

From

The Principal Secretary to Government Haryana,
Town and Country Planning Department,
Chandigarh.

To

The Director,
Town and Country Planning Department,
Haryana, Chandigarh.

Memo No. CLD-Misc-654/7/14/2021-2TCP Dated: 20.08.2021

Subject: **Policy regarding Change of Land Use permission for setting up of Restaurant, Motel, Hotel, Resort, Amusement Park & Theme Park in Agriculture Zone.**

Reference: - In continuation of the policy dated 08.11.2007 issued vide Memo No. 7/16/2006-2TCP dated 08/19.11.2007 and in continuation of the policy dated 29.09.2020.

The matter for framing of policy for granting the Change of Land Use permissions in controlled area for setting up of Restaurant, Motel, Hotel, Resort, Amusement Park & Theme Park in Agriculture Zone has been considered by the Government and after careful consideration of the matter, the Governor of Haryana is pleased to convey the amended policy parameters relating to the Change of Land Use in agriculture zone. The policy parameters in para 3 & 4 of the policy dated 29.09.2020 shall be substituted by the following:-

Sr. No.	Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio	Access norms
		Minimum	Maximum				
1.	Restaurant	1000 Sqm	2000 Sqm	15%	30%	1.0	Minimum 33 ft wide revenue rasta (6 Karam)
2.	Banquet Hall, Banquet Hall-Cum-Drive-In Theater, Banquet Hall-Cum-Sport Academy	2 acres	Unrestricted	10%	35%	0.5	-do-
3.	Motel /Hotel along National Highways & Schedule Roads with or without banquet facilities	2000 Sqm	5 acres	15%	30%	1.0	Abutting scheduled roads
4.	Hotels other than located abutting National Highways & Schedule Roads with or without banquet facilities	1 acre	3 acres	15%	40%	1.0	Minimum 33 ft wide revenue rasta (6 Karam)

5.	5 Star Hotels	4 acres	10 acres	15%	30%	0.75	Abutting scheduled roads
6.	Resort /Amusement Park/Theme Park	2.5 acres	Unrestricted	15%	30%	0.5	Minimum 33 ft wide revenue rasta (6 Karam)

Note: - (i) The fee and charges for the above activities shall be as per Schedule IV appended to the Rules, 1965.

(ii) It is further clarified that the conversion charges for area under 15 % commercial component of Amusement Park will be charged at commercial rates and for the balance area, conversion charges applicable for recreational use shall be charged.

(iii) The conversion charges for banquet hall shall be 50% of rates prescribed for commercial use.

(iv) The access permission is required from NHAI, if the site is located on National Highway, whereas if the site is located on scheduled road then the permission is required from XEN,PWD (B& R).

Director, Town and Country Planning, Haryana may ensure that these policy parameters are adhered to while dealing with the cases of grant of change of land use in controlled areas.

31/12/22
A.K. Singh, IAS
Principal Secretary to Government Haryana,
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Chandigarh.

H. S. Leem.