

From

Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department,

To

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

**Memo. No. Misc-199/2015/7/16/2006-2TCP**

**Dated: 12.01.2015**

**SUBJECT: - POLICY FOR GRANT PERMISSION OF CHANGE OF LAND USE FOR WHOLESALE TRADE, WAREHOUSE AND STORAGE IN COMMERCIAL ZONE OF DEVELOPMENT PLANS OF LOW AND MEDIUM POTENTIAL ZONES.**

Exercising the powers conferred under Section 11 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to formulate the policy for grant of Change of Land Use (CLU) permission for setting up of Wholesale Trade, Warehouse and Storage in the Commercial Zone of the subject cited Development Plans:-

- (i) **Applicability:** - This CLU permission shall be applicable only for the Development Plans of the Controlled Areas situated in Medium and Low Potential Zones. In Hyper/High Potential Zones these uses shall only be developed through Public/Government Agencies. No benefit, in any case, shall be extended to the private persons in Hyper and High Potential Zones under this policy. The name of the controlled areas viz-a-viz zones are mentioned in Schedule IV of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (ii) **Area requirement:** - The minimum and maximum area for considering the application shall be 2 acres and 5 acres respectively.
- (iii) **Approach:** - 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.
- (iv) **Share of Net Planned Area:** - Not more than 10% of the Net Planned area of the commercial sector designated with sub code-220 and/or 230 in the Development Plan shall be utilized for grant of permission for setting up of Warehouse/ Storage/ Wholesale Trade purposes. However, no permission shall be given in the commercial zone wherein the sub code 220 and 230 are not designated in the Development Plan.
- (v) **Ground Coverage & Floor Area Ratio (FAR):-** Maximum ground coverage shall be 40% of the site area and maximum FAR shall be 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.
- (vi) **Setbacks:-** The minimum setback shall not be less than 6 mtrs on all sides.
- (vii) **Parking:-** Minimum 20% of the site area shall be reserved for parking. No parking will be made outside the premises.
- (viii) **Fee and Charges:-** The fee and charges like External Development Charges, Infrastructure Development Charges & Conversion Charges shall be levied as applicable for commercial uses.

*Sd/-*

Secretary

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