

## PUBLIC NOTICE

Directorate of Urban Local Bodies, Panchkula

Bays No. 11-14, Sector-4, Panchkula, Website: [ulbharyana.gov.in](http://ulbharyana.gov.in)

Phone: 0172-2560082; email: [dulbhry@gmail.com](mailto:dulbhry@gmail.com)

It is informed that Smt. Rekha W/o Sh. Bhushan and Others have applied for grant of change of land use permission for setting up of a Dhaba under the provisions of the Haryana Municipal Act, 1973 in Sector-23(Public & Semi-public Zone) of the published Final Development Plan of Palwal 2021 AD and the limits of Municipal Council, Palwal.

The General Public is hereby informed that as per the zoning regulations of the Development Plan of Palwal only 2 nos. of activities for Dhaba are to be granted in this sector. The eligible person may apply through online mode only on the website of this Department within 60 days of issue of this notice.

In case, no application is received within the prescribed time frame i.e within 60 days of issue of this notice, the request of the above said applicants for grant of change of land use permission shall be considered as per the zoning regulations of the Published Final Development Plan of Palwal and other guidelines. All applications received within 60 days with reference to this public notice shall be examined as per the relevant policy and the decision shall be taken as per notification dated 10.11.2017. The details of number of permissible activities, norms and fee/charges to be levied are as under:

### 1. **Grant of CLU Permission for Dhabas in Public and Semi Public (PSP) Zone:-**

As per Zoning Regulations of the Development Plans, setting up of a Dhaba is permissible activity subject to a capping on the permissible number of facilities as stated in the planning parameters, are given below:

#### (i) Planning Parameters

Name of facility	Area		No. of facilities in a Sector	Approach road	Ground Coverage and FAR
	Minimum	Maximum			
Dhabas	500 sqm	1000 sqm	2	Minimum 18 meters	As per Haryana Building Code

#### (ii) Fee and Charges for Dhaba in Public and Semi Public (PSP) Zone (in Rs. Per acres)

Rates for the sectors which have been acquired (100% EDC)								
Zone	Scruti ny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Palwal	40,470	28,32,900	24,28,200	14,16,450	1,24,91,550	1,53,64,926	1,49,60,226	1,39,48,476
Rates for the sectors which have not been acquired (10% EDC)								
Palwal	40,470	28,32,900	24,28,200	14,16,450	12,49,155	41,22,526	37,17,826	27,06,076
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								


Note: As per policy for Dhaba 50% of the EDC is applicable. Hence, the above mentioned EDC charges are 50% of the applicable EDC.

2. An opening window of 60 days from the date of publication of this Public Notice is given to the persons /Companies /Firms /Trusts etc. who are interested in seeking CLU permissions for the above-mentioned purpose may apply as per the CLU procedure notified on 07.01.2015. No applications shall be entertained received after 60 days and will be returned.

3. The Zoning Regulations of the Final Development Plan/ 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://tcp.haryana.gov.in>

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

Dated:  
Place: Panchkula.

  
Director,  
Urban Local Bodies,  
Haryana, Panchkula.