

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 350D of the Haryana Municipal Corporation Act 1994 and as per the provisions mentioned in Section 203C 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. **Grant of CLU Permission for Hotels in Industrial Zone:-**

As per Zoning Regulations, Two/ Three/ Five star hotels are subject to a capping on the permissible number of facilities as stated in the planning parameters, are given below:

Planning Parameters

Name of facility	Area		No. of facilities in a Sector	Approach road
	Minimum	Maximum		
Two/Three Star Hotels	1.0 acre	2.5 acres	2	Minimum 24 metres
Five Star Hotels	2.5 acres	4.0 acres	1	Sector dividing road with the provisions of a service road

4. According to above planning parameters, applications are invited for the grant of CLU permission within the MC Limit for the following:


Final Development Plan'	Sectors and permissible permissions
Final Development Plan 2021, Panipat	Sector = 28 Balance no. of permissions available for Two/Three Star Hotels = 1 Balance no. of permissions available for Five Star Hotels = 1

Fee and Charges for Restaurants and for Two/ Three/ Five Star hotels in Industrial Zone (in Rs. Per acres)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Panipat	40,470	50,99,220	42,49,350	33,99,480	37,47,200	88,86,890	80,37,020	71,87,150
Rates for the sectors which have been acquired (100% EDC)								
Panipat	40,470	50,99,220	42,49,350	33,99,480	3,74,72,000	4,26,11,690	4,17,61,820	4,09,11,950
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

5. 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 purpose. 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.
6. 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://tcpharyana.gov.in>

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

Date: 01-07-2019
Place: Panchkula


Director General,
Urban Local Bodies Department,
Haryana, Panchkula