

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

- 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 of each sector as per policy or zoning regulations of Development Plans. 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.
- 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 Final Development Plans prepared under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963) are deemed to be the plans for the purpose of Haryana Municipal Corporation Act 1994 and Haryana Municipal Act 1973. Directorate of Urban Local Bodies is competent to grant CLU permissions for the areas falling within the limit of Municipal Corporation/Council/Committee.

3. **Grant of CLU Permission for Hotels, Restaurants, Dhaba and Hospitals in Industrial Zone and Restaurants and Dhabas in Public and Semi Public (PSP) Zone:-**

As per Zoning Regulations, Two/ Three/ Five star hotels, Restaurants and Hospitals in Industrial Zone and Restaurants and Dhabas in PSP Zone are permissible 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
Restaurant	1000 sqm	2000 sqm	2	Minimum 18 meters	
Two/Three Star Hotels	1.0 acre	2.5 acres	2	Minimum 24 meters	
Five Star Hotels	2.5 acres	4.0 acres	1	Sector dividing road with the provisions of a service road	
Hospital	2.5 acres	5.0 acres	1	Minimum 12 meters	
Dispensary	1.0 acres	1.5 acres	1	Minimum 12 meters	
Nursing Home	250 sqm	500 sqm	2	Minimum 12 meters	
Clinic	250 sqm	500 sqm	2	Minimum 12 meters	

(ii) According to above planning parameters, applications are invited for the grant of CLU permission for the following listed facilities in specified sectors of the following Development Plans:

Final Development Plan and Land Use Zone	Sectors and permissible permissions
Ambala Development Plan 2021 AD in Industrial Zone	<p>Sector = 4, 18B, 18C, 38, 39 and 43</p> <p>Balance number of permissions that can be granted in each sector for Dhabas = 2</p> <p>Balance number of permissions that can be granted in each sector for Restaurant = 2</p> <p>Balance number of permissions that can be granted in each sector for Two/Three Star Hotels = 2</p> <p>Balance number of permissions that can be granted in each sector for Five Star Hotels = 1</p> <p>Balance number of permissions that can be granted in each sector for Hospital = 1</p> <p>Balance number of permissions that can be granted in each sector for Dispensary = 1</p> <p>Balance number of permissions that can be granted in each sector for Nursing Home = 2</p> <p>Balance number of permissions that can be granted in each sector for Clinic = 2</p>
Karnal Development Plan 2025 AD in Public and Semi-Public Zone	<p>Sector 42</p> <p>Balance number of permissions that can be granted in each sector for Dhabas = 2</p>

(iii) **Fee and Charges for Restaurant/Two/ Three/ Five Star Hotels in Industrial Zone (in Rs. Per acres)**

Rates for the sectors which have been acquired (100% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Ambala	40,470	33,02,352	28,32,900	16,51,176	2,49,83,112	2,83,25,934	2,78,56,482	2,66,74,758
Rates for the sectors which have not been acquired (10% EDC)								
Ambala	40,470	33,02,352	28,32,900	16,51,176	24,98,311	58,41,133	53,71,681	41,89,957
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

(iv) **Fee and Charges for Dhaba in Industrial and PSP Zone (in Rs. Per acres)**

Rates for the sectors which have been acquired (100% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Ambala and Karnal	40,470	33,02,352	28,32,900	16,51,176	2,49,83,112	1,58,34,378	1,53,64,926	1,41,83,202
Rates for the sectors which have not been acquired (10% EDC)								
Ambala and Karnal	40,470	33,02,352	28,32,900	16,51,176	24,98,311	45,91,978	41,22,526	29,40,802
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

(v) **Fee and Charges for Hospital/ Dispensary /Nursing Home/Clinic in Industrial Zone (in Rs. Per acres)**

Rates for the sectors which have been acquired (100% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Ambala	40,470	2,42,820	1,61,880	1,21,410	2,49,83,112	2,52,66,402	2,51,85,462	2,51,44,992
Rates for the sectors which have not been acquired (10% EDC)								
Ambala	40,470	2,42,820	1,61,880	1,21,410	24,98,311	27,81,601	27,00,661	26,60,191
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

4. **Grant of CLU Permission for Recreational purpose in Residential Zone:-**

As per policy dated 27.09.2010, Policy for the grant of CLU permission for Recreational purposes. Activities permitted under this permission are Club/ Community Centre including Swimming Pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 sq. meters area). It is subject to a capping on the permissible number of facilities as stated in the planning parameters stated below:

(i) Planning Parameters

Name of facility	Area		No. of facilities in Sector	Approach road	Ground Coverage	FAR
	Minimum	Maximum				
Recreation	0.5 acres	2.0 acres	2	Minimum 18 meters	35%	100% (Not more than 10% of the permitted FAR to be allowed for Rooms.) A maximum of 10% of the total FAR can be utilized for commercial use viz, canteen/restaurant etc allied commercial activities against which all fees/charges at commercial rates shall be recovered.

(ii) According to above planning parameters, applications are invited for the grant of CLU permission for the following listed facilities in specified sectors of the following Development Plans:

Final Development Plan	Sectors and permissible permissions
Final Development Plan 2025, Karnal	Sector = 32 Balance no. of permissions available that can be granted under this category= 1

(iii) **Fee and Charges for Recreational purpose in Residential Zone (in Rs. Per acres)**

Rates for the sectors which have been acquired (100% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Karnal	40,470	6,47,520	6,07,050	5,05,875	81,19,530	88,07,520	87,67,050	86,65,875
Rates for the sectors which have not been acquired (10% EDC)								
Karnal	40,470	6,47,520	6,07,050	5,05,875	8,11,953	14,99,943	14,59,473	13,58,298
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 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.

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: 22.01.2020
Place: Panchkula

Director General,
Urban Local Bodies Department,
Haryana, Panchkula