENTIAL ZONES

A. Applications under Policy for Setting up of Recreational Projects in Residential Zone and Open Space Zone of notified Development Plans Dated 27.09.2010 -

As per policy dated 27.09.2010, in residential zone CLU permission for Recreational Use is allowed with a limit of maximum two facilities in a sector of not less than 200 acres and maximum one such facility in a sector of less than 200 acres. Further, under this policy, in open space zone areas designated under sub-head –730-green belts/gardens and other recreational uses for a maximum of 10% of the area designated as such, mini amusement parks, outdoor game facility, canteen and related infrastructure requiring minimal construction activity, is permissible for grant of permission for change of land use.

A(1). Permissible Recreational Projects in Residential Zone:

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	No. of permissions that can be granted (Sectoral plan approved)	Sectoral plan not approved
Mahendergarh	8B (1), total sector = 1, permission = 1	NIL
Pataudi Haily Mandi	1 (2), 2 (1), 3 (1), 4 (2), 5 (1), 7 (1) Total sector = 6, permission 8	NIL
Bhiwani	2 (1),	2A, 28

	Total sector = 1, permission = 1	
Hansi	NIL	1,2,4,13
Narwana	17 (1), 18 (1), total sector = 2, permission 2	10, 19
Sirsa	24 (2), 25 (2) total sector-2, permission = 2	NIL
Tohana	4 (1)	NIL
Sohna(Part of Mewat District)	12(1), 14(1),17(1),25(1) Total sector = 4, Permissions=4	NIL
	<ol style="list-style-type: none"> 1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector. 2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case. 	

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for recreational use in residential zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	2,99,478	2,79,243	2,59,008	27384.0255	3,67,332	3,47,097	3,26,862
LOW-II (Part of FDP Sohna falling in Mewat Distt., Hansi, Naraingarh, Narwana and Tohana)	40470	2,99,478	2,79,243	2,59,008	21907.2204	3,61,855	3,41,620	3,21,385
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	2,99,478	2,79,243	2,59,008	273840.255	6,13,788	5,93,553	5,73,318
LOW-II (Part of FDP Sohna falling in Mewat Distt., Hansi, Naraingarh, Narwana and Tohana)	40470	2,99,478	2,79,243	2,59,008	219072.204	5,59,020	5,38,785	5,18,550
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

A (2). Recreational Projects in Open Space Zone:

The details of sectors and the maximum area allowed under such permissions in a particular sector are as follows:

Development Plan/	Area available for grant of CLU permission	Sectoral plan not approved
Yamunanagar Power House - I	NIL	Open space zone (Yamunanagar Power House - I)
Yamunanagar Power House - II	NIL	Open space zone (Yamunanagar Power House - II)
Yamunanagar Power House - III	NIL	Open space zone (Yamunanagar Power House - III)
Yamunanagar Power House - IV	NIL	Open space zone (Yamunanagar Power House - IV)
Yamunanagar Dadupur Headworks	NIL	Open space zone (Yamunanagar Dadupur Headworks)
Yamunanagar Kapal Mochan	NIL	Open space zone (Yamunanagar Kapal Mochan)
Yamunanagar Ad-Badri	NIL	Open space zone (Yamunanagar Ad-Badri)
Pataudi Haily Mandi	11 part (16.494), 12 part (21.066) Total Sector = 2, area=37.56 acre	NIL
	<ol style="list-style-type: none"> 1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector. 2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be 	

	<i>taken on case to case basis depending on the merits of the case.</i>
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Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for recreational use in Open Space Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Yamunanagar Power House-I to IV)	40470	2,42,820	2,42,820	2,42,820	16851.71	3,00,142	3,00,142	3,00,142
Rates for the sectors which have been acquired (100% EDC)								
Yamunanagar Power House-I to IV)	40470	2,42,820	2,42,820	2,42,820	168517.1	4,51,807	4,51,807	4,51,807
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

B. Policy for grant of CLU permission for starred hotels and restaurants in residential and commercial sectors of medium and low potential towns bearing No. Misc287/7/16/2006-2TCP dated 12.04.2012-

Grant of CLU permission for starred Hotels and Restaurants in residential & commercial sectors of medium & low potential zones is considered subject to the availability of the area within the overall limit of 3.5% in residential zone.

Starred Hotels and Restaurants in residential sectors -The development plan wise status of the sectors and number of permissions allowed is as under:

Development Plan/	Area that can be considered for CLU permission (in acres) (Sectoral plan approved)	Sectoral plan not approved
Pataudi Haily Mandi	1 (10.8052), 2 (5.1079), 3 (4.431), 4 (12.35325), 5 (6.2741), 7 (4.6207) Total sector = 6, area 43.59 acres	NIL
Bhiwani	NIL	2A, 28
Hansi	NIL	1,2,4,13
Narwana	17 (3.14965), 18 (3.94205), total sector = 2, area = 7.0845 acres	10, 19
Sirsa	24 (8.05), 25 (19.075) total sector = 2, area 27.125 acres	NIL
Tohana	4 (2.6628)	NIL
Sohna (Part of Mewat District)	12(5.01), 14(5.63),17(4.20),25(6.43) Total sector = 4, Area=21.27 Acres	NIL
	<p>1. <i>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</i></p> <p>2. <i>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</i></p>	

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for starred hotel and restaurant in residential sector (in Rs.).								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	9,51,045	7,08,225	4,69,452	98370.429	10,89,885	8,47,065	6,08,292

LOW-II (Part of FDP Sohna falling in Mewat Distt., Hansi, Naraingarh, Narwana and Tohana)	40470	9,51,045	7,08,225	4,69,452	78697.962	10,70,213	8,27,393	5,88,620
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	9,51,045	7,08,225	4,69,452	983704.29	19,75,219	17,32,399	14,93,626
LOW-II (Part of FDP Sohna falling in Mewat Distt., Hansi, Naraingarh, Narwana and Tohana)	40470	9,51,045	7,08,225	4,69,452	786979.62	17,78,495	15,35,675	12,96,902
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:

Area	Starred Hotel: Min 2 acres max 4 acres Restaurant: Min 1000 sqm max 2000 sqm
FAR:	175
Ground Coverage:	40%
Access norms	The site should be located on an existing sector dividing road which is already functional. Any existing stretch of National/ State Highway falling within the urbanisable limits shall also be considered as a valid approach for the purpose of this clause, provided necessary permission for deriving direct access from such highway is obtained by the applicant till the service road becomes functional.

C. Policy for grant of permission for change of land use for wholesale trade, warehouse and storage in commercial zone of development plans of low and medium potential zones bearing no. MISC-199/2015/7/16/2006-2TCP dated 12.01.2015-

Grant of CLU permission for Wholesale Trade, Warehouse and Storage in commercial zone of Development Plans of low and medium potential zone can be considered upto 10% of the Net Planned area of the commercial sector designated with sub-code 220 and /or 230 in the Development Plan for setting up of such activities. However, no permission is given in the commercial zone wherein sub-code 220 and/ or 230 are not designated in the Development Plan.

The details of permissions that can be granted in various Development Plans is as under:

Development Plan	Area that can be considered for CLU permission (Sectoral plan approved)
Bhiwani	32 (276.51 acres)
Sohna (part of Mewat District)	27(9.06 acres)

Figures outside the bracket denote Sector no. and inside the bracket is the total area which can be considered for grant of CLU permission in that sector.

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for warehouse, whole sale trade and storage in commercial zone (in Rs.).								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani,	40470	8,09,400	6,07,050	4,04,700	84254.493	9,34,124	7,31,774	5,29,424

LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	8,09,400	6,07,050	4,04,700	67406.832	9,17,277	7,14,927	5,12,577
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani,	40470	8,09,400	6,07,050	4,04,700	842544.93	16,92,415	14,90,065	12,87,715
LOW-II (Part of FDP Sohna falling in Mewa Distt.,	40470	8,09,400	6,07,050	4,04,700	674068.32	15,23,938	13,21,588	11,19,238
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be reserved for parking. No parking will be made outside the premises.

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

D. Zoning regulations of published Final Development Plan permit following uses in different land uses:-

(i) Industrial Zone:-

Dhabas, restaurants, two/three/five star hotels subject to a maximum limit of 3 percent of the total area of the sector are permissible. The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	Dhabas(Sectoral plan approved)	Restaurants(Sectoral plan approved)	Two/Three Star Hotels(Sectoral plan approved)	Five Star Hotels (Sectoral plan approved)	Sectoral plan not approved
Sohna (part of Mewat District)	16(2), 18(2), 22(2), 26(2) Total Sector = 4 Permissions = 8	16(2), 18(2), 22(2), 26(2) Total Sector = 4 Permissions = 8	16(2), 18(2), 22(2), 26(2) Total Sector = 4 Permissions = 8	16(1), 18(1), 22(1), 26(1) Total Sector = 4 Permissions = 4	24
	<p>1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</p> <p>2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</p>				

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for Restaurant and Dhaba in Industrial Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	8,09,400	6,07,050	4,04,700	67406.832	9,17,277	7,14,927	5,12,577
Rates for the sectors which have been acquired (100% EDC)								

LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	87,011	63,740	43,505	16851.708	1,44,332	1,21,062	1,00,827
Rates for the sectors which have been acquired (100% EDC)								
LOW-II (Part of FDP Sohna falling in Mewat Distt.	40470	87,011	63,740	43,505	16851.708	2,95,998	2,72,727	2,52,492
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Fee and Charges for Nusing Home, Clinic in Industrial Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	80,940	60,705	40,470	16851.708	1,38,262	1,18,027	97,792
Rates for the sectors which have been acquired (100% EDC)								
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	80,940	60,705	40,470	16851.708	2,89,927	2,69,692	2,49,457
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Hospital	2.5 acres	5.0 acres	1
Dispensary	1.0 acre	1.5 acres	1
Nursing Home	250 sqm.	500 sqm.	2
Clinic	250 sqm.	500 sqm.	2

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

(iii) Dhabas and Restaurants in Public and Semi Public Uses Zone (PSP):-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	Dhabas	Restaurants
Pataudi Haily Mandi	6 (2), 1 part (2) Total sector 2 Permission 4	6 (2), 1 part (2) Total sector 2 Permission 4
Sohna Sohna (Part of Mewat Distt).	Sector 22 (2) Total sectors = 1 Permissions = 2	Sector 22 (2) Total sectors = 1 Permissions = 2
	<p>1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</p> <p>2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</p>	

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for Restaurant in public and semi public Zone (in Rs.)
Rates for the sectors which have not been acquired (10% EDC)

Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	8,09,400	6,07,050	4,04,700	67406.832	9,17,277	7,14,927	5,12,577
Rates for the sectors which have been acquired (100% EDC)								
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	8,09,400	6,07,050	4,04,700	67406.832	15,23,938	13,21,588	11,19,238
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000 sqm.	2

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

(iv) Warehouse in Transport & Communication Zone (T&C Zone):-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:-

Development Plan/	Area available for grant of CLU permission (Sectoral plan approved)
Sohna (part of Mewat Distt.)	27(7.28 acres)
	1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Fee and Charges for Warehouse in transport and communication Zone (in Rs.)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	1,82,115	1,82,115	1,82,115	16851.708	2,39,437	2,39,437	2,39,437
Rates for the sectors which have been acquired (100% EDC)								
LOW-II (Part of FDP Sohna falling in Mewat Distt.,	40470	1,82,115	1,82,115	1,82,115	168517.08	3,91,102	3,91,102	3,91,102
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%. Not more than 5% of the total permissible FAR shall be utilized for ancillary uses of the main building. There will no restriction on the height of the building subject to the clearance from Airport Authority of India
Ground Coverage:	40%

Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.

Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.

Disclaimer: While due care has been taken to provide accurate details; yet any human error, either express or implied cannot be completely ruled out. Director, Town and Country Planning, Haryana and its employees shall not be liable under any condition for any legal action/damages, direct or indirect, arising from the details furnished above.

The applicants are requested to consult the relevant Statutes/Policies to re-verify the details contained herein to be absolutely sure before submitting application under the Policy dated 10.11.2017.