

From

The Principal Secretary to Govt. Haryana
Town & Country Planning Department

To

The Director General
Town & Country Planning,
Haryana, Chandigarh

Memo No. Misc-293/PA(RB)/2018/8/5/2018-2TCP
Dated:- 19-02-2018

Subject: Policy for grant of permission for change of land use for setting up of educational institutes in the agriculture zone of the development plans.

Please refer to the matter cited as subject above.

As per the zoning regulations of the development plans published under the provision of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, governing the use of agriculture zone, setting up of educational institute/institutional use in the agriculture zone is not permissible. There is a clause in the zoning regulations of agriculture zone which prescribes “any other use which Govt. may in public interest decide”. The department has/is receiving applications for grant of permission for change of land use for setting up of educational institute in the agriculture zone of the development plan. These cases, are being considered at the Govt. level under the above said provision of the zoning regulations, in public interest being an educational activity.

2. Keeping in view this position, the matter has been examined and as per provision of Section 11 of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, it has been decided that the following policy parameters, may be followed in the examination and disposal of the cases pertaining to request for grant of permission for change of land use for setting up of educational institute in the agriculture zone of the development plan:-

- (i) The proposed educational institute should have be conceptualized as supporting the hinter land for rural areas and urbanisable area surrounding it.

- (ii) The site should be approachable from minimum 33ft. wide revenue rasta/public road, in case of primary school, middle school and high school. In case of University/ Engineering/ Architecture College, Medical College, B.Ed college, ITI, Polytechnic, Hotel Management college, Bank sponsored training, In-house Training centers of industries/corporation etc., Skill Development Centers, specialized Technical Training Institutes and Skill Training Institutes for providing self employment, the site should be approachable from minimum 40 ft. wide revenue rasta/public road.
- (iii) The area norms for education facility as per policy bearing no. M-351/2013/7/4/2010-2TCP dated 08.01.2014 and no. 2904 dated 11.02.2016 may be followed.
- (iv) On getting the permission for change of land use, the applicants will conform to relevant norms of respective regulatory department or agencies in the State.
- (v) Genuineness certificate from the concerned Deputy Commissioner.
- (vi) In case of a proposed skill development centre and a specialized technical training institute the application should be accompanied by a scheme/plan of their surrounding region in term of providing the opportunities for the relevant skilling to the local youth.
- (vii) The proposed skill development centre and specialized technical training institute shall also submit a plan for the opportunities of the development concerned region under Corporate Social Responsibility (CSR), if the institute is running technical or skill centre.
- (viii) The applicant seeking permission for change of land use, will not transfer the said permission/area for a minimum period of 3 years after grant of occupation certificate and the land is put to the permitted use. The relevant amendment in Form CLU-II under Rule 26-D, in clause (d) of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Rules, 1965 be carried out. Till the amendment in Form CLU-II, an affidavit may be taken to the effect that

the applicant shall not transfer the permission for change of land use for setting up of educational institute granted in the agriculture zone for a period of three years from the date of grant of occupation certificate. A condition to this effect may also be imposed in the order on Form CLU-III for grant of permission for change of land use.

- (ix) Setting up of educational institutions in agriculture zone be treated as permissible use in the agriculture zone. Therefore, an amendment in the zoning regulations of the development plans may be carried out. The parameters as mentioned in this policy may also be made part of zoning regulations of the development plan. The amendment in the zoning regulations of the development plans may take time, therefore, till the final notification of the amendments of zoning regulations of various development plans, the cases for allowing educational institutes in the agriculture zone subject to compliance of policy parameters may be submitted to the Govt. for consideration/approval.

Sd/-

(T.L. Satyaparkash)

Secretary

**For: Principal Secretary to Govt. Haryana
Town & Country Planning Department**

Endst. No. Misc-293/PA(RB)/2018/ 8/5/2018-2TCP

Dated: 19-02-2018

A copy is forwarded to the following for information & necessary action:-

1. Principal Secretary to Govt. Haryana, Urban Local Bodies Department.
2. Chief Coordinator Planner, NCR, Haryana, HUDA Complex, Sector-6, Panchkula.

Sd/-

Superintendent

**For: Principal Secretary to Govt. Haryana
Town & Country Planning Department**