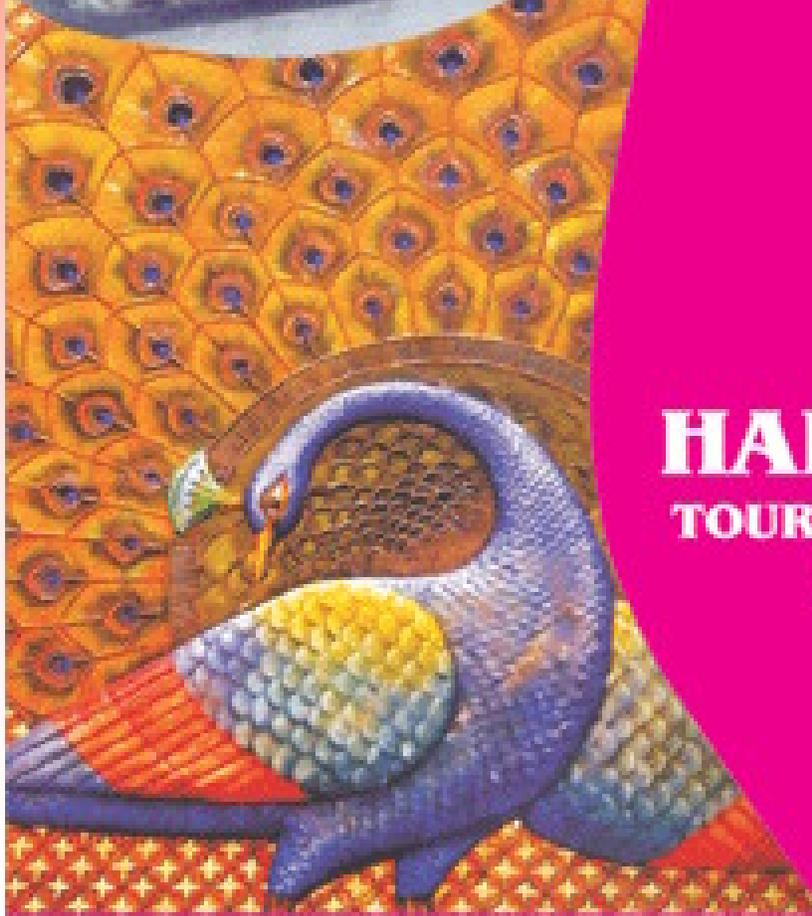
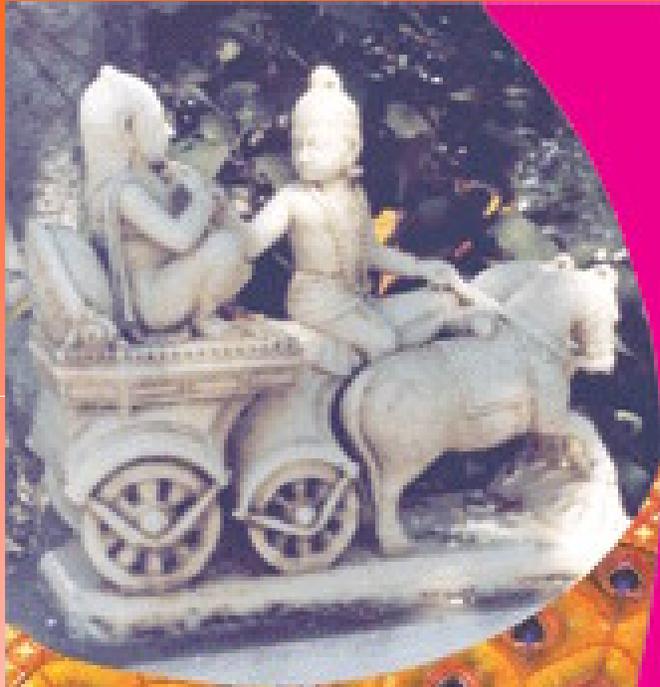


TOURISM DEPARTMENT HARYANA  
PUBLIC NOTICE

This is to inform to all the entrepreneurs that Industries and Commerce Department, Haryana has declared Tourism as an Industry and made some amendments to the existing provisions of the enterprises Promotion Policy-2015 with regard to the Tourism Sector. Any Entrepreneur who wants to establish Tourism Project in Haryana can avail incentives and other facilities as per the "Enterprises Promotion Policy-2015".



Joint Director  
for Director General  
Tourism Department,  
Haryana, Chandigarh



# HARYANA TOURISM POLICY 2008

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# HARYANA TOURISM POLICY, 2008

## Chapter-1

### 1.1 Preamble

Tourism is a major engine of economic growth and a catalyst for employment generation and is projected to grow even faster in the 21<sup>st</sup> Century. Haryana has immense possibilities of growth in the Tourism sector with its varied attractions. The State aims at harnessing the direct and multiplier effects of tourism in employment generation, poverty alleviation and women empowerment in an environmentally sustainable manner. The State proposes to reposition itself as most preferred destination by maximizing productivity of Haryana's natural, human, cultural and technical resources. The effort would be to promote untapped areas of Heritage, Adventure, Eco, Medical & Farm/Rural Tourism in order to promote large scale employment opportunities while protecting environment and heritage. The effort is being made to create congenial environment for private sector investment in the tourism sector.

### 1.2 OBJECTIVES

In the Indian tourism scenario, the foreign tourist arrivals have witnessed a growth of 75% over a period of five years. In 2006, 4.45 million foreign tourists arrived in India as compared to 2.54 million foreign tourists in 2001. India's share in world tourism, which was 0.37% during 2001 end, has increased to 0.5% during 2005. In Rupee terms, the foreign exchange earnings which were Rs.4318.00 crore in 1991 have increased to 25172 crore in 2005 (provisional figures). As per the data available, the employment in tourism sector in India was to the tune of 41.8 million in 2003-2004.

A record growth of 34,57,477 foreign tourist arrivals was achieved in 2004 which increased to 44,29,915 in 2006. Foreign exchange earnings from tourism have also shown a phenomenal growth, achieving 21,603 crore in 2004 and increased 29,603 crore in 2006. In dollar terms, India's foreign exchange earnings increased from US \$ 4.7 billion in 2004 to US \$ 6.5 billion in 2006. World Travel and Tourism Council has estimated that demand for India Tourism will grow annually at 8.8 % over the next decade, which will be the highest in the world.

This policy aims at increasing the earnings from tourism inflow at the rate of 10% annually and seeks to promote sustainable tourism by encouraging a constructive and mutually beneficial partnership between public and private sector for economic development and employment generation. Focused attention would be given to upgrade and enhance existing infrastructure, market Haryana as the most preferred destination and increase its share in the international and domestic travel market. Broadly, the policy document attempts to provide constructive value in diverse fields such as: -

- (A) To promote tourism as a major engine of economic growth and capitalize potential of sustainable tourism for economic and employment generation.
- (B) To promote Haryana as a tourist destination to take advantage of the global travel trade and to develop untapped potential of Haryana.
- (C) To acknowledge the critical role of private sector in development of tourism with government working as proactive facilitator and catalyst. The objective is to broaden and diversify the concept of tourism from only Highway Tourism to Eco Tourism, Adventure Tourism, Pilgrim Tourism, Farm Tourism, Golf Tourism, Medical Tourism and Heritage Tourism etc. in order to meet new market requirements.
- (D) To enhance the infrastructure particularly in the NCR region in view of the forthcoming Common Wealth Games 2010.
- (E) To enhance professional excellence in training human resources and providing infrastructure for Human Resource Development.
- (F) Developing sustained and effective marketing strategy and plan.
- (G) To use technology to achieve the above said goals.

## **Chapter -2**

### **2.1 POSITIONING TOURISM AS A STATE PRIORITY**

The objectives of the tourism policy are to position tourism as a state priority and identify it as a growth engine for employment generation. Tourism has to be treated as a multi sectoral activity which would require effective linkages and close co-ordination with the various Departments/Boards/Corporations of the State Government like Industry, Town & Country Planning, Panchayats, Excise and Taxation and Haryana Urban Development Authority. The objective would be to brand and promote Haryana as an ideal tourist destination.

### **2.2 INSTITUTIONAL MECHANISM**

#### **2.2.1 Tourism Development Council**

It is proposed to set up by notification a Tourism Development Council under the Chairmanship of Chief Minister, Haryana consisting of Finance Minister, Tourism Minister, Ministers and Secretaries of other related Departments, two representative of hotel/travel trade and two experts in the field of tourism for comprehensive planned development of the State as a key tourist destination. It will also formulate the policy and strategy for the development of tourism, on strengthening tourism related infrastructure in the state, to attract domestic as well as foreign investment. A Task Force headed by the Tourism Minister and comprising of Secretaries of the related Departments would be constituted for finalization of proposals in private and public sector for proposed development of Haryana as a key tourist destination for submitting them to Tourism Development Council. Tourism Development Council may delegate some of its functions to this Task Force. A Project Evaluation Committee will be constituted to review the progress.

#### **2.2.2 Declaration of Special Controlled Areas from Tourism point of view**

It is proposed to declare Special Controlled Areas from Tourism point of view in the State in association with the Town & Country Planning Department, Haryana. The representative of Tourism Department, Haryana will be included in the District Level Committees and State Level Committee of the Town & Country Planning Department for preparation of development plans and declaration of

Controlled Areas from Tourism point of view. The development activities in the Controlled Areas will be undertaken in accordance with the guidelines issued by the Government from time to time.

### **2.2.3 LAND RESOURCE :**

For facilitating tourism projects in the State, the Tourism Department will identify suitable locations/lands.

HUDA will identify and allot atleast one site for budget hotel in each of the important towns.

## Chapter 3

### POSITIONING HARYANA AS A DESTINATION

Haryana is fortunate to have an excellent infrastructure and has been a pioneer in Highway Tourism. Haryana is proud to have heritage sites at Panipat, Kurukshetra, Surajkund, Pinjore and other places which are yet to be developed. Haryana has Eco tourism sites at Morni and Kalesar besides excellent resorts for holidaying.

#### 3.1 Development of tourist circuit

The tourism policy proposes to strengthen infrastructure and plan integrated development of “Panipat-Kurukshetra-Pinjore” as a tourist circuit. This would involve an integrated development of the circuit involving the departments of PWD, Public Health, Power sector and local government. Plan would be made for setting up world class infrastructure in private-public partnership. A constructive and mutually beneficial partnership between the public and the private sector through all feasible means is an absolute necessity for the sustained growth of tourism and employment generation. It is, therefore, the policy of the Government to encourage emergence of such a partnership. Services of specialist consultancy agencies will be taken for implementation and evaluation of public private participation in tourism projects. Haryana also plans to have Mahabharata Circuit, Sufi Circuit, Eco Tourism Circuit and Heritage Circuit.

#### 3.2 Gurgaon as Convention, Exhibition Hub and Golf City

- The Tourism policy also proposes to develop Gurgaon as a convention and exhibition hub with requisite world class infrastructure, recreation, Information Technology and support facilities. A comprehensive convention centre would be set up in public private partnership in Gurgaon.
- It is proposed to set up adventure sites in public & private partnership in Sohna and Damdama for theme parks and camping sites for recreation and holidaying. The existing Golf Courses, spas and polo etc. near Gurgaon will be an added attraction.

### **3.3 Kurukshetra as Pilgrim destination:**

- It is proposed to plan comprehensive Integrated Development of Kurukshetra as a pilgrim destination with international class infrastructure for which a professional consultant will be appointed. The tourism activities will be linked with religious temples in the area like Thaneshwar and Pehowa. An integrated tourist circuit of Panipat-Kurukshetra-Pinjore will be developed and promoted.

### **3.4 Eco Tourism**

- To promote Morni, Kalesar and Sultanpur as eco tourism sites in close coordination with the Forest Department.

### **3.5 Farm/Agri Tourism**

Haryana Tourism has taken the initiative to introduce the concept of Farm Tourism in India. This is first-of-its-kind in India. The Department of Tourism, in partnership with 21 farm owners in Haryana, which is primarily an agrarian State, is offering special country holiday packages in these chosen farms in Haryana and around Delhi. It has attracted a lot of response from people and the clientele is increasing day by day. Modern agriculture and rich cultural heritage in Haryana needs to be leveraged for promoting tourism and meeting the need for the tourists to go back to nature and back to the roots. It will be the endeavor of the Government to promote this concept further and to link it with agri tourism and cultural tourism with a view to involve community participation. Participation of community will make it a people's movement, which will have highly visible economic spin offs. Different tourist circuits of farm/agri tourism, local folk art and culture etc. will be carved out and promoted in order to provide large scale employment opportunities. The infrastructure leading to Farm Tourism sites would be strengthened with the assistance of P.W.D and Public Health Departments.. Clear guidelines will be formulated to assist the farm houses so that they are not treated as commercial units by the line departments.

### **3.6 Adventure Tourism**

Haryana Tourism Corporation is carrying out various activities of adventure tourism at different places in the State such as camping trekking, rock climbing,

para sailing, etc. Adventure Tourism has become very popular amongst the young people. Some initiatives have also been taken by private sector. The Government will identify existing hubs and create new hubs of adventure tourism activities and implement the projects under public-private partnership. Event Managers would be used for marketing the areas set up by Haryana Tourism Corporation and conducting adventure camps to promote the tourist potential. Such activities would provide large scale employment opportunities in State of Haryana. It is proposed to set up adventure camping sites in Surajkund, Badkhal, Damdama and Morni.

### **3.7 Heritage Tourism**

The Deputy Commissioners of each district would identify the historical sites and the Tourism Development Council will take a decision regarding the heritage sites to be chosen for private-public partnership for conservation and preservation so that these sites are a point of attraction for the tourists. The Government will formulate appropriate scheme for identifying and refurbishment of the historical sites in association with the private sector/business houses under corporate social responsibility scheme so that these sites are made as a point of attraction for the tourists. The private sector would maintain these sites for a specific period as per the conservation plan prepared by the Archaeology Department, Haryana. The publicity mileage will be given to private sector in the form of installation of plaque etc.

It is proposed to promote Kurukshetra, Surajkund and Pinjore as heritage destinations.

### **3.8 Medical Tourism**

The Government would coordinate with leading hospitals especially Medi City for promotion of Medical Tourism. Appropriate land will be identified by the HUDA for creation of speciality hospitals in all the important towns of the State. The Haryana Tourism Corporation would introduce Panchkarma and spa facilities in their hotels to make it more tourist friendly either by itself or in public-private partnership on long lease basis i.e. 5 to 10 years.

### **3.9 Quality and standards of tourism products**

#### **(a) Interaction of Tourism with the Cultural Tourism**

Efforts would be made to integrate tourism with culture especially in the resorts run by Haryana Tourism Corporation. Special efforts will be made to identify Event Managers/companies in the Hospitality business for running Crafts Bazars, Food Bazars and cultural shows in the tourist complexes especially Surajkund, Pinjore and Rai etc. Cultural Department, Haryana will organize cultural programmes in the tourist complexes on regular basis to increase tourist inflow.

#### **(b) Strengthening and Updating existing infrastructure**

Efforts would be made to upgrade the existing resorts and plan integrated development including setting up theme parks and multiplexes.

### **3.10 FACILITATION**

- To ensure safety & security of tourists and efficient facilitation services.
- To introduce regulatory measures to ensure social, cultural and environmental activities.
- To ensure involvement of local community so that the benefits accrue to them in the form of employment generation.
- To concentrate on development basis infrastructure by coordinating with all line departments.
- To develop and promote souvenir handicrafts.
- To identify heritage buildings and to develop them in public/ private partnership. It is proposed to involve the business houses for development of heritage buildings.
- To set up Tourist Reception Centres for the convenience of tourists and compilation of data by the Department of Tourism.
- Radio taxis would be introduced.

## Chapter 4

### 4.1 FACILITATING THE ROLE OF PRIVATE SECTOR

Private sector would be encouraged to set up hotels, resorts, spa, theme parks and amusement parks etc. in Haryana. The State will endeavor to encourage more private investment for the budget tourists.

### 4.2 INCENTIVES & CONCESSIONS

Tourism has been declared as an Industry under the Industrial Policy, 2005. The concessions available to the industry in the Industrially backward blocks as per Industrial Policy-2005 will also be available to the hotels/tourism projects. Details of the projects and their eligibility norms are given in Annexure 'A'.

Following incentives / concessions will be available to the eligible new projects :

#### (a) Incentives for new Mega Projects :

- (i) Mega projects with investment of Rs.100 crore and above or any project employing more than 500 persons irrespective of investment would be extended the facility of financial assistance to be quantified at 50% of the tax paid under the Haryana Value Added Tax Act 2003 for a period of 7 years from the date of start, as Interest Free Loan (IFL) repayable after a period of 5 years from the date of grant of IFL.
- (ii) Exemption from LADT for a period of 5 years.

#### (b) Incentives for new small projects:

The hotel/tourism projects up to the investment of Rs.3.00 crores would be extended the facility of financial assistance in the shape of Interest Free Loan to be quantified at 50% of the tax paid under the Haryana Value Added Tax Act 2003 for a period of 5 years from the date of start to be repayable after a period of 5 years.

#### (c) Exemption from Electricity Duty :

Exemption from Electricity Duty to the new tourism/hotel projects, as mentioned above, for a period of 5 years from the date of release of electric connection or from the date of eligibility, as the case may be, will be available.

From tourism point of view, in addition to above, the Thanesar, Pehowa, Jagadhri, Panipat, Hisar, Bhiwani and Rewari blocks of the State are of low density and will also be treated as industrially backward blocks and the above incentives will also be available to the new tourism/hotel projects in these blocks.

### **4.3 Institutional Mechanism**

i) **Haryana Investment Promotion Board (HIPB)** constituted by the Industries Department under the Chairmanship of Chief Minister, Haryana will also consider and recommend customized package of incentives and concessions to prestigious tourism/hotel projects having investment of Rs.30.00 crores and above. Minister Tourism and Secretary Tourism will be members of the Board for tourism related projects. A Task Force headed by Tourism Secretary will consider cases to be put up for HIPB.

ii) The tourism/hotel projects will submit their applications for registration/claim of incentives to the concerned agencies of the Industries Department, Haryana, as may be prescribed by them from time to time with a copy to Tourism Department.

### **4.4 Single Window Clearance**

A single window clearance scheme would be put in place for tourism related projects wherein a person willing to start tourism related project will get all the requisite approvals under one roof.

### **4.5 Availability of land**

Availability of land is a primary requirement of any project. The process of lease of land by auction will be facilitated in urban areas for the projects concerning setting up of hotels, restaurants and apartment hotels etc. The availability of land for hotels, restaurants and apartments will be facilitated with HUDA, Town & Country Planning, Department of Urban Local Bodies and other agencies.

### **4.6 Institutional Finance**

Efforts would be made to facilitate institutional finance for increasing hotel and related tourism infrastructure in Haryana. Corporate sector would be invited to join hands with government in connection with historical monuments and heritage industry.

### **4.7 Role of Tourism Corporation**

The proposed projects to be set up in public private partnership and lease/auction of land etc. will be implemented by the Haryana Tourism Corporation, as an agent of the State Government.

## Chapter 5

### **Lease Policy regarding major tourism projects :**

The State Government or State Government Corporation will give its land or building on lease hold basis to private sector for Theme Parks, Multiplexes, Malls, Hotels, Hotel Management Institutes, High end Spas, Adventure Parks and any such tourism related major projects.

2. The land or building will be given on lease hold in a transparent manner through expression of interest through national-global bidding or open auction among eligible entrepreneurs. The norms of eligibility will be finalized before issue of tenders for such projects. The scheme will be implemented in whole of the State.

Land/Buildings may be leased on the following basis :

**(a) Short term basis :**

In the case of low capital intensive projects, the property may be leased out on monthly rent for a period upto 11 years and the Government may consider extending the lease on mutually agreed terms & conditions for a further period of upto 11 years.

**(b) Long term basis :**

For capital intensive projects, the property may be leased out for a period of 33 years and the Government may consider extending the lease for a further period of 33 years. In such cases, the lessee will be required to pay the bid price in five annual instalments alongwith interest as applicable from time to time. In addition, the lessee will be required to give ground rent of the land every year. After the expiry of the lease, the land/building alongwith complete structure will revert back to the Government/Haryana Tourism Corporation, as the case may be.

**Conditions :**

- (i) The leased out land or building will not be used for giving guarantee for raising loans. The lessee shall not further underlet, sublet, encumber, assign, alienate or otherwise transfer the rights and interest or part with possession of the land and the building thereon or any part thereof or share therein to any person, directly or indirectly.
- (ii) The Government/Corporation will provide only land or building or any other infrastructure facility as defined in the notice inviting tender.
- (iii) The lessee shall have the option to raise loans for the purpose of construction of the project on the security inter-alia of the constructed buildings/structures, fixtures and fittings etc. which shall be put up by the lessee on the said leased out land. In case building is constructed by Haryana Tourism Corporation / Department / Government agency, the lessee will not be allowed to raise loans.
- (iv) The lessee shall be entitled to further sub-lease shops/offices, if any, in the project and sub-lessee shall faithfully observe and perform the terms. The lessee shall ensure that the sub-lessee does not get any right over and above the rights and privileges of lessee. The usage of land / building shall be as per the rules applicable and will form a part of the project. The period of sub-lease shall in any case not be beyond the original lease period.
- (v) The lessee will construct projects within a stipulated time period conforming to relevant local/central regulations and manage/operate the project including worldwide sales/marketing from their own network. The management of the day to day operations of the project would be responsibility of the lessee.
- (vi) The lessee shall bear all the taxes except property tax levied by the Government/local bodies and the charges for obtaining change of land use, if required. The Government of Haryana/Corporation shall not be responsible in any manner whatsoever in this regard and will provide facilitation.

- (vii) The lessee will also give a fixed amount i.e. 5% to 10% of the total lease amount as security depending upon the tenure of lease which will be taken in the form of bank draft / bank guarantee, on case to case basis.
- (viii) The lessee shall not be permitted to change the nature of its use during the lease period from the originally specified use.
- (ix) The leased out land or building shall continue to be owned by the State Government / Corporation and the possession of the land shall revert back to its owner after expiry of the period of lease.
- (x) In case of multiplexes/malls or any other building, the lessee may be required to construct a food court in the building of the project at the decided floor, which may be run/managed/sub-leased by the Haryana Tourism Corporation. The other terms and conditions can be finalized at the time of lease of land, on case to case basis.
- (xi) In case of default, the lessee shall handover the possession of the land/building alongwith infrastructure thereon to the owner. The outstanding dues against the lessee shall be paid by him before handing over the possession of the land/building. In case of any default, the same shall be recovered by way of arrears of land revenue.

4. The reserve price including monthly rent etc. of the lease hold property will be fixed by a committee to be appointed by the Government. The committee will also decide the method of leasing out the property and the nature of the project i.e. short term basis and long term basis.

5. Implementation of such projects will be done through the Haryana Tourism Corporation.

## Chapter 6

### **Forthcoming Commonwealth games & the preparation :**

It is estimated that 50,000 rooms will be required to meet the accommodation requirement for the coming Commonwealth Games and Haryana will gear up its infrastructure to take advantage of increased demand.

## **Chapter 7**

### **Human Resources Development**

It is proposed to set up Hotel Management institutes in public private partnerships. Initially, the Institutes of Hotel Management (IHM) will be set up at Rohtak and Faridabad. It is also proposed to set up more such Institutes on similar lines. A training programme for people from various walks of life like policemen, cab drivers, guides etc. will be organized. These awareness training programmes can rid people of some basic prejudices which often lead to undesirable behavioral patterns. The Government would introduce a system of tourist guide for Kurukshetra, Pinjore, Morni and other such areas planned by government at a later stage. Regular trainings would be imparted to the existing regular staff of Haryana Tourism Corporation.

## Chapter 8

### Marketing

Tourism marketing is a specialized activity which requires planning, market research and analysis. The main objective is to step up tourist arrivals, both domestic and international. A marketing strategy would be planned aimed at Europe, SAARC countries and NRIs going to Punjab and Himachal areas. The tourist offices of Government of India abroad will be used for promotion purposes to the maximum. FAM tours will be organized for tour operators. Participation in tourism seminars/conferences/exhibitions etc. will be major hallmark of the policy. The State Government/ Haryana Tourism Corporation will appoint marketing agencies, event managers and authorized tour/ travel agents in different parts of the country to promote tourist attractions of Haryana. Appropriate budget provisions will be provided in the annual plans of the Tourism Department, Haryana and 20% of the revenue generated by way of implementation of various projects in the tourism policy will be spent by the HTC on marketing campaign by the Haryana Tourism Corporation.

High quality documentaries on Haryana Tourism will be planned through private sector.

Efforts would be made to plan special trains in collaboration with Indian Railways with stop over at Kurukshetra and Pinjore in order to attract tourists.

Special buses will be planned in coordination with Haryana Roadways and private tour operators for visits to tourist destinations.

The Government is of firm view that no marketing strategy is complete without private sector participation. Similarly, the participation and cooperation of the tour operators and hoteliers who concentrate on Haryana will be indispensable and effective marketing campaign will be organized for promoting domestic tourism in Delhi, Mumbai, Kolkatta, Himachal Pradesh and Uttar Pradesh. Joint marketing strategy would be planned with private hoteliers and tour operators.

Fairs and Festivals such as Surajkund Crafts Mela, Pinjore Heritage festivals, Gita Jayanti festivals would be regularly held and will be given further international prominence. The Tourism Department would encourage NGOs for organizing fairs and festivals and events in tourism complexes.

Tourism Department/Corporation will participate in international and domestic fairs and organize road shows to encourage foreign travelers jointly with private hoteliers and tour operators in the State.

A separate Marketing Cell will be set up in the Tourism Department for marketing the State in co-ordination with the northern States. Marketing agent/agents will be appointed to sell important destinations.

## Chapter 9

### Adoption of New Technologies

- Efforts will be made to adopt the technological advances in the tourism sector to provide better facilities to tourists and to market the tourism product, to the benefit of all concerned.
- Information technology shall be given the pride place in the efforts to promote Indian tourism. Every endeavor in this regard would increasingly rely on optimizing the use of e-commerce/m-commerce, use of internet for dissemination of tourism related information, increasing use of portals as gateway to accessibility to tourism information, development of Handy Audio Reach Kit (HARK) Tourist Guidance System at important monuments and heritage sites, networking, setting of tourist information Kiosks, encouragement to information technology and eco friendly practices by the private industries and above all keeping abreast with the global technologies for promoting and facilitating tourism.
- Online booking for private sector and HTC resorts.
- Tapping on non-conventional sources of energy and institution of awards for best eco-friendly hotel/resort.

**A. Eligibility Norms**

As required in the Industrial Policy-2005, the norms of eligibility for new hotels and tourism projects will be as under :

**1. Hotels which are 3 Star and above**

All hotels which will be classified as 3 Star, 4 Star, 5 Star and 5 star deluxe by the Classification Committee of Govt. of India (details of norms can be seen at website of the Ministry of Tourism, Government of India [www.incredibleindia.org](http://www.incredibleindia.org) ).

**2. Amusement/Recreation/Theme Parks**

The projects should be set up in an area of 2.5 acres to 10.00 acres with FAR of 50%. 70% area should be used for games and rides, 15% for commercial activities like multiplexes, restaurants, accommodation etc. and 15% for parking and green spaces etc. The minimum investment should be Rs.30.00 crores. These norms may vary from time to time on the basis of norms adopted by the Town & Country Planning Department, Haryana.

**3. Golf Courses**

The golf courses should have a minimum 9 holes and a total area of 50 acres with other required facilities like club, cafeteria and public conveniences. The golf course should have the following features:-

- (a) It should be par 35/36.
- (b) Minimum length of golf course should be of 3500 yards with provision to play from different tees e.g. Championship, Men and Ladies.
- (c) Should have 9 fairways and 9 greens.
- (d) Preferably have a driving range with Pro-shop.
- (e) Preferably have a practice putting green with bunkers.

**4. Adventure Tourism projects**

The minimum area of the project should be three acres with minimum investment of Rs.3.00 crores. The projects on eco tourism will be part of it.

## **5. Multiplexes/Malls**

The multiplexes/malls should have at least 2 cinema halls, 1 restaurant, 1 cafeteria, public conveniences and parking area equivalent to the area required for parking of 300 passenger car units. The total area of land should not be less than 2.5 acres with FAR of 175% in urbanizable zones of districts of Gurgaon, Panchkula and Faridabad and 150% FAR in rest of the State.

## **6. Heritage Hotels**

All heritage hotels classified as such by the Classification Committee of Government of India (for details see website [www.incredibleindia.org](http://www.incredibleindia.org)).

### **B. Position regarding Change of Land Use and Floor Area Ratio (FAR) :**

The Town & Country Planning Department, Haryana vide its letter No.7/16/2006-2TCP dated 6.9.2007 has approved a policy under which hotel/motel projects in agricultural zone along national highways/state highways are allowed.

The present norms are as under :-

- (i) Maximum permissible floor area ratio in Hotel Industry – 175% in the urbanizable zones of Gurgaon, Faridabad, Panchkula districts and for urbanisable areas / agricultural zones of rest of the State is 150%.
- (ii) 3 tier basement allowed
- (iii) Maximum height of hotel building - 60.0 mtrs. in the urbanizable zones, subject to clearance from the Civil Aviation Department and 21.0 mtrs. in agricultural zones.
- (iv) Ground coverage - 40% in the urbanizable zone and 30% in agricultural zone or as per norms prescribed by Town & Country Planning Department, HSIDC, HUDA and Urban Development Department, Haryana.

Note : The buildings to be constructed in the controlled areas/urban areas/municipal areas/HUDA sectors shall be planned and designed as per norms and standards prescribed in the Act/Rules of Department of Town & Country Planning, Haryana/Director Urban Local Bodies, Haryana/HUDA.

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