

From

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

To

1. The Director, Town and Country Planning,
Haryana, Chandigarh.
2. The Director, Urban Local Bodies Department,
Haryana, Panchkula.

Memo No.Misc-218(Vol-II)/2024/7/3/2024-2TCP

Dated:21/2/2024

Subject: Policy regarding setting up of integrated/multi modal logistic park (MMLP), integrated inland container depot, logistics park, warehouse cum retail, truckers parks, Cash and Carry, warehouse, cold chain facility and gas godown.

Reference: This Department's memo No. Misc-218/2022/ 7/11/2022-2TCP dated 05.07.2022.

The Industries and Commerce Department Haryana has issued a corrigendum dated 13.07.2023 in its 'Haryana Logistics, Warehousing and Retail Policy dated 09.03.2019 and requested this Department to make the necessary changes in this Department's policy dated 05.07.2022 to align both the policies on similar lines for the ease of investors. Accordingly, the matter has been deliberated and the Government has decided to frame the following policy parameters in supersession of earlier policy issued vide memo no. Misc-218/2022/7/11/2022-2TCP dated 05.07.2022:

- I. The minimum area of the project, approach norms, permitted land use and permissible FAR shall be as mentioned at Annexure-1.
- II. Department of Town & Country Planning shall recover all the statutory charges i.e. scrutiny fee, conversion charges and EDC (wherever applicable). In case, Industries & Commerce Department provides any incentives, the same shall be in the form of reimbursement by the Industries Department through its budgetary allocation.
- III. Setback of 6 meters all-round in case of warehouses for agro produces/grain godowns, 9 metres for warehouses other than

agriculture produces and 15 meter 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 shall be applicable.

- IV. Ticketing Machine Room/ Cloak room/ Toilets/ Wireless Stations/ Canteen/ Security Rooms/ Generator Room will be allowed. Security & Ticketing Machine rooms will be allowed in the front 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 shall be provided at a distance of 9 meters from the main building.
- V. The conversion charges for "Gas Godown" will be at par with the "warehouses other than agriculture produce".
- VI. 15% of the site area in warehouse (agro and non agro) shall be reserved for idle parking.
- VII. The minimum area norms for considering the building plans and the completion of project for warehouses shall be adhered to policy memo no. F-960-Vol-III/SD(BS)/2017/24418 dated 27.09.2017.
- VIII. In any case, the sub division of land shall not be permitted.
- IX. The applications which are in pipeline for granting CLU permissions will be covered under this policy.

This has approval of the Council of Ministers in its meeting held on 30.01.2024.

(Arun Kumar Gupta, IAS)
Additional Chief Secretary to Govt. Haryana,
Town and Country Planning Department.

A copy is forwarded to the following for information and necessary action.

1. Additional Chief Secretary to Govt. of Haryana, Industries & Commerce Department, Haryana.
2. Director General, Industries & Commerce Department, Haryana
3. Chief Executive Officer, Gurugram Metropolitan Development Authority (GMDA), Gurugram.
4. Chief Executive Officer, Faridabad Metropolitan Development Authority (FMDA), Faridabad.
5. Chief Executive Officer, Panchkula Metropolitan Development Authority (PMDA), Panchkula.
6. Chief Executive Officer, Sonapat Metropolitan Development Authority (SMDA), Sonapat.

Arun Kumar Gupta, IAS)
Additional Chief Secretary to Govt. Haryana,
Town and Country Planning Department.

Annexure-1

Sr. No.	Activity	Minimum Area (in acres)	FAR allowed and other details	Minimum Approach in feet	Permitted Land use zone
1.	Integrated Multimodal Logistic park	100 Acres	(i) FAR-75% (ii) 1% of total permitted FAR shall be utilized for dormitories for workers. (iii) Upto 15% of area for truck terminal	60 Feet	Agriculture zone, Industrial zone and Transport & Communication zone
2.	Integrated Inland Container Depots/ Custom Bounded Areas	20 Acres	(i) FAR-75% (ii) 5% of the total permissible FAR be reserved for offices, essential watch & ward residences. (iii) Upto 10% of the permissible FAR shall be used for ancillary activities such as packaging, assembling, kitting etc. (iv) 1% of total permitted FAR shall be utilized for dormitories for workers.	60 Feet	Agriculture zone, Industrial zone and Transport & Communication zone
3.	Logistic Park	25	(i) FAR-75% (ii) 1% of total permitted FAR shall be utilized for dormitories for workers. (iii) Upto 15% of area for truck terminal.	60 Feet	Agriculture zone, Industrial zone and Transport & Communication zone upto 20% of NPA.

4.	(a) Warehouse with Retail Facility (Agro Warehouse)	2 Acres	(i) FAR-75% (ii) Maximum 25% of the total permissible FAR be reserved for Retail or Cash and Carry activity.	33 Feet	Agriculture zone, Transport & Communication zone upto 20% of NPA.
	(b) Warehouse with Retail Facility (Non-Agro Warehouse)	5 Acres	(iii) 5% of the total permissible FAR be reserved for offices, essential watch & ward residences.	60 Feet	
5.	Truckers Parks (along/ at a distance upto 2 Km. on either side of NH)	10 Acres	(i) Trucks Parking – minimum 85% of the site area. (ii) 10% & 5% of the site area be reserved for commercial and other allied activities respectively for which note may be referred.	60 Feet	Agriculture Zone
6	a) Warehouse (Agro based)	2 Acres	(i) FAR-75% (ii) 5% of the total permissible FAR may be utilized for offices, essential watch & ward residence (iii) Upto 10% of the permissible FAR shall be used for ancillary activities such as packaging, assembling, kitting etc.	33 Feet	Agriculture zone, Industrial zone and in Transport & Communication zone upto 20% of NPA & in Commercial zone of low and medium potential towns upto 10% of NPA.
	b) Warehouse (Non-Agro)	2 Acres		44 Feet	

7.	Cold Chain Storage	0.5 Acres	FAR-75%	33 Feet	Agriculture zone, Industrial zone and in Transport & Communication zone upto 20% of NPA & in Commercial zone of low and medium potential towns upto 10% of NDA
8.	Gas Godown	0.18 Acre	FAR-75%	30 Feet	Agriculture zone and Transport & Communication Zone

Note:

- I. For Integrated Multimodal Logistic Park/ Integrated Inland Container Depots/ Custom Bounded Areas, availability of railway siding shall be a pre-requisite.
- II. In Truckers Parks, maximum 10% of the site area with 150 FAR shall be used for restaurants & retail shops, fuel pump, repair and service station. Further, maximum 5% of the site area with 150 FAR can be reserved for other allied activities like Transport operators office, bulk breaking yard, cross docking, weigh bridge, medical facility, ATMs, police booth of 25 sq. mtr. (to be handed over to State Government).
- III. Access permission is required from the competent authority wherever applicable.
- IV. In case the site of warehouse falls in more than one potential zone, then the norms of the potential zone will be applicable wherein more than 50% of the applied land falls. However, the fee & charges shall be levied as applicable in the higher potential zone on the entire area of the site.
- V. The total area for the activities mentioned at Sr. No. 3, 4, 6 & 7 shall not exceed 20% of the NPA of Transport & Communication Zone.
- VI. For the activities at Sr. No. 1 & 2, the 20% limit of NPA in Transport & Communication zone shall not be applicable but shall be permitted with the approval of the Government.