

From

Financial Commissioner and Principal Secretary to Government,  
Haryana, Town & Country Planning Department,  
Chandigarh

To

Director,  
Town & Country Planning,  
Haryana, Chandigarh

Memo No: 5/80/2010-2TCP

Dated: 27.09.2010

**SUBJECT: - POLICY FOR GRANT OF CLU PERMISSION FOR RECREATIONAL PURPOSES.**

In accordance with the powers conferred under Section 11 of the Punjab Scheduled Roads and Controlled Areas Restriction and Unregulated Development Act, 1963 the Governor of Haryana is pleased to formulate the following policy parameters for grant of CLU permission for 'Recreational Purposes' in the 'Residential Zone' and 'Open Space Zone' of the Development Plans prepared under the provisions of Act No 41 of 1963:

**2. RESIDENTIAL ZONE:** In residential zone, CLU permission for Recreational Use shall be allowed with a limit of maximum two facilities in a sector not less than 200 acres and maximum one such facility in a sector less than 200 acres. The following planning parameters are proposed for allowing such facility:

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|-----------------------------|--|
| i. 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.                            |
| ii. Minimum Approach Road:  | 18 meters Sectoral Plan Road.  |
| iii. Minimum Area:          | ½ acre   |
| iv. Maximum Area:           | 2 acre   |
| v. FAR:                     | 100% (Not more than 10% of the permitted FAR to be allowed for Rooms.)   |
| vi. Ground Coverage:        | 35%  |
| vii. Max Height:            | 21 meters  |
| viii. 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. |

**3. OPEN SPACE ZONE:** In Open Space zone (excluding Green Belts along Sector/Peripheral Roads), CLU permissions for Recreational Purposes may be allowed in such areas designated under sub-head "730: Green Belts, Gardens and other Recreational Uses" for a maximum of 10% of the area designated as such, as per the following planning parameters:

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|----------------------------|---|
| i. Activity permitted:     | Mini Amusement Parks, Outdoor Games facility, Canteen (not exceeding 200 sq. meter area) and related infrastructure requiring minimal construction activity.  |
| ii. Minimum Approach Road: | Sector Road   |
| iii. Minimum Area:         | 2 acres   |
| iv. Maximum Area:          | 5 acre  |
| v. FAR:                    | 10% of site area  |
| vi. Ground Coverage:       | 10% of site area  |
| vii. Parking Requirements: | Minimum 20% of the site area shall be designated for parking purposes.  |
| viii. 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. |

This policy shall be applicable with immediate effect.

**(Kulbir Singh)**

**Deputy Superintendent**

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