

(To be substituted for the letter bearing same number and date)

From

The Commissioner & Secretary to Government Haryana
Town and Country Planning Department.

To

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

Memo No. 7/16/2006-2TCP
Dated: 6.9.2007

Subject:- Policy for grant of licence and Change of Land Use.

In continuation of Govt.'s memo no. 7/16/2006-2TCP, dated 19.12.2006, the Governor of Haryana is pleased to convey the policy parameters regarding grant of Change of Land Use permission regarding establishment of Restaurant, Motel with Banquet facilities, Motel without Banquet facilities, 5-Star Hotel, Resort and Amusement Park/Theme Park as under:-

Permissible Zone	Agriculture Zone along National Highway with provision of Service Road and Scheduled Roads
Area	i) Restaurant: minimum 2000 sq.mtrs. and maximum 1 acre. ii) Motel without Banquet facilities: minimum 1 acre and maximum 3 acres. iii) Motel with Banquet facilities: minimum 2.5 acres and maximum 5 acres. iv) 5-Star Hotel minimum area: 4 acres and maximum 15 acres. v) Resorts: minimum 4 acres and maximum 10 acres. vi) Amusement Park/Theme Park: minimum 2.5 acres and maximum 10 acres with FAR of 50%.
Commercial component	15%
Ground coverage	Maximum 30%
FAR	150% for the activity mentioned at sr. no. (i) to (v) whereas the FAR for Amusement Park will be 50%. It is pertinent to mention here that department grants 150% to 175% FAR for the commercial use in the Urbanizable Zone.
Access permission	The access permission is required from NHAI if the site is located on National Highway, whereas if the site is located on scheduled road then the permission is required from XEN, PWD B&R.
Scrutiny fee	Rs. 10/- sq.mtrs.
Conversion charges	Commercial Charges for the activity mentioned at Sr. No. (i) to (v) and Recreational charges for activity mentioned at (vi). However, the commercial component of Amusement Park will be charges at commercial rates.

As the provision of above activities will be allowed in the agriculture zone along National Highway and Schedule Road, therefore, amendment in the zoning regulation of the Development Plan is required. However, till the publication amendment of Development Plans, the case will be scrutinized as per the clause related to the "any other use permitted by the Government in the public interest".

Superintendent
for Commissioner & Secretary to Government Haryana
Town and Country Planning Department