

From

Director cum Special Secretary to Govt. Haryana
Urban Local Bodies Department

To

All the Commissioners of Municipal Corporations in the State
All the Deputy Commissioners in the State

Memo No. CTP/TP/ATP-IV/A3/2013/ 43417-46

Dated:

22/10/13

**Subject: Policy for setting up marriage palaces/ Banquet halls
within municipal limits.**

With reference to above mentioned subject, it is to inform that the Government has approved the policy of Marriage Palaces/ Banquet Halls in municipal areas of the State of Haryana on 11.09.2013. A copy of the approved policy is hereby enclosed for your office record and necessary action.

DA: As above



Assistant town Planner

For Director cum Special Secretary to Govt. Haryana
o/c Urban Local Bodies Department, Chandigarh

Endst. No. CTP/TP/ATP-IV/A3/2013/ 43447-513 Dated: 22/10/13

A copy of above along with copy of policy is forwarded to all Executive Officers/ Secretaries of Municipal Councils/ Committees in the State of Haryana for necessary action.



Assistant town Planner

For Director cum Special Secretary to Govt. Haryana
o/c Urban Local Bodies Department, Chandigarh

POLICY REGARDING MARRIAGE PALACES/BANQUET HALLS IN MUNICIPAL AREAS OF THE STATE OF HARYANA

At present the Urban Local Bodies department has a policy dated 30.1.2007 covering conversion of existing houses or vacant lands into shops/shopping complexes, professional establishments, private hospitals, nursing homes, crèches, clinics, banquet halls, marriage halls, hotels, motels, lodges, guest houses, information technology enabled services and petrol pumps in old municipal town areas, to meet the requirements regarding parking and other amenities. The existing policy does not cover details regarding setting up of new marriage palaces/ banquet halls. In CWP No. 1418 of 2013 titled as Guru Partap Public Welfare Association Vs State of Haryana, the Hon'ble Punjab and Haryana High Court desired, vide orders dated 24.07.2013, that a comprehensive policy for marriage palaces be framed by the Haryana State and to be placed on record at least three days prior to the next date of hearing.

The Department of Town and Country Planning, Haryana already has formulated a policy, dated 8.11.2007, for Banquet Halls. Marriage palaces/ banquet halls are used, primarily, to hold social gatherings/functions. Keeping in view the policy framed by the Town and Country Planning Department, Haryana and the policy framed by Punjab State, the Urban Local Bodies Department, Haryana has now formulated a new policy for marriage palaces and banquet halls. This policy covers the procedure for granting permission for new marriage palaces and banquet halls in municipal areas.

The buildings referred to in the building bye-laws/ rules/ instructions have been mainly categorized as Residential, Commercial and Institutional. With the change of social set up and owing to scarcity of common spaces, marriage palaces have become a social necessity, wherein different strata of the society can hold social gatherings/ functions with dignity and ease. Not only marriages are solemnized in these marriage palaces but social, religious and similar functions are being performed in these palaces. Keeping in view the nature and usage of buildings for marriage palaces/banquet halls, they need to be properly defined and specific building norms laid down for the establishment and running to ensure public safety, convenience and provision of adequate parking, etc.

Policy Guidelines :

This policy covers procedure/norms for granting permission for construction of new marriage palaces/ banquet halls, within municipal limits in the State of Haryana.

1. Applicability/Permissible zone:

- (i) This policy shall be applicable in all the municipal areas of the state of all zones, except areas reserved for open spaces/ greens, residential public utilities, public & semi public and restricted zones around defence establishments. This policy shall not be applicable within the areas covered under approved Town

Planning schemes, areas developed by HUDA, Housing Board, Improvement Trust and any other Government Department/Board/Corporation /Authority.

(ii) In case of any existing violation of any Act, Rules, etc., permission for establishing a marriage palace/banquet hall would be considered only after the offences are compounded by the competent authority.

2. Minimum area requirement for new Marriage Palaces/Banquet Halls.

The plot area shall be minimum 2 acres and maximum up to 5 acres.

3. Approach

The approach road to the site should be at least 18 metres wide or 12 metres wide service road abutting the sector road.

4. Sanctioning of building plans:

The construction shall be raised only after obtaining necessary permission and approval from the competent authority as per the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963/ the Haryana Municipal Corporation Act, 1994/ the Haryana Municipal Act, 1973 & Rules framed there under, whichever is applicable.

5. Building norms:

(i) Ground Coverage:

The maximum permissible ground coverage shall be 33%.

(ii) Permissible Floor Area Ratio (F.A.R)

The permissible F.A.R shall be 0.70 (for main building) and upto 0.05 (for ancillary building).

(iii) Parking

The minimum area for parking shall be not less than 50% of the site area. In case of provision of full basement for the purpose of parking, then surface parking can be 33% of the site area (equivalent to permissible ground coverage).

(iv) Basement

A basement, excluding the minimum setbacks and intended to be used only for parking, services (public health and electricity) and storage, may be allowed if it satisfies public health and structural requirements.

(v) Height

Maximum height of the building, measured from the centre of the road abutting it, shall not exceed 21 metres.

(vi) Lifts and ramps

In addition to provision of staircases as per rules, provision of lifts and ramps (as per National Building Code) shall be compulsory for buildings with height above 15 metres. For continuous running of lifts, 100% standby generators, along with automatic switchover, shall be essential.

(vii) Bar on subdivision of plots

The site for which permission is granted shall not be sub divided into two or more plots and not used for any purpose, other than permitted.

(viii) Solar water heating system:

Solar water heating system shall be installed in the building as envisaged in the Haryana Government Notification No. 22/52/05-5P, dated the 29th July, 2005. The capacity of the system shall be decided based on the average expected occupancy of the building.

(ix) Fire safety

The building shall conform to the provisions of Part IV of the National Building Code with adequate arrangement to overcome fire hazards, to the satisfaction of the competent officer of the municipality.

(x) Structural safety certificate

The application for sanction of building plans shall be accompanied with a certificate issued by a qualified structural engineer that the structural design has been checked and found to be in conformity with the National Building Code and Indian Standards Code, including fire safety and structural stability / earthquake resistance design.

(xi) Rainwater harvesting

Provision of roof-top rainwater harvesting system, as notified by the Haryana Government, Urban Development Department office Endst. No. 3/2/2002-R-1 dated 13 December, 2002, shall be mandatory.

(xii) Other norms

- (1) Frontage of the site shall not be less than 20 metres.
- (2) Toilets

Minimum Number

i) Water closets (up to 2 acre plot size)	7 (for men) 10 (for women) 1 (for disabled)
ii) Urinals:	10 (for men)

For every additional acre of plot area or fraction thereof, atleast three W.Cs for men and women each and four urinals for men shall be provided.

- (3) Cooking space may have direct opening to the marriage hall/banquet hall only when the doors opening into the hall are fire proof of minimum 1 hour fire resistance and self closing type to stop spread of fire/smoke into the hall.
- (4) Every site should have minimum 2 gates, having minimum width of 6 metres each. If the gates are covered, then the minimum height of the gate shall be 5 metres. No direct entry/exit from the National Highway/State Highway/Scheduled Road shall be permissible without approval of the concerned competent authority.
- (5) In the covered area of the marriage/banquet hall covered by temporary ceiling or tenting, etc., travel distance from any point of the building/temporary structure/pandal to the exit shall be as per the National Building Code (NBC) applicable to Assembly Buildings. Temporary pandals shall adhere to the Indian Standards IS 8758:1993 (Recommendations for fire precautionary measures in construction of Temporary structures and Pandals), as amended from time to time.
- (6) Minimum width of the marriage hall / banquet hall doors / exits shall not be less than 1.8 metres and shall open outwards.
- (7) The site should be at least 100 metres away from the site of a school, college and hospital, measured from the nearest point of the boundary wall.
- (8) The parking of vehicles shall be provided within the premises and no vehicle shall be allowed to be parked on the road / road side berms/road reservation.
- (9) Provision regarding solid waste garbage / kitchen waste disposal, prevention of air, water and noise pollution shall also be made according to the Haryana Pollution Control Board norms.
- (10) The site shall be segregated by a boundary wall from the surrounding properties.
- (11) Before occupying the building, the owner shall be required to obtain an occupation certificate from the competent authority.
- (12) The relevant provisions contained in the "Persons with Disability (Equal Opportunities Rights & Full Participation) Act, 1995", relating to planning, design and construction of public building and space standards for barrier free environment for disabled and elderly persons shall be complied with.

(13) Applicant shall comply with all other relevant laws/instructions, as applicable in the State of Haryana issued from time to time.

6. Annual inspection of the premises shall be carried out by the Competent Authority to ensure compliance of building bye-laws under which approval was granted and compliance with the operational parameters with regard to maintenance of public security, safety and conveniences.

7. Fee /Charges

(i) The fee/ charges, like scrutiny fee, conversion charges, composition fee, etc., as notified for banquet halls under the rules framed under Act No. 41 of 1963 by the Town & Country Planning Department, Haryana shall be applicable.

(ii) External Development Charges will be leviable at 50 % of the rates specified by the Haryana Urban Development Authority.

(iii) Labour Cess @ 1% of the estimated cost of the building is leviable under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.

8. Submission of application:

List of documents to be attached with application (5 sets):

1. (a) Proof of ownership: Original and latest land record / fard Jamabandi. In case of lease, minimum 15 years registered lease document is required.
 - (b) Copy of Aks Shajra plan showing the site of marriage palace and duly signed by Halqa patwari / competent authority.
 2. Location plan duly signed by the owner and a qualified Architect (with minimum degree of B.Arch).
 3. Building plans of the existing building, prepared by a qualified Architect, showing:-
 - i. Details of covered area, setbacks, parking space, etc.
 - ii. Cross sections-longitudinal and latitudinal (one cross section each shall be drawn from staircase, toilet, kitchen), elevations (all four sides) of the building.
 - iii. Fire safety measures/ equipments provided in the building.
 - iv. Service plans showing sewer and drainage lines, water supply lines and location of Sewerage Treatment Plant (if applicable), solid waste collection and disposal arrangements.
 4. Structural safety certificate from a qualified structural engineer.
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