

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 plan for the purpose of Haryana Municipal Corporation Act 1994 and Haryana Municipal Act 1973. The DULB is competent to grant CLU permissions for the areas falling within the limit of Municipal Corporation/Council/Committee.
- Grant of CLU Permission for Hotels, Restaurants and Hospitals in Industrial Zone:-**
 As per Zoning Regulations, Two/ Three/ Five star hotels, Restaurants and Hospitals 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
	Minimum	Maximum		
Restaurant	1000 sqm	2000 sqm	2	Minimum 18 meters
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
Hospital	2.5 acres	5.0 acres	1	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	Sectors and permissible permissions
Final Development Plan 2031, Gurugram	Sector = 36 Balance No. of permissions available for Two/Three Star Hotels = 2 Balance No. of permissions available for Five Star Hotels = 1
Ambala Development Plan 2021AD	Sector = 19 Balance No. of permissions available for Two/Three Star Hotels = 2 Balance No. of permissions available for Five Star Hotels = 1
Sonepat-Kundli Multifunctional Urban Complex 2021AD	Sector = 53 Balance No. of permissions available for Restaurants = 2
Ambala Development Plan 2021 AD	Sector = 43 Balance No. of permissions available for Hospital = 1

(iii) **Fee and Charges for 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
Gurugram	40,470	1,90,20,900	1,82,11,500	1,74,02,100	4,86,13,000	6,76,74,370	6,68,64,970	6,60,55,570
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)								

Gurugram	40,470	1,90,20,900	1,82,11,500	1,74,02,100	48,61,300	2,39,22,670	2,31,13,270	2,23,03,870
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 Restaurants 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
Gurugram	40,470	69,40,605	58,68,150	49,57,575	4,86,13,000	5,55,94,075	5,45,21,620	5,36,11,045
Sonepat-Kundli	40,470	59,49,090	49,57,575	39,66,060	2,91,46,964	3,51,36,524	3,41,45,009	3,31,53,494
Rates for the sectors which have not been acquired (10% EDC)								
Gurugram	40,470	69,40,605	58,68,150	49,57,575	48,61,300	1,18,42,375	1,07,69,920	98,59,345
Sonepat-Kundli	40,470	59,49,090	49,57,575	39,66,060	29,14,696	89,04,256	79,12,741	69,21,226
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

(v) Fee and Charges for Hospital 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. Policy for grant of CLU permission for restaurants commercial sectors of medium and low potential towns bearing No. Misc287/7/16/2006-2TCP dated 12.04.2012-

Grant of CLU permission for Restaurants 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.

(i) Planning Parameters

Area	Restaurant: Min 1000 sqm and Max 2000 sqm
Max. number of Restaurant permissions in each sector	2
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.

(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
Kurukshetra Final Development Plan 2025AD	Sector = 02 (Commercial Zone) Balance area of permissions available for Restaurant = 1

(iii) Fee and Charges for Restaurants in Commercial Zone (in Rs. Per acres)

Rates for the sectors which have not been acquired (100% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Kurukshetra	40,470	33,02,352	28,32,900	16,51,176	2,91,67,800	3,24,74,199	3,20,04,747	3,08,23,023
Rates for the sectors which have been acquired (10% EDC)								
Kurukshetra	40,470	33,02,352	28,32,900	16,51,176	29,16,780	62,59,602	31,65,040	46,08,426
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

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

(i) Planning Parameters

Name of facility	Area		No. of facilities in a Sector	FAR
	Minimum	Maximum		
Restaurant	1000 sqm	2000 sqm	2	150

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

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

Final Development Plan	Sectors and permissible permissions
Karnal Final Development Plan 2025AD	Sector = 11 Balance area of permissions to be granted for Restaurant = 2
Final Development Plan 2031, Gurugram	Sector = 75 Balance no. of permissions to be granted for Restaurants = 1


(iii) Fee and Charges for Restaurants in Public –Semi Public Zone (in Rs. Per acres)

Rates for the sectors which have not been acquired (100% EDC)								
Zone	Scrutiny fee	Conversion charges			EDC	Total		
		NH	SR	OR		NH	SR	OR
Karnal	40,470	28,32,900	24,28,200	14,16,450	2,49,83,100	2,78,56,470	2,74,51,770	2,64,40,020
Gurugram	40,470	69,40,605	58,68,150	49,57,575	4,86,13,000	5,55,94,075	5,45,21,620	5,36,11,045
Rates for the sectors which have been acquired (10% EDC)								
Karnal	40,470	28,32,900	24,28,200	14,16,450	24,98,310	53,71,680	49,66,980	39,55,230
Gurugram	40,470	69,40,605	58,68,150	49,57,575	48,61,300	1,18,42,375	1,07,69,920	98,59,345
NH-National Highway, SR-Scheduled Road/Sector Roads, OR-Other Roads								

6. 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.

7. 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: 19-08-2019
Place: Panchkula


 Director,
 Urban Local Bodies Department,
 Haryana, Panchkula

