

From

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

To

Director General,  
Town & Country Planning,  
Haryana, Chandigarh

Memo No: Misc-287/7/16/2006-2TCP; Dated April 12th, 2012

**SUBJECT: FORMULATION OF PLANNING PARAMETERS FOR GRANT OF CLU PERMISSION FOR STARRED HOTELS & RESTAURANTS IN RESIDENTIAL & COMMERCIAL SECTORS OF MEDIUM & LOW POTENTIAL TOWNS.**

In accordance with the powers conferred under Section 11 of the Punjab Scheduled Roads and Controlled Areas Restriction an Unregulated Development Act, 1963, the Governor of Haryana is pleased to pronounce the following policy parameters on the subject mentioned above:

1. **FOREWORD:** (i) Whereas a policy for grant of commercial licences for development of integrated commercial projects exists for residential and commercial zone, the said policy has been found to cater mainly to shopping malls/ retail shopping/ corporate office complexes in hyper and high potential towns. Such projects focused on shopping/office complex get covered under the Apartment Ownership Act and accordingly floor spaces can be sold off to intending buyers for setting up of commercial outlets or corporate offices.  
(i) Starred Hotels by their very nature of being an integrated project in which primarily no sub-division of space is usually involved, do not fall precisely into such category of projects. Nevertheless on account of widespread demand for such Starred Hotels in the Hyper and High Potential towns, such projects get established in Commercial Licenced Projects being allowed in the Commercial and Residential zones.  
(ii) In medium and low potential towns as such there is low demand for such commercial projects, and almost none for Starred Hotels and independent restaurants by following the 'commercial licence' route, since the project proponents prefer to establish such projects in Agriculture Zone where enabling policy for grant of CLU permission exists for establishment of such projects. This policy distortion in favour of Agriculture Zone and against the Residential and Commercial zone of low and medium potential towns is proposed to be set right through the present policy, enabling grant of CLU permission for establishment of Starred Hotels and Restaurants in the Residential and Commercial Zone of Medium and Low Potential towns
2. **LOCATIONAL NORMS:** Subject to the fulfillment of other policy parameters, any case which fulfills the following location norms can be considered for grant of CLU permission for Starred Hotels and Restaurants under the Act No 41 of 1963:

- (i) The site should be in a compact block and located in either residential or commercial zone of Low and Medium Potential towns as defined under the Rules 1965.
- (ii) The site should also conform to the approved sectoral plan proposals.
- (iii) This policy shall be applicable in the designated commercial zone of Low and Medium Potential Towns where the zoning regulations allow development of prescribed percentage of area by private developers.
3. **AREA NORMS:** The area norms for the purpose of grant of CLU permission which fulfill the location norms as indicated at Sr No 2 above are laid down as under:
- i. **Area (Starred Hotels) :** Min. 2 acres and Max. 4 acres
  - ii. **Area (Restaurants):** Min. 1000 sqm and Max. 2000 sqm
  - iii. **Ground Coverage:** 40%
  - iv. **FAR:** 175
  - v. **No. of such CLU projects allowed:** Two (2) each, i.e., Max. 2 Starred Hotels and 2 Restaurants to be allowed in each sector
4. **ACCESS NORMS & SECTOR AREA LIMITS:** (i) **Access Norms:** The site should be located on an existing sector dividing road which is already functional. Any existing stretch of National/ State Highway falling within the urbanisable limits shall also be considered as a valid approach for the purpose of this clause, provided necessary permission for deriving direct access from such highway is obtained by the applicant till the service road becomes functional.
- (ii) **Sector Area Limits:** No exclusive area in the residential and commercial sector shall be available for establishment of such projects. CLU permission shall be considered subject to the availability of area within the overall limit of 3.5% in residential zone and prescribed percentage of area in commercial zone on first-come-first-served basis taking into account a combined seniority list of commercial licence applications and CLU applications (for starred hotels and restaurants) received for each sector
5. **APPLICABLE FEES & CHARGES:** (i) For such Starred Hotel Projects and Restaurants, all applicable fees and charges at commercial rates for the purpose of grant of CLU permission shall be recovered.
- (ii) As per the prevailing policy decision, additional conversion charges shall be recovered from such projects at the rate of 25% of licence fees and 25% of Infrastructure Development Charges (IDC) as prescribed under the Haryana Development and Regulation of Urban Areas Rules, 1976, as applicable, till the revised conversion charges for such facility inclusive of 25% licence fees and IDC, get notified under Rules 1965 and are made applicable for such facilities.

*Sd/-*

**(T.C.Gupta, IAS)**  
Special Secretary

For: Financial Commissioner and Principal Secy to Government,  
Haryana, Town & Country Planning Department, Chandigarh