

From

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

To

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

Memo No. 7/16/2006-2TCP Dated: 08.11.2007  
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**Subject: Policy regarding Change of Land Use permission in Controlled Areas.**

The matter for framing of policy for granting the Change of Land Use permissions in controlled area for setting up of Dhabas, Fuel Filling Stations, Banquet Hall, Restaurant, Motel/Resort/Theme Park has been considered by the Government and after careful consideration of the matter, the Governor of Haryana is pleased to convey the policy parameters relating to the Change of Land Use in controlled areas as under:

1. Norms for Dhabas in Agriculture Zone, Residential Zone, Industrial Zone, Transport and Communication Zone approved by Govt. in principle:

Permissible norms for dhabas	Residential, Industrial, Transport & Communication and Agriculture Zone
Access	1. Minimum width of the approach road must be 33 ft. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered if the site fulfills minimum distance norm from intersection/access or abuts 7M wide service road or applicant submits prior permission of access from NHAI.
Area	Minimum 1000 sq.mtrs. and maximum 1 acre.
FAR	40%
Ground Coverage	40%
Height	17 feet
Conversion Charges	25% of the conversion charges as applicable to commercial activities.
Permissible Ancillary uses within FAR	Maximum 50 sq.m. area for Kiosks like STD, books, cassettes etc.
Parking Facility	Minimum 25% of the site area.

Dhabas shall be part of 0.5% commercial component in residential zone and shall be considered on first-cum-first serve basis.

Necessary amendments in the Zoning Regulations of the Development Plans, notifications and the earlier approved policy decisions will be carried out by the Department.

2. Sitting Norms for fuel filling stations:

Regarding fuel filling stations the department already considers the norms of National Highway Authority of India. Change of Land Use permission for setting up of Fuel Filling Station along National Highway shall only be considered if the site fulfills the minimum distance norms between two filling stations and nearest intersection or submits prior permission from National Highway Authority of India in this regard.

3. Norms for Banquet Hall facility in Agriculture Zone:

Permissible Zone	Agriculture Zone
Approach	<ol style="list-style-type: none"> <li>1. Minimum width of the approach road must be 33 ft.</li> <li>2. The access permission is required from XEN, PWD (B&amp;R) if the site is located on scheduled road.</li> <li>3. Approach from National Highways can be considered if the site fulfills minimum distance norm from intersection/access or abuts 7M wide service road or applicant submits prior permission of access from NHAI.</li> </ol>
Minimum Area Required	2.5 acre (min.)
FAR	50%
Ground Coverage	30%
Conversion Charges	50% of Commercial Use.
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift Shop, STD Booth, Toy Centre and Flower Shops etc.
Parking	Minimum 25% of the site area.

4. Policy decision regarding Restaurant, Motel/Resort/Theme Park in Agriculture Zone:

Permissible Zone	Agriculture Zone along National Highway with provision of Service Road and Scheduled Roads
Area	<ol style="list-style-type: none"> <li>I) Restaurant minimum 2000 sq.mtrs. and maximum 1 acre.</li> <li>II) Motel without banquet facilities: minimum 1 acre and maximum 3 acres.</li> <li>III) Motel with banquet facilities minimum 2.5 acres and maximum 5 acres.</li> <li>IV) 5-star hotel minimum area: 4acres and maximum 15 acres</li> <li>V) Resort: minimum 4 acres and maximum 10 acres.</li> <li>VI) Amusement Park/Theme Park: minimum 2.5 acres maximum 10 acres with FAR of 50%.</li> </ol>
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 charged at commercial rates.
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5. Provision within M.C. Limits:

Department of Urban Local Bodies to adopt the same policy within extended M.C. Limits in Controlled Areas, as formulated by Department of Town and Country Planning.

6. Disposal of Solid Waste:

In controlled area, where services have not been provided, the owners shall have to make their own arrangement. They have to make provision of septic tank and bore for potable water in light of Rule-114 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

Regarding disposal of garbage created by dhabas, a condition shall be imposed at the time of approval of zoning plans/Building Plans that the dhabas owners will provide vermi-compost plan for making compost. A settling tank cum oil and grease trap also be provided for treatment of oily effluent generated from dhabas.

Director, Town and Country Planning, Haryana may ensure that these policy parameters are adhered to while dealing with the cases of grant of change of land use in controlled areas.

*Sd/-*  
Superintendent,  
For Commissioner & Secretary to Govt. Haryana,  
Town and Country Planning Department