

PUBLIC NOTICE

Directorate of Urban Local Bodies, Panchkula
Bays No. 11-14, Sector-4, Panchkula, Website: ulbharyana.gov.in
Phone: 0172-2560082; email: dulbhry@gmail.com

1. The Department of Town and Country Planning has notified a policy dated 10.11.2017 for grant of CLU permissions under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963) for setting up those categories of activities in which there is a cap on area or on the permissible number of facilities in accordance with the net planned area as per policy and zoning regulations. This policy is also applicable to the Department of Urban Local Bodies and is hosted on the department's website namely www.ulbharyana.gov.in.
2. It is pertinent to mention that as per Section 346 and 350 D of the Haryana Municipal Corporation Act 1994 and as per the provisions mentioned in Section 203 C of the Haryana Municipal Act 1973, the Development Plans are already prepared under the provisions of 1963 Act shall be deemed to be plan for the purpose of these Acts.
3. Applications are invited for the grant of CLU permission for Guest/Boarding House in Residential Zone:-

A. Grant of CLU Permission As per policy dated 31.12.2012 plots of HSVP, licensed colonies and other open land falling in the residential sectors, may be allowed to be converted into guest/boarding houses.

Final Development Plan	Sectors and permissible permissions
GMUC-2031	Sector = 26A Total area of permissions that can be granted = 5000 sq yard

Fee and Charges for recreational use in residential zone (in Rs. Per acres)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone/Towns	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
GMUC-2031	40,470	29,75,280	25,50,240	21,25,200	20,81,925	50,97,675	46,72,635	42,47,595

Rates for the sectors which have been acquired (100% EDC) (in Rs.)								
GMUC-2031	40,470	29,75,280	25,50,240	21,25,200	2,08,19,250	2,38,35,000	2,34,09,960	2,29,84,920

NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads

Planning Parameters:-

Activity Permitted:	Guest /Boarding Houses
Minimum Approach Road:	Sectoral Road with service road for entry
Minimum Area:	1000 sq yard
Maximum Area:	2000 sq yard
FAR, Ground Coverage, height etc	As per HBC
Special Dispensation:	The Guest/Boarding house shall be allowed on a Residential Plot of 1000 sq. yards or 2 Kanals comprising of one single unit or of 2 plots/lands adjoining each other
<i>Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU</i>	

4. An opening window of 60 days from the date of publication of this notice is given to the persons/companies/firms/trusts etc. who are interested in seeking CLU permissions for the above mentioned purposes. They may apply as per the CLU procedure notified on 07.01.2015. No applications shall be entertained received after expiry date of 60 days and those applications will be liable to return.
5. The Zoning Regulations of these Final Development Plans / planning parameters/other stipulations and other notices under policy 10.11.17 may be referred before submitting applications under this notice. All these documents are available at the website link <https://tcpharyana.gov.in>

For any query, interested person may contact Assistant Town Planner (DULB) on 0172-2570110.

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Date: 18-06-2019

Place: Panchkula

Director General,
Urban Local Bodies Department,
Haryana, Panchkula