From Principal Secretary to Govt. Haryana, Town & Country Planning Department.

To The Director, Town and Country Planning, Haryana, Chandigarh.

Memo No. Misc-607/ATP (PB)/2020/7/13/2020-2TCP Dated:-29/09/2020

Subject: POLICY GUIDELINE FOR GRANT OF CHANGE OF LAND USE FOR SETTING UP OF BANQUET HALL, BANQUET HALL-CUM-DRIVE-IN-THEATER OR BANQUET HALL-CUM-SPORT ACADEMY IN THE STATE OF HARYANA (OUTSIDE MUNICIPAL LIMITS).

Reference: In supersession of the part policy dated 08/19.11.2007 pertaining to Banquet Hall facility and policy dated 15.03.2011.

The matter for framing of policy for granting the Change of Land Use permissions in controlled areas (Outside Municipal Limits) for setting up of Banquet Hall, Banquet Hall-Cum-Drive-In-Theater Or Banquet Hall-Cum-Sport Academy has been considered by the Government and is pleased to convey the policy parameters relating to the grant of Change of Land Use (CLU) Permission in controlled areas as under:

1. **APPLICABILITY OF THE POLICY:**
   
The CLU permission for setting up of Banquet Hall, Banquet Hall-cum-Drive-In-Theater or Banquet Hall-cum-Sport Academy in the State of Haryana in the prescribed zone/sectors and agriculture zone of development plan shall be granted under this policy.

2. **PERMISSIBLE ZONES FOR BANQUET HALL, BANQUET HALL-CUM-DRIVE-IN-THEATER OR BANQUET HALL-CUM-SPORT ACADEMY:**
   
   Banquet Hall or Banquet Hall-cum-Drive-In-Theater or Banquet Hall-cum-Sport Academy shall be permissible in the Commercial, Institutional/ Public semi public, Mixed land use and Agricultural zones of the Development Plans excluding restricted/ prohibited / conservation zones/areas.

3. **AREA NORMS:**
   
The minimum area shall not be less than 2.0 acre and there will be no maximum area limit. A technical report regarding the proposed facilities alongwith the layout and area details of the proposed activities shall be provided.

4. **ACCESS NORMS:**
   
i. Minimum width of the approach road shall be 18 mtr/11 karam in urbanizable zone.
   
ii. In agriculture zone, the minimum width of access road shall be 6 karam rasta.
   
iii. The access permission shall be required from XEN, PWD (B&R) if the site is located on scheduled road.

iv. Approach from National Highways can be considered, if the site fulfills minimum distance norm from intersection/ access and is located on service road or the applicant submits prior permission of access from NHAI.
5. DEVELOPMENT CONTROL REGULATIONS /NORMS:
   i. FAR: Maximum permissible FAR shall be 0.5.
   ii. GROUND COVERAGE: Maximum permissible Ground Coverage shall be 35%.
   iii. SETBACKS: Minimum setback of 6 Mtr shall be mandatory for movement of fire tender.
   iv. COMMERCIAL COMPONENT: The maximum permissible commercial component shall be 10% of the total FAR.
   v. Maximum 10% of the total FAR shall be used for guest rooms.
   vi. PARKING NORMS:
       a. The parking of vehicles shall be provided within the premises.
       b. In case the entire basement is provided for parking with separate & adequate entry/exit ramps, then Ground coverage of 50% shall be permitted. The surface parking required to be provided shall be 15% in this case.
       c. The minimum area for parking shall not be less than 25% of the site area. In case the provision of valet parking is made within a distance of 500 meter from the boundary of applied site then minimum 15% parking space shall be provided within the banquet hall site. For this, the applicant shall obtain change of land use permission for utilizing the site for valet parking purpose and the conversion charges for the same shall be 10% of conversion charges applicable for commercial projects. In addition, an undertaking shall be required to be submitted by the applicant that he shall not convert the valet parking site to any other use in future till the banquet hall is functional.
   vii. BASEMENT:
       a. Basement shall be used only for parking, services (public health and electricity) and storage, subject to that it satisfies the public health and structural requirements.

6. APPLICABLE FEE AND CHARGES:
   i. Scrutiny fees shall be paid @ Rs. 10/- per sqm calculated for the gross area of the land.
   ii. Conversion charges prescribed for "other commercial projects" in (ii) duly mentioned in Schedule IV of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 shall be levied.
   iii. For setting up Banquet Hall, the EDC prescribed for commercial rate will be levied pro rata with the allowed FAR i.e. 50%. i.e. 1/3rd of EDC rate for commercial use (150%) shall be charged and for valet parking site, 10% of EDC rate for commercial use shall be charged.

A.K. Singh,
Principal Secretary to Govt. Haryana, Town & Country Planning, Department.

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

1. Principal Secretary to Govt. Haryana, Urban Local Bodies Department at Chandigarh.
2. Chief Executive Officer, Gurugram Metropolitan Development Authority, Gurugram.
3. Chief Executive Officer, Faridabad Metropolitan Development Authority, Faridabad.

Superintendent
For: Principal Secretary to Govt. Haryana, Town & Country Planning, Department.