

## 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)

1. The Department of Town and Country Planning has notified a policy dated 10.11.2017 for grant of CLU permissions for setting up those categories of activities in which there is an area cap or cap on the permissible number of facilities in accordance with the net planned area as per policy and zonal regulations. This policy is also applicable to the Department of Urban Local Bodies and is hosted on the department's website namely [www.dulbharyana.gov.in](http://www.dulbharyana.gov.in) the policy gives guidelines with respect to grant of CLU permission under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963) for those categories of activities which are allowed on limited area or in limited number in a sector. 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 this Act. Therefore, this office follows the policies prepared by the Town and Country Planning Department so that harmony is maintained in the implementation of the development plan provisions.

Accordingly applications are invited for the grant of CLU permission within the MC Limit where the Final Development is notified for the following (Detail at Annexure) uses as per the policy dated 10.11.2017.

A. Hyper and High Potential Zone

(Gurugram, Faridabad, Sohna, Panipat and Sonipat-Kundli Multifunctional Urban Complex)

- A. Setting up of Recreational project under Residential Zone and Open Space Zone as per policy dated 27.09.2010.
- B. Setting up of the following uses as per the zoning regulations of the published Final Development Plan
  1. Dhaba, Restaurant, Two/Three/Five Star Hotel in the Industrial Zones, Public and Semi Public Zones, Transport & Communication Zones
  2. Health Facilities in Industrial Zones
  3. Dhaba and Restaurants in Public and Semi Public Zones
  4. Warehouses in Transport & Communication Zones

B. Medium Potential Zone

(Ambala, Bahadurgah and Dharuhera)

- A. Setting up of Recreational project under Residential Zone and Open Space Zone as per policy dated 27.09.2010.
- B. Setting up of Starred Hotels and Restaurants in Residential and Commercial Sectors as per policy dated 12.04.2012
- C. Setting up of Wholesale Trade, Warehouse and Storage in Commercial Zone as per the policy dated 12.01.2015
- D. Setting up of Dhaba and Restaurants in the Public and Semi Public Zones as per the zoning regulations of the published final development plans

C. Low Potential Zone

(Bihwani, Nariangarh, Mahendergrah, Sirsa, Pataudi Haily Mandi, Hansi Tohana and Narwana)

- A. Setting up of Recreational project under Residential Zone and Open Space Zone as per policy dated 27.09.2010.
- B. Setting up of Starred Hotels and Restaurants in Residential and Commercial Sectors as per policy dated 12.04.2012
- C. Setting up of Wholesale Trade, Warehouse and Storage in Commercial Zone as per the policy dated 12.01.2015
- D. Setting up of the following uses as per the zoning regulations of the published final development plan
  1. Dhaba, Restaurant, Two/Three/Five Star Hotel in the Industrial Zones

2. Health Facilities in Industrial Zones
3. Dhaba and Restaurants in Public and Semi Public Zones
4. Warehouses in Transport & Communication Zones

2. The details of fees and charges along with planning parameters are also published on the Department's website. 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.
3. The Zoning Regulations of the Final Development Plans of respective MCs as per Annexure having planning parameters & other stipulations may be referred for submitting applications for all the uses as per the Development Plans, along with Policy dated 10.11.2017, which are available at the website link [https://tcp\\_haryana.gov.in/policypanel.htm](https://tcp_haryana.gov.in/policypanel.htm) and [www.dulbharyana.gov.in](http://www.dulbharyana.gov.in)

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

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Date: 15-10-2018

Place: Panchkula

Director,  
Urban Local Bodies Department,  
Haryana, Panchkula

THIS DOCUMENTS IS PART OF PUBLIC NOTICE DATED 15.10.2018 ISSUED BY URBAN LOCAL BODIES DEPARTMENT, HARYANA

### ANNEXURE

Subject:- Inviting applications for grant of Change of Land Use permissions under policy dated 10.11.2017.

Applications are invited for grant of Change of Land use permissions in the State of Haryana under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963 & Rules 1965, Municipal Corporation Act 1994, Municipal Act 1973 and Policy dated 10.11.2017. All the relevant Acts/ Rules, Policies and Zoning Regulations can be referred on the website of the Department i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) and [www.dulbharyana.gov.in](http://www.dulbharyana.gov.in). Before applying, the applicants are advised to carefully go through the particulars of the Policy and other relevant documents w.r.t. the specific purpose for the CLU application made. The applicants can make applications under the following Policies as under:

#### I. HYPER AND HIGH POTENTIAL ZONE

##### A. Applications under Policy for Setting up of Recreational Projects in Residential Zone and Open Space Zone of notified Development Plans Dated 27.09.2010

As per policy dated 27.09.2010, in residential zone CLU permission for Recreational Use is allowed with a limit of maximum two facilities in a sector of not less than 200 acres and maximum one such facility in a sector of less than 200 acres. Further, under this policy, in open space zone areas designated under sub-head —730-green belts/gardens and other recreational uses for a maximum of 10% of the area designated as such, mini amusement parks, outdoor game facility, canteen and related infrastructure requiring minimal construction activity, is permissible for grant of permission for change of land use.

##### A(1). Permissible Recreational Projects in Residential Zone:

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Sohna (Part of Gurugram District)	Faridabad	GMUC	Panipat
29(2), 28(2), 4(2), 2(2), 33(2), 35(2), 36(2)	2(2), 3(2), 7(2), 8(2), 9(2), 10(2), 11(1), 14(2), 15(2), 15A(1), 16(2), 16A(2), 17(2), 18(1), 19(1), 21A(2), 21B(2), 21C(1), 21D(1), 28(2), 29(1), 30(1), 31(1), 33(1), 37(1), 45(1), 46(2), 48(2), 56(2), 6A(2),	1 Pocket (2), 2 Pocket(2), 3 Part(2), 4(2), 5(1), 7(1), 9(2), 9A(1), 10(2), 10A(2), 12A, 6 & 13(1), 14(1), 15 Part-I(1), 15 Part-II(2), 17(2), 21(2), 22(2), 23(2), 23A(2), 24 & 25A Pocket(2), 25 Pocket(2), 26(1), 26A Pocket(2), 27 Part(2), 28(2), 30(1), 31-32A(2), 33(2), 36A(2), 37C(2), 37D(2), 8(2), 39(1), 40(2), 41(2), 42(2), 43(2), 45(2), 46(2), 47(2), 48(2), 49(2), 50(2), 51(2), 52(2), 52A & 53(2), 54(2), 55(1), 56(2), 57(2), 61(1), 69(1), 71(2), 73(2), 88-A(2), 88-B(2), 104(2), 105(2), 110(2), 110-A(1), 111(2)	6(1), 10(2), 11(2),
Total no of sectors = 7	Total no of sectors = 30	Total no of sectors = 61	Total no of Sector = 3
Total permissions = 17	Total permissions = 49	Total permissions = 110	Total permission = 6

	<i>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</i>
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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	40,470	8,09,400	8,09,400	8,09,400	13,53,252	22,03,122	22,03,122	22,03,122
Sohna,	40,470	6,47,520	6,47,520	6,47,520	12,17,840	19,05,830	19,05,830	19,05,830
Faridabad	40,470	6,47,520	6,47,520	6,47,520	12,17,840	19,05,830	19,05,830	19,05,830
Panipat	40,470	6,47,520	6,47,520	6,47,520	9,47,276	16,35,266	16,35,266	16,35,266

Rates for the sectors which have been acquired (100% EDC) (in Rs.)								
GMUC	40,470	8,09,400	8,09,400	8,09,400	1,35,32,519	1,43,82,389	1,43,82,389	1,43,82,389
Sohna,	40,470	6,47,520	6,47,520	6,47,520	1,21,78,400	1,28,66,390	1,28,66,390	1,28,66,390
Faridabad	40,470	6,47,520	6,47,520	6,47,520	1,21,78,400	1,28,66,390	1,28,66,390	1,28,66,390
Panipat	40,470	6,47,520	6,47,520	6,47,520	94,72,763	1,01,60,753	1,01,60,753	1,01,60,753

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

### Planning Parameters:-

Activity Permitted:	Club/ Community Centre including Swimming Pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 sq. meters area) and related uses.
Minimum Approach Road:	18 meters Sectoral Plan Road
Minimum Area:	½ acre
Maximum Area:	2 acre
FAR:	100% (Not more than 10% of the permitted FAR to be allowed for Rooms.)
Ground Coverage:	35%
Max Height:	21 meters
Special Dispensation:	A maximum of 10% of the total FAR can be utilized for commercial use viz, canteen/restaurant etc applied commercial activities against which all fees/charges at commercial rates shall be recovered
<i>Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU</i>	

### A(2). Permissible Recreational Projects in Open Space Zone:

The details of sectors and the maximum area allowed under such permissions in a particular sector are as follows:

Development Plan	No. of CLU permissions and area that can be considered for CLU permissions
Panipat	2(3.0) Total no of sector = 1 Total permission = 3.0 acres

	<i>Figures outside the bracket denotes Sector no. and inside the bracket is the total area which can be considered for grant of CLU permission in a sector</i>
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Fee and Charges for recreational use in Open Space 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	6,47,520	6,47,520	6,47,520	12,17,840	19,05,830	19,05,830	19,05,830
Rates for the sectors which have been acquired (100% EDC) (in Rs. Per acres)								
Panipat	40,470	6,47,520	6,47,520	6,47,520	1,21,78,400	1,28,66,390	1,28,66,390	1,28,66,390
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

### Planning Parameters:-

Activity Permitted:	Mini Amusement Parks, Outdoor Games facility, Canteen (not exceeding 200 sq. meter area) and related infrastructure requiring minimal construction activity in sub code 730 for a maximum of 10% of the designated area.
Minimum Approach Road:	Sector Road
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	10% of site area
Ground Coverage:	10% of site area
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.
<i>Note:- Cases wherein approach is from acquired and developed sector road will be considered for grant of CLU.</i>	

B. Zoning regulations of published Final Development Plans permit following uses in the Industrial Zone, Pubic and Semi Public Zone and Transport & Communication Zone:-

#### B1. Industrial Zone:-

Dhabas, restaurants, two/three/five star hotels subject to a maximum limit of 3 percent of the total area of the sector are permissible. The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Name of Facility	Faridabad	GMUC	Panipat
Dhabas	4(2), 5(2), 6(2), 24(2), 25(2), 26(2), 31(2), 33(2)  Total no of sector = <b>8</b> Total permission = 16	33(2)  Total no of sector = <b>1</b> Total permission = <b>2</b>	35(2)  Total no of sector = <b>1</b> Total permission = 2
Restaurants	4(2), 5(2), 6(2), 24(2), 25(2), 26(2), 31(2), 33(2)  Total no of sector = <b>8</b> Total permission = 16		35(2)  Total no of sector = <b>1</b> Total permission = 2
Two/Three Star Hotels	4(2), 5(2), 6(2), 24(2), 25(2), 26(2), 31(2), 33(2)  Total no of sector = <b>8</b> Total permission = 16		35(2)  Total no of sector = <b>1</b> Total permission = 2

Five Star Hotels	4(1), 5(1), 6(1), 24(1), 25(1), 26(1), 31 Part(1), 33 Part(1), Total no of sector = <b>8</b> Total permission = <b>8</b>	35(1) Total no of sector = <b>1</b> Total permission = <b>2</b>
<i>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</i>		

Fee and Charges for Dhabas 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
GMUC	40,470	59,49,090	50,99,220	42,49,350	10,40,963	70,30,523	61,80,653	53,30,783
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	40,470	50,99,220	42,49,350	33,99,480	9,36,800	60,76,490	52,26,620	43,76,750
Rates for the sectors which have been acquired (100% EDC)								
GMUC	40,470	59,49,090	50,99,220	42,49,350	1,04,09,630	1,63,99,190	1,55,49,320	1,46,99,450
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	40,470	50,99,220	42,49,350	33,99,480	93,68,000	1,45,07,690	1,36,57,820	1,28,07,950
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

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
GMUC	40,470	59,49,090	50,99,220	42,49,350	41,63,852	1,01,53,412	93,03,542	84,53,672
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	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)								
GMUC	40,470	59,49,090	50,99,220	42,49,350	4,16,38,520	4,76,28,080	4,67,78,210	4,59,28,340
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	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

### Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector	Approach road
	Minimum	Maximum		
Dhabas	500 sqm.	1000 sqm.	2	Minimum 18 mtr
Restaurants	1000 sqm.	2000 sqm.	2	Minimum 18 mtr
Two/Three Star Hotels	1.0 acre	2.5 acres	2	Minimum 24 mtr
Five Star Hotels	2.5 acres	4.0 acres	1	Sector dividing road with the provisions of a service road

*Note: Since as per provision of zoning regulations, maximum 3% of the total area of the sector is to be utilized for the above facilities, therefore, area of the facility to be taken for consideration will be vis-à-vis available maximum 3% area keeping into consideration the minimum area norm. Further, the approach road should be acquired and constructed.*

### B2. Health Facilities in Industrial Zone:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Name of Facility	Faridabad	Panipat
Hospital	4(1), 5(1), 6(1), 24(1), 25(1), 26(1), 31 Part(1), 33 Part(1) Total no of sector = <b>8</b> Total permissions = <b>8</b>	35(1) Total no of sector = <b>1</b> Total permissions = <b>1</b>
Dispensary	4(1), 5(1), 6(1), 24(1), 25(1), 26(1), 31 Part(1), 33 Part(1), Total no of sector = <b>8</b> Total permissions = <b>8</b>	35(1) Total no of sector = <b>1</b> Total permissions = <b>1</b>
Nursing Home	4(2), 5(2), 6(2), 24(2), 25(2), 26(2), 31 Part(2), 33 Part(2) Total no of sector = <b>8</b> Total permissions = <b>16</b>	35(2) Total no of sector = <b>1</b> Total permissions = <b>2</b>
Clinic	4(2), 5(2), 6(2), 24(2), 25(2), 26(2), 31 Part(2), 33 Part(2) Total no of sector = <b>8</b> Total permissions = <b>16</b>	35(2) Total no of sector = <b>1</b> Total permissions = <b>2</b>

*Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.*

Fee and Charges for Hospital, Dispensary, Nursing Home and Clinic 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
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	40,470	4,24,935	3,39,948	2,54,961	9,36,800	14,02,205	13,17,218	12,32,231

Rates for the sectors which have been acquired (100% EDC)								
Faridabad, Panipat, Sonipat- Kundli Multifuncti onal Urban Complex	40,470	4,24,935	3,39,948	2,54,961	93,68,000	98,33,405	97,48,418	96,63,431

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

### Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Hospital	2.5 acres	5.0 acres	1
Dispensary	1.0 acre	1.5 acres	1
Nursing Home	250 sqm.	500 sqm.	2
Clinic	250 sqm.	500 m.	2

### B3. Dhabas and Restaurants in Public and Semi Public (PSP) Zones:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Name of Development Plan/ Facility	Faridabad	GMUC	Panipat
Dhabas	13Part(2), 20APArt (2), Total Sector =2 Permissions= 4	14(2), 16(2), 17(2), 18(2), 33(2), 38(2), 44(2), 76(2), 103(2) Total Sector =9 Permissions=18	6(2) Total Sector=1 Total Permissions =2
Restaurants	13Part(2), 20APArt (2), Total Sector =2 Total Permissions= 4	75(1) Total Sector =1 Total Permissions= 1	6(2) Total Sector=1 Total Permissions =2

*Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.*

Fee and Charges for Dhabas in public and semi public 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
GMUC	40,470	59,49,090	50,99,220	42,49,350	10,40,963	70,30,523	61,80,653	53,30,783
Faridabad, Panipat, Sonipat- Kundli Multifuncti onal Urban Complex	40,470	50,99,220	2,49,350	33,99,480	9,36,800	60,76,490	12,26,620	43,76,750
Rates for the sectors which have been acquired (100% EDC)								
GMUC	40,470	59,49,090	50,99,220	42,49,350	1,04,09,630	1,63,99,190	1,55,49,320	1,46,99,450
Faridabad, Panipat, Sonipat- Kundli Multifuncti onal Urban Complex	40,470	50,99,220	2,49,350	33,99,480	93,68,000	1,45,07,690	96,57,820	1,28,07,950

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

Fee and Charges for Restaurant in public and semi public Zone (in Rs. per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
GMUC	40,470	59,49,090	50,99,220	42,49,350	41,63,852	1,01,53,412	93,03,542	84,53,672
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	40,470	50,99,220	2,49,350	33,99,480	37,47,200	88,86,890	40,37,020	71,87,150
Rates for the sectors which have been acquired (100% EDC)								
GMUC	40,470	59,49,090	50,99,220	42,49,350	4,16,38,520	4,76,28,080	4,67,78,210	4,59,28,340
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	40,470	50,99,220	2,49,350	33,99,480	3,74,72,000	4,26,11,690	3,77,61,820	4,09,11,950
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000	2

#### B4. Warehouse in Transport & Communication Zone:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

GMUC	33(13.32), 36A(14.5) Total Sector=2 Total Area =27.82acres
	<i>Figures outside the bracket denotes Sector no. and inside the bracket is the total area which can be considered for grant of CLU permissions in a sector.</i>

Fee and Charges for Warehouse in transport and communication 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
GMUC	40,470	6,07,050	6,07,050	6,07,050	10,40,963	16,88,483	16,88,483	16,88,483
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban Complex	40,470	4,85,640	4,85,640	4,85,640	9,36,800	14,62,910	14,62,910	14,62,910
Rates for the sectors which have been acquired (100% EDC)								
GMUC	40,470	6,07,050	6,07,050	6,07,050	1,04,09,630	1,10,57,150	1,10,57,150	1,10,57,150
Faridabad, Panipat, Sonipat-Kundli Multifunctional Urban	40,470	4,85,640	4,85,640	4,85,640	93,68,000	98,94,110	98,94,110	98,94,110

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

### Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acres
FAR:	75%. Not more than 5% of the total permissible FAR shall be utilized for ancillary uses of the main building. There will no restriction on the height of the building subject to the clearance from Airport Authority of India
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.
<i>Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU.</i>	

## II. MEDIUM POTENTIAL ZONES

### A. Applications under Policy for Setting up of Recreational Projects in Residential Zone and Open Space Zone of notified Development Plans Dated 27.09.2010-

As per policy dated 27.09.2010, in residential zone CLU permission for Recreational Use is allowed with a limit of maximum two facilities in a sector of not less than 200 acres and maximum one such facility in a sector of less than 200 acres. Further, under this policy, in open space zone areas designated under sub-head –730-green belts/gardens and other recreational uses for a maximum of 10% of the area designated as such, mini amusement parks, outdoor game facility, canteen and related infrastructure requiring minimal construction activity, is permissible for grant of permission for change of land use.

#### A(1). Permissible Recreational Projects in Residential Zone:

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	No. of permissions that can be granted (Sectoral plans approved)
Ambala	36(2), 38 (1), 39 (1), 43 (2) Total Sector =9 Total permission=13
Bahadurgarh	6(1), 7(1), 9(2), 9A(2), 19(1), 20(1), 23(1), 24(1), 26(1), 28(1), 28 A(1), 29(2) Total sector = 12 Total permission =15
Dharuhera	2A(1), 2B(1), 3(2), 3A(1), 4(1) Total sectors=5 Total permissions=6
	1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector. 2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.
<i>Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU.</i>	

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	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Ambala/Bahadurgarh/Dhuruhera	40,470	4,04,700	4,04,700	4,04,700	8,11,951	12,57,121	12,57,121	12,57,121
Rates for the sectors which have been acquired (100% EDC)								
Ambala/Bahadurgarh/Dhuruhera	40,470	4,04,700	4,04,700	4,04,700	81,19,511	85,64,681	85,64,681	85,64,681
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:

Activity Permitted:	Club/ Community Centre including Swimming Pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 sq. meters area) and related uses.
Minimum Approach Road:	18 meters Sectoral Plan Road
Minimum Area:	½ acre
Maximum Area:	2 acre
FAR:	100% (Not more than 10% of the permitted FAR to be allowed for Rooms.)
Ground Coverage:	35%
Max Height:	21 meters
Special Dispensation:	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

#### A (2). Recreational Projects in Open Space Zone.

The details of sectors and the maximum area allowed under such permissions in a particular sector are as follows:

Development Plan	Area available for grant of CLU permission (Sectoral plans approved)	
Bahadurgarh	7(1.4) Total Sector=1 Total Area permissible=1.4 acres	
	<ol style="list-style-type: none"> <li>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</li> <li>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</li> </ol>	
<i>Note:- Cases wherein approach is from acquired and developed 18 m road will be considered for grant of CLU.</i>		

Fee and Charges for recreational use in Open Space 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
Bahadurgarh	40,470	4,04,700	4,04,700	4,04,700	8,11,951	12,57,121	12,57,121	12,57,121
Rates for the sectors which have been acquired (100% EDC)								
Bahadurgarh	40,470	4,04,700	4,04,700	4,04,700	81,19,511	85,64,681	85,64,681	85,64,681
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:

Activity Permitted:	Mini Amusement Parks, Outdoor Games facility, Canteen (not exceeding 200 sq. meter area) and related infrastructure requiring minimal construction activity in sub code 730 for a maximum of 10% of the designated area.
Minimum Approach Road:	Sector Road
Minimum Area:	2 acres

Maximum Area:	5 acres
FAR:	10% of site area
Ground Coverage:	10% of site area
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

- B. Policy for grant of CLU permission for starred hotels and restaurants in residential and commercial sectors of medium and low potential towns bearing No. Misc287/7/16/2006-2TCP dated 12.04.2012-

Grant of CLU permission for starred Hotels and Restaurants in residential & commercial sectors of medium & low potential zones is considered subject to the availability of the area within the overall limit of 3.5% in residential zone.

Starred Hotels and Restaurants in residential and commercial sectors -The development plan wise status of the sectors and number of permissions allowed is as under:

Development Plan	Area that can be considered for CLU permission (Sectoral plans approved)
Ambala	36(26.29), 38 (3.46), 39 (3.87), 43 (11.55) Total Sector =4 Total permission=45.17 acres
Bahadurgarh	6(6.92), 7(2.83), 9(7.24), 9A(8.53), 19(0.68), 20(3.04), 23(0.38), 24(4.75), 26(3.52), 28(3.77), 28A(2.40), 29(8.55) Total sector = 20, Total permission =52.61 acres
Dharuhera	2A(1.55), 2B(4.8), 3(8.7), 3A(0.74), 4(1.51) Total sectors =5 Total permission =17.3 acres
	<ol style="list-style-type: none"> <li>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</li> <li>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</li> </ol>

Fee and Charges for Starred Hotels and Restaurants in residential and commercial sectors (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
Ambala/Bahadurgarh/Dharuhera	40,470	28,32,900	24,28,200	14,16,450	24,98,311	53,71,681	49,66,981	39,55,231
Rates for the sectors which have been acquired (100% EDC)								
Ambala/Bahadurgarh/Dharuhera	40,470	28,32,900	24,28,200	14,16,450	2,49,83,112	2,78,56,482	2,74,51,782	2,64,40,032
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:

Area	Starred Hotel: Min 2 acres max 4 acres; Restaurant: Min 1000 sqm max 2000 sqm
FAR:	175
Ground Coverage:	40%

Access norms	The site should be located on an existing sector dividing road which is already functional. Any existing stretch of National/ State Highway falling within the urbanisable limits shall also be considered as a valid approach for the purpose of this clause, provided necessary permission for deriving direct access from such highway is obtained by the applicant till the service road becomes functional.
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

- C. Policy for grant of permission for change of land use for wholesale trade, warehouse and storage in commercial zone of development plans of low and medium potential zones bearing no. MISC-199/2015/7/16/2006-2TCP dated 12.01.2015-  
Grant of CLU permission for Wholesale Trade, Warehouse and Storage in commercial zone of Development Plans of low and medium potential zone can be considered upto 10% of the Net Planned area of the commercial sector designated with sub-code 220 and /or 230 in the Development Plan for setting up of such activities. However, no permission is given in the commercial zone wherein sub-code 220 and/ or 230 are not designated in the Development Plan. The details of permissions that can be granted in various Development Plans is as under:

Development Plan/	<i>Area that can be considered for CLU permission(Sectoral plans approved)</i>
Bahadurgarh	4 (18) Total sector =1, Total Permission =18 acres
	1. <i>Figures outside the bracket denote Sector no. and inside the bracket are the total area of permissions which can be granted in that sector.</i> 2. <i>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</i>

Fee and Charges for warehouse, whole sale trade and storage in commercial zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Bahadurgarh	40,470	3,03,525	3,03,525	3,03,525	6,24,578	9,68,573	9,68,573	9,68,573
Rates for the sectors which have been acquired (100% EDC)								
Bahadurgarh	40,470	3,03,525	3,03,525	3,03,525	62,45,778	65,89,773	65,89,773	65,89,773
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be reserved for parking. No parking will be made outside the premises.
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

- D. Zoning regulations of published Final Development Plan permits following uses in different land uses: -  
Dhabas and Restaurants in Public and Semi Public Uses Zone (PSP):-

The Development Plan wise details of sectors and the maximum number of permissions

allowed in a particular sector are as follows:

Development Plan/	Dhabas (Sectoral plan approved)	Restaurants(Sectoral plan approved)
Bahadurgrah	7(2), 19(2) Total Sectors =2 Total Permissions= 4	7(2), 19(2) Total Sectors =2 Total Permissions= 4
1. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.		
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>		

Fee and Charges for Dhaba in public and semi public Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Bahadurgah Dharuhera	40470	28,32,900	24,28,200	14,16,450	6,24,577	34,97,947	30,93,247	20,81,497
Rates for the sectors which have been acquired (100% EDC)								
Bahadurgah Dharuhera	40470	28,32,900	24,28,200	14,16,450	62,45,778	91,19,148	87,14,448	77,02,698
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Fee and Charges for Restaurant in public and semi public Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Bahadurgah Dharuhera	40470	28,32,900	24,28,200	14,16,450	40470	24,98,311	53,71,681	49,66,981
Rates for the sectors which have been acquired (100% EDC)								
Bahadurgah Dharuhera	40470	28,32,900	24,28,200	14,16,450	40470	2,49,83,112	2,78,56,482	2,74,51,782
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000 .	2
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>			

### III. LOW POTENTIAL ZONES

#### A. Applications under Policy for Setting up of Recreational Projects in Residential Zone and Open Space Zone of notified Development Plans Dated 27.09.2010 -

As per policy dated 27.09.2010, in residential zone CLU permission for Recreational Use is allowed with a limit of maximum two facilities in a sector of not less than 200 acres and maximum one such facility in a sector of less than 200 acres. Further, under this policy, in open space zone areas designated under sub-head –730-green belts/gardens and other recreational uses for a maximum of 10% of the area designated as such, mini amusement parks, outdoor game facility, canteen and

related infrastructure requiring minimal construction activity, is permissible for grant of permission for change of land use.

#### A(1). Permissible Recreational Projects in Residential Zone:

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	No. of permissions that can be granted (Sectoral plan approved)	
Mahendergarh	3A (1), 3 (1),6(1),6A (1) Total sector = 4, Total permissions = 4	
Pataudi Haily Mandi	1 (2), 4 (2) Total sector = 2, Total permissions =4	
Bhiwani	13 (2),12(2) Total sector = 2, Total permissions = 4	
Hansi	5(1),6(1),8(1),9(1),10(2),11(2),12(1),15(1),17(1) Total sector = 9, Total permissions = 11	
Narwana	2(1), 4(1),5(2),6(1),7 (1),13 (1) total sector = 6, permission 7	
Tohana	2A (1), 6(1),7(1), 10(1), total sector-04, permission = 4	
	<ol style="list-style-type: none"> <li>Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</li> <li>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</li> </ol>	

*Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.*

Fee and Charges for recreational use in residential zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	2,42,820	2,42,820	2,42,820	6,76,626	9,59,916	9,59,916	9,59,916
LOW-II (Hansi, Naraingarh, Narwana, Pataudi Haily Mandi and Tohana)	40,470	2,42,820	2,42,820	2,42,820	5,41,300	8,24,590	8,24,590	8,24,590

Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	2,42,820	2,42,820	2,42,820	67,66,260	70,49,550	70,49,550	70,49,550
LOW-II .(Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	2,42,820	2,42,820	2,42,820	54,13,008	56,96,298	56,96,298	56,96,298

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

#### Planning Parameters:-

Activity Permitted:	Club/ Community Centre including Swimming Pools, Badminton/ Tennis/ Squash Court, Indoor Games, Canteen/ Restaurant (not exceeding 200 sq. meters area) and related uses.
Minimum Approach Road:	18 meters Sectoral Plan Road

Minimum Area:	½ acre
Maximum Area:	2 acre
FAR:	100% (Not more than 10% of the permitted FAR to be allowed for Rooms.)
Ground Coverage:	35%
Max Height:	21 meters
Special Dispensation:	A maximum of 10% of the total FAR can be utilized for commercial use viz, canteen/restaurant etc applied commercial activities against which all fees/charges at commercial rates shall be recovered
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

### A (2). Recreational Projects in Open Space Zone:

The details of sectors and the maximum area allowed under such permissions in a particular sector are as follows:

Development Plan/	Area available for grant of CLU permission
Mahendergarh	4 (0.5 acres) Total Sector = 1 Total Area = 0.5 acres
	<ol style="list-style-type: none"> <li>Figures outside the bracket denote Sector no. and inside the bracket are the area of permissions which can be granted in that sector.</li> <li>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</li> </ol>
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

Fee and Charges for recreational use in Open Space Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	2,42,820	2,42,820	2,42,820	6,76,626	9,59,916	9,59,916	9,59,916
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	2,42,820	2,42,820	2,42,820	67,66,260	70,49,550	70,49,550	70,49,550
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

### Planning Parameters:-

Activity Permitted:	Mini Amusement Parks, Outdoor Games facility, Canteen (not exceeding 200 sq. meter area) and related infrastructure requiring minimal construction activity in sub code 730 for a maximum of 10% of the designated area.
Minimum Approach Road:	Sector Road
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	10% of site area
Ground Coverage:	10% of site area
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.
<i>Note:- Cases wherein approach is from acquired and developed sector road will be considered for grant of CLU</i>	

**B.** Policy for grant of CLU permission for starred hotels and restaurants in residential and commercial sectors of medium and low potential towns bearing No. Misc287/7/16/2006-2TCP dated 12.04.2012-

Grant of CLU permission for starred Hotels and Restaurants in residential & commercial sectors of medium & low potential zones is considered subject to the availability of the area within the overall limit of 3.5% in residential zone.

Starred Hotels and Restaurants in residential sectors -The development plan wise status of the sectors and number of permissions allowed is as under:

Development Plan/	Area that can be considered for CLU permission (in acres) (Sectoral plan approved)
Pataudi Haily Mandi	1(10.80), 4(12.35), Total Sector = 2, Total Permissions =23.1 acres
Bhiwani	13 (9.63375),12(9.1875),15-Part (4.6095) Total Sector = 3, Total Permissions =14.2433 acres
Hansi	5(6.02),6(3.85),8(2.7237),9(3.276),10(8.4),11(7.735),12(6.51),15(5.18),17(5.355) Total Sector = 9, Total Permissions =20.727 acres
Narwana	2(4.3281),4(6.10645),5(7.53025), 6(3.9018),7 (0.83755) Total sector = 12, area =49.03 acres
Tohana	2A(4.26), 6(2.46925),7(4.11915),,10(6.573) Total sector = 4, area = 17.34acres
	<ol style="list-style-type: none"> <li>Figures outside the bracket denote Sector no. and inside the bracket are the total area of permissions which can be granted in that sector.</li> <li>The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</li> </ol>
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU</i>	

Fee and Charges for starred hotel and restaurant in residential sector (in Rs. Per acre).								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	8,09,400	6,07,050	4,04,700	20,81,926	29,31,796	27,29,446	25,27,096
LOW-II.( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40470	8,09,400	6,07,050	4,04,700	16,65,540.80	25,15,411	23,13,061	21,10,711
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	8,09,400	6,07,050	4,04,700	2,08,19,260	2,16,69,130	2,14,66,780	2,12,64,430
LOW-II.( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40470	8,09,400	6,07,050	4,04,700	1,66,55,408	1,75,05,278	1,73,02,928	1,71,00,578
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

#### Planning Parameters:

Area	Starred Hotel: Min 2 acres max 4 acres Restaurant: Min 1000 sqm max 2000 sqm
FAR:	175

Ground Coverage:	40%
Access norms	The site should be located on an existing sector dividing road which is already functional. Any existing stretch of National/ State Highway falling within the urbanisable limits shall also be considered as a valid approach for the purpose of this clause, provided necessary permission for deriving direct access from such highway is obtained by the applicant till the service road becomes functional.
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

**C. Policy for grant of permission for change of land use for wholesale trade, warehouse and storage in commercial zone of development plans of low and medium potential zones bearing no. MISC-199/2015/7/16/2006-2TCP dated 12.01.2015-**

Grant of CLU permission for Wholesale Trade, Warehouse and Storage in commercial zone of Development Plans of low and medium potential zone can be considered upto 10% of the Net Planned area of the commercial sector designated with sub-code 220 and /or 230 in the Development Plan for setting up of such activities. However, no permission is given in the commercial zone wherein sub-code 220 and/ or 230 are not designated in the Development Plan.

The details of permissions that can be granted in various Development Plans is as under:

Development Plan	Area that can be considered for CLU permission (Sectoral plan approved)							
Bhiwani	15-Part (13.1 acres)							
Mahendergarh	4A(5.07), 7A(2.25), 7B(1.62) Total Sectors=3 Total Permission = 8.94acres							
Hansi	5(5.2), 9(3.3), 10(2.5), 12(3.4), 17(2) Total Sectors=5 Total Permission = 16.4acres							
Tohana	1A(8.15), Total Sectors=1 Permission Area= 8.15acres							
<i>Figures outside the bracket denote Sector no. and inside the bracket is the total area which can be considered for grant of CLU permission in that sector.</i>								
Fee and Charges for warehouse, whole sale trade and storage in commercial zone (in Rs. Per acre).								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	1,82,115	1,82,115	1,82,115	5,20,481	7,43,066	7,43,066	7,43,066
LOW-II.( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40470	1,82,115	1,82,115	1,82,115	4,16,385	6,38,970	6,38,970	6,38,970
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40470	1,82,115	1,82,115	1,82,115	52,04,815	54,27,400	54,27,400	54,27,400
LOW-II.( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40470	1,82,115	1,82,115	1,82,115	41,63,852	43,86,437	43,86,437	43,86,437

Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be reserved for parking. No parking will be made outside the premises.
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU</i>	

D. Zoning regulations of published Final Development Plan permit following uses in different land uses:-D1. Industrial Zone:-

Dhabas, restaurants, two/three/five star hotels subject to a maximum limit of 3 percent of the total area of the sector are permissible. The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	Dhabas(Sectoral plan approved)	Restaurants (Sectoral plan approved)	Two/Three/Star Hotels (Sectoral plan approved)	Five Star Hotels(Sectoral plan approved)
Mahendergarh	1(2), 2(2)	1(2), 2(2)	1(2), 2(2)	1(1), 2(1)
Naraingarh	11(2)	11(2)	11(2)	11(1)
Tohana	2A(2)	2A(2)	2A(2)	2A(1)

*Note: Figures outside the bracket denote Sector no. and inside the bracket is the total numbers which can be considered for grant of CLU permission in that sector. Cases wherein approach is from acquired and developed road will be considered for grant of CLU.*

Fee and Charges for Dhaba in Industrial Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	5,20,482	13,70,352	11,68,002	9,65,652
LOW-II.( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	4,16,385	12,66,255	10,63,905	8,61,555
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	52,04,815	60,54,685	58,52,335	56,49,985

LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	41,63,852	50,13,722	48,11,372	46,09,022
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Fee and Charges for Restaurant and Two/Three/Five Star hotel in Industrial Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	20,81,926	29,31,796	27,29,446	25,27,096
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	16,65,540	25,15,410	23,13,060	21,10,710
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	2,08,19,260	2,16,69,130	2,14,66,780	2,12,64,430
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	1,66,55,408	1,75,05,278	1,73,02,928	1,71,00,578
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

### Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000 sqm.	2
Two/Three Star Hotels	1.0 acre	2.5 acres	2
Five Star Hotels	2.5 acres	4.0 acres	1

*Note: Since as per provision of zoning regulation, maximum 3% of the total area of the sector is to be utilized for the above facilities, therefore, area of the facility to be taken for consideration will be vis-à-vis available maximum 3% area keeping into consideration the minimum area norm. The approach to the site shall be considered from developed and acquired road.*

### D2.Health Facilities in Industrial Zone:-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	Hospital (Sectoral plan approved)	Dispensary (Sectoral plan approved)	Nursing Home (Sectoral plan approved)	Clinic (Sectoral plan approved)	
Mahendergarh	1(1), 2(1)	1(1), 2(1)	1(2), 2(2)	1(2), 2(2)	
Pataudi Haily	12Part(1)	12Part(1)	12Part(2)	12Part(2)	
Naraingarh	11(1)	11(1)	11(2)	11(2)	
Tohana	2A(1)	2A(1)	2A(2)	2A(2)	
	<p>1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</p> <p>2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</p>				
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>					

Fee and Charges for Hospital, Dispensary, Nursing Home and Clinic in Industrial Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	80,940	60,705	40,470	5,20,481	6,41,891	6,21,656	6,01,421
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	80,940	60,705	40,470	4,16,385	5,37,795	5,17,560	4,97,325
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	80,940	60,705	40,470	52,04,815	53,26,225	53,05,990	52,85,755
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	80,940	60,705	40,470	41,63,852	42,85,262	42,65,027	42,44,792
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

### Planning Parameters:-

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Hospital	2.5 acres	5.0 acres	1
Dispensary	1.0 acre	1.5 acres	1
Nursing Home	250 sqm.	500 sqm.	2
Clinic	250 sqm.	500 sqm.	2

*Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.*

### D3.Dhabas and Restaurants in Public and Semi Public Uses Zone (PSP):-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows:

Development Plan	Dhabas	Restaurants
Pataudi Haily Mandi	6 (2)	
Mahendergarh	5(2), 2A(2)	5(2), 2A(2)
Hansi	9(2)	9(2)
Tohana	2(2), 9(2)	2(2), 9(2)
	<p>1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</p> <p>2. The applicants may also apply in those sectors where the sectoral plan have not been approved. However, the decision in such cases shall be taken on case to case basis depending on the merits of the case.</p>	
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>		

Fee and Charges for Dhaba in public and semi public Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	5,20,481	13,70,351	11,68,001	9,65,651
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	4,16,385	12,66,255	10,63,905	8,61,555
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	52,04,815	60,54,685	58,52,335	56,49,985
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	41,63,852	50,13,722	48,11,372	46,09,022
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Fee and Charges for Restaurant in public and semi public 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
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	20,81,926	29,31,796	27,29,446	25,27,096

LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	16,65,540	25,15,410	23,13,060	21,10,710
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	8,09,400	6,07,050	4,04,700	2,08,19,260	2,16,69,130	2,14,66,780	2,12,64,430
LOW-II .( Hansi, Naraingarh, Narwana Pataudi Haily Mandi and Tohana)	40,470	8,09,400	6,07,050	4,04,700	1,66,55,408	1,75,05,278	1,73,02,928	1,71,00,578
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters: -

Name of facility	Area		No. of facilities in a Sector
	Minimum	Maximum	
Dhabas	500 sqm.	1000 sqm.	2
Restaurants	1000 sqm.	2000 sqm.	2

*Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.*

D4. Warehouse in Transport & Communication Zone (T&C Zone):-

The Development Plan wise details of sectors and the maximum number of permissions allowed in a particular sector are as follows: -

Development Plan/	Area available for grant of CLU permission (Sectoral plan approved)
Mahendergarh	5(1.2acres), 2A(3.18acres) Total Sectors= 2 Total Permission = 4.38 acres
	<i>1. Figures outside the bracket denote Sector no. and inside the bracket are the total numbers of permissions which can be granted in that sector.</i>

*Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.*

Fee and Charges for Warehouse in transport and communication Zone (in Rs. Per acre)								
Rates for the sectors which have not been acquired (10% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	1,82,115	1,82,115	1,82,115	5,20,482	7,43,067	7,43,067	7,43,067
Rates for the sectors which have been acquired (100% EDC)								
LOW-I (Bhiwani, Mahendergarh and Sirsa)	40,470	1,82,115	1,82,115	1,82,115	52,04,815	54,27,400	54,27,400	54,27,400
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

Planning Parameters:-

Minimum Approach Road:	The approach to the site shall not be through a road of width less than 24 mtrs (18 mtrs in case of sectors where internal circulation is of 18 mtrs width only) or through a constructed service road along the sector dividing road/ National Highway/ State Highway
Minimum Area:	2 acres
Maximum Area:	5 acre
FAR:	75%. Not more than 5% of the total permissible FAR shall be utilized for ancillary uses of the main building. There will no restriction on the height of the building subject to the clearance from Airport Authority of India
Ground Coverage:	40%
Parking Requirements:	Minimum 20% of the site area shall be designated for parking purposes
Stipulations:	The overall character of the site shall be maintained as open, with minimum construction to be permitted at site. However, joy-rides/ water-parks etc. installed in such projects, which are open-to-sky shall not be considered to be part of covered area/ FAR.
<i>Note:- Cases wherein approach is from acquired and developed road will be considered for grant of CLU.</i>	

NOTE: The applicants who have already applied for the grant of CLU and their applications are under scrutiny are also requested to re-apply under this policy by filling a fresh the CLU-I Form.

Disclaimer:- While due care has been taken to provide accurate details; yet any human error, either express or implied cannot be completely ruled out. Director of Urban Local Bodies, Haryana and its employees shall not be liable under any condition for any legal action/damages, direct or indirect, arising from the details furnished above. The applicants are requested to consult the relevant Statutes/Policies to re-verify the details contained herein to be absolutely sure before submitting application under the Policy dated 10.11.2017.

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