

From

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

To

The Director,
Town and Country planning,
Haryana, Chandigarh.

Memo No. M-291/7/16/2006-2TCP
Dated: 19.07.2019

Subject: Finalization of Policy regarding setting up of Guest/Boarding house in Residential Zone.

Reference This office memo no. Misc-M-291-2017/7/26/2017-2TCP dated 31st December, 2012 and subsequent policy amendment memo no. Misc-M-291-2017/7/26/2017-2TCP dated 17th November, 2017.

The above referred policy was deliberated in the Departments of Town & Country Planning and Urban Local Bodies, Haryana. Accordingly, the Government has issued the following policy parameters for setting up of Guest/Boarding Houses in Residential zone in supersession of above referred policies:-

- I. A guest/boarding house is a house/dwelling unit which can be rented as a 'Pay & Use facility' irrespective of whether meals are served or not. The Pay & Use facility shall open to the general public for a period of less than one month.
- II. The guest/boarding house shall be allowed on a residential plot of 500 sq. yards (420 sq.mtrs) or 1 Kanal comprising of one single unit. The clubbing of 2 plots to make the size 500 sq yards (420 sq.mtrs) under one ownership shall also be allowed. The variation in area due to demarcation at site, in the size of plot upto 10% of one kanal category shall be allowed if the said plot falls in the lane of 500 sq. yards size plots. The plot shall abut an existing/functional sector road with service road. There shall be no maximum permissible area limit for such guest/boarding houses in a sector.
- III. Such facility shall be permitted only in that residential sector where all internal and external services have been laid.
- IV. The permission for setting up of guest/boarding house shall also be given to those buildings which are constructed at site. As far as un-built/undeveloped/ non-constructed allotted plots in HSVP/ licenced area is concerned, permission will also be granted. In such cases, the owners shall produce allotment letter and/or conveyance deed in respect of unbuilt/un-developed plots in HSVP/licenced area. However, in case of un-acquired pockets, the applicant may apply for seeking CLU permission on prescribed Form CLU-I alongwith scrutiny fee @ Rs. 10 per sqm under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated

Development Act, 1963 and Rules thereof in the office of concerned District Town Planner.

- V. The owner of the building is liable to seek permission from competent authority of Department of Town & Country Planning to run guest/boarding house in a developed sector of Haryana Shehri Vikas Pradhikaran (HSVP)/colonizer allotted residential plot where internal services are laid by HSVP/colonizer. The competent authority to grant a permission in respect of the sites situated within the limit of Municipal Corporations/ Councils/Committees, as the case may be, shall be granted by Director, Urban Local Bodies Department or any officer authorized by him in this regard.
- VI. The owner shall be liable to pay 50% commercial conversion charges prescribed for “upto 150% FAR”, as per Schedule-IV of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- VII. The FAR commensurate with the residential plot as per provisions of the Haryana Building Code-2017, as amended from time to time, shall be allowed whether the plot belongs to HSVP or a Colonizer.
- VIII. No external development charges shall be levied in case the site is an allotted site of HSVP or is part of licenced colony because HSVP and the licensee /colonizer pay EDC and include cost of EDC in the cost of plot itself while allotting/selling the same. Levy of conversion charges equivalent to 50% of conversion charges applicable to commercial use prescribed for upto 150% FAR is sufficient enough in such cases. However, full EDC shall be levied for un-acquired pockets/self developed land while seeking such permission in addition to conversion charges equivalent to 50% of conversion charges applicable to commercial use prescribed for upto 150% FAR.
- IX. The parking of the vehicles for residential plot will be done by removing the front boundary wall.
- X. In all these cases, minimum side set back as per zoning plan shall be allowed and height of the building shall be allowed as per provisions of the Haryana Building Code-2017.
- XI. The owner shall not be allowed to sell/bifurcate the rooms/flats and same shall also not be covered under the Haryana Apartments Ownership Act, 1983.

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

Endst. No. M-291/7/16/2006-2TCP

Dated: 19.07.2019

A copy is forwarded to Principal Secretary to Government Haryana, Urban Local Bodies, Department for information and necessary action please.

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

Endst. No. M-291/7/16/2006-2TCP

Dated: 19.07.2019

A copy is forwarded to CCP(NCR), Haryana Panchkula for further necessary action.

-sd/-

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