

From

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

To

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

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

Dated: 24.07.2012

SUBJECT: POLICY REGARDING SETTING UP OF WAREHOUSES FOR OTHER THAN AGRICULTURE PRODUCE IN INDUSTRIAL ZONE AND TRANSPORT & COMMUNICATION ZONE.

The policy regarding setting up of warehouses in agriculture zone was communicated vide this office memo no. Misc-199/7/16/2006-2TCP dated 16.06.2010. Thereafter, in order to avoid misuse of the Change of Land Use permission granted for warehouse to be used for storage of agriculture produce, additional conditions were intimated vide this office memo no. Misc-199/7/16/2006-2TCP dated 04.10.2010. Now, it has been observed that the zoning regulations of various Development Plans prescribe setting up of warehouses in Transport and Communication Zone and also in Industrial Zone for which no area norms have been prescribed. It is felt that the parking of trucks on the roads in front of warehouses situated in Transport & Communication Zone and Industrial Zone, may create traffic hazards. Therefore, Governor of Haryana under section 11 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 is pleased to direct that minimum two acres area shall be required for godown/warehouses for storing non-agro products in these zones also. However, the minimum area norm is not applicable for gas godowns which are to be located in industrial zone and Transport & Communication Zone. The other parameters shall be as below:-

- (i) 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 General, Town & Country Planning, Haryana.
- (ii) Setback of 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 both agro produce as well as products other than agriculture produce, then the setbacks required for warehouse other than agriculture produce should be followed.

- (iii) 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.
- (iv) 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.
- (v) The applications for granting CLU permissions which are in pipeline, will be covered under this policy.
- (vi) The minimum area norms for considering the building plans and the completion of project for warehouses shall be as below:
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|----------------------------------|----------------------------------|
| 1. 2 acre to 5 acres | 20% of Permissible covered area. |
| 2. Above 5 acres & upto 10 acres | 15% of Permissible covered area. |
| 3. Above 10 acres | 10% of Permissible covered area. |

Sd/-

(T.C. GUPTA, IAS)

Special Secretary

for: Principal Secretary to Govt. Haryana,
Town and Country Planning Department.