

From

Financial Commissioner & Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

To

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

Memo No.Misc-199/7/16/2006-2TCP
Dated 16th June 2010

Subject: Policy regarding setting up of Warehouses in Agriculture Zone.

It has been decided to specify following norms for setting up of warehouses in Agriculture Zone:-

- I. The warehousing activity shall mean integrated Inland Container Depots/Custom Bounded Areas, Warehouse for Agro Produces/Grain Godowns, Gas godown, Warehouse other than agriculture produces.
- II. Above activities will be allowed in the Agriculture Zone as well as in the Industrial Zones.
- III. The minimum area norms alongwith the width of approach will be as under:

	Hyper Potential Zone		High Potential Zone		Medium Potential Zone		Low Potential Zone	
	Area (in acres)	Approach (minimum)	Area (in acres)	Approach (minimum)	Area (in acres)	Approach (minimum)	Area (in acres)	Approach (minimum)
Integrated Inland Container Depots/ Custom Bounded Areas	50	60-feet (18 mtrs)	50	60-feet (18 mtrs)	25	60-feet (18 mtrs)	10	60-feet (18 mtrs)
Warehouse other than agricultural produces	5	60-feet (18 mtrs)	5	60-feet (18 mtrs)	2	60-feet (18 mtrs)	2	60-feet (18 mtrs)
Warehouse for agro produces/ grain godowns	2	33-feet (10 mtrs)	2	33-feet (10 mtrs)	2	33-feet (10 mtrs)	2	33-feet (10 mtrs)
Gas Godown	0.18	33-feet (10 mtrs)	0.18	33-feet (10 mtrs)	0.18	33-feet (10 mtrs)	0.18	33-feet (10 mtrs)

- Note: (i) For integrated inland container depots/custom bounded area, availability of railway siding is pre-requisite.
(ii) The approach for warehouses/Integrated Inland Container Depots/Custom Bounded Areas shall be from Revenue Rasta/Panchayati Rasta.
(iii) For Gas Godown, the approach from private rasta may be considered.

IV. The FAR allowed for warehouses is 75%. 5 % of the total permissible area will be reserved for offices, essential watch & ward staff residences. The application will be scrutinized in accordance with the detailed tentative schematic plan submitted by the applicant-company/applicant and zoning plan will be approved by the Director, Town & Country Planning, Haryana.

V. Setback of 6-metre all-round in case of warehouses for agro produces/grain godowns, 9-metre for warehouses other than Agriculture Produces and 15 m for Integrated Inland Container Depots/Custom Bounded Areas should be provided. If a warehouse contains storage of agro produce and also products other than agriculture produce, then the setbacks required for warehouse other than agriculture produce should be followed.

VI. Ticketing Machine Room/ Cloak room/ Toilets/ Wireless Stations/ Canteen/ Security Rooms/ Generator Room will be allowed. Security Room, Ticketing Machine and Toilets may be allowed in the setback with the condition that whenever the land is required for widening of roads, the same can be acquired by the developing agency. These facilities may be provided at a distance of 9-metre from the main building.

VII. The conversion charges for "Gas Godown" will be at par with for the category "warehouses other than agriculture produce".

VIII. 15 %of the site area shall be reserved for idle parking. To avoid nuisance to the vehicular traffic, no idle parking will be made on the approach road. The segregated area of idle parking of trucks should be located by providing gate in a receded position vis-à-vis the plot boundary.

IX. The applications for granting CLU permissions which are in pipeline, will be covered under this policy.

X. The minimum area norms for considering the building plans and the completion of project for warehouses shall be as below:

1.	Upto 2 acre	25% of Permissible covered area.
2.	Above 2 acre upto 5 acres	20% of Permissible covered area.
3.	Above 5 acres & upto 10 acres	15% of Permissible covered area.
4.	Above 10 acres	10% of Permissible covered area.

Dy. Superintendent,
for: Financial Commissioner & Principal Secretary to Govt. Haryana,
Town and Country Planning Department.