

Policy for Regularization of existing Marriage palaces/Banquet halls in the municipal limit.

The State Government has already approved the policy for Regularization of Existing Marriage Palaces/Banquet Halls in the State which was circulated to all concerned vide memo dated 20.01.2014. The regularization policy related to Existing Marriage Palaces/Banquet Halls was applicable for a limited time period therefore, applicants could not avail the benefit of said policy. Further after enactment of the Haryana Building Code, 2017 there are requirement to revisit these policies. Hence the policy for grant of permission to Marriage Palaces/Banquet hall and Regularization of existing Marriage palaces/Banquet halls in the municipal limit has been prepared which is as under;

A. Policy Guidelines:

This policy covers norms/ procedure for one time relaxation/ regularization of existing marriage palaces/ banquet halls for a prescribed period.

B. Applicability/Permissible zone:

- i. This policy will only applicable in the areas where the provision of Controlled area are not applicable (Core area). Further this policy also applicable in Commercial, Institutional/ Public semi public, Mixed land use and Agricultural zones of the Development Plans excluding restricted/ prohibited / conservation zones/areas.
- ii. In case of any existing violation of any Act, Rules, etc., permission for regularization of a marriage palace/ banquet hall would be considered only after the offences are compounded by the competent authority.
- iii. Only those marriage palaces/Banquet halls shall be considered under this policy which were in existence before 31.12.2023. For this purpose applicant shall submit the proof of wedding held in their marriage palaces/banquet hall with photograph/video.
- iv. The site should be at least 100 metres away from the site of a school, college and hospital, measured from the nearest point of the boundary wall. In case it has been established that these activities are come after the existence of marriage palace/Banquet hall then this norm will not applicable.

C. DEVELOPMENT CONTROL REGULATIONS /NORMS:

i. Size of the plot

The size of the plot should not be less than 1500 sq. meters.

ii. Approach

The width of approach road in Core area shall not be less than 10 mtr. and in other areas the width of approach shall not be less than 18 mtr.

iii. Ground Coverage:

The maximum permissible ground coverage shall be 40%.

iv. Permissible Floor Area Ratio (F.A.R)

The permissible F.A.R shall be 0.70 (for main building) and upto 0.05 (for ancillary building).

v. COMMERCIAL COMPONENT: The maximum permissible commercial component (in form of shops) shall be 10% of the total FAR.

vi. Parking

a. The minimum area for parking shall not be less than 25% of the site area. In case of provision of valet parking at the distance of 200 metres from the site of marriage palaces/ banquet halls has been made then 15% parking shall be provided at the marriage palace/ banquet hall site. For this, the applicant shall submit ownership/ lease documents of valet parking plot and undertaking that he shall not convert the use of valet parking site in future in any case.

b. The parking of vehicles shall be provided within the premises and no vehicle shall be allowed to be parked on the road/ road side berms/road reservation.

vii. Basement

Basement shall be used only for parking, services (public health and electricity) and storage, subject to that it satisfies the public health and structural requirements.

viii. Height

There is no height restriction on the marriage palaces/banquet hall.

ix. Setbacks

The setbacks of the building as laid down in the Haryana Building Code. However, relaxation of one side of setback (except front set back) can be given subject to Fire safety approvals.

x. Bar on subdivision of plots

The site for which permission is granted shall not be sub divided into two or more plots and not used for any purpose, other than permitted.

xi. Other parameters:

- i. Cooking space may have direct opening to the marriage hall/ banquet hall only when the doors opening into the hall are fire proof of minimum 1 hour fire resistance and self closing type to stop spread of fire/smoke into the hall.
- ii. Every site should have minimum 2 gates, having minimum width of 6 metres each. If the gates are covered, then the minimum height of the gate shall be 5 metres. No direct entry/exit from the National Highway/ State Highway/ Scheduled Road shall be permissible. In such cases

NoC from the competent authority is pre requisite otherwise the case shall not be considered.

- iii. In the covered area of the marriage/banquet hall covered by temporary ceiling or tenting, etc., travel distance from any point of the building/temporary structure/ pandal to the exit shall be as per the National Building Code (NBC) applicable to Assembly Buildings. Temporary pandals shall adhere to the Indian Standards IS 8758:1993 (Recommendations for fire precautionary measures in construction of Temporary structures and Pandals), as amended from time to time.
- iv. Minimum width of the marriage hall/ banquet hall doors/ exits shall not be less than 1.8 metres and shall open outwards.
- v. Provision regarding solid waste garbage/ kitchen waste disposal, prevention of air, water and noise pollution shall also be made according to the Haryana Pollution Control Board norms.
- vi. Before occupying the building, the owner shall be required to obtain an occupation certificate from the competent authority.
- vii. The relevant provisions contained in the "Persons with Disability (Equal Opportunities Rights & Full Participation) Act, 1995", relating to planning, design and construction of public building and space standards for barrier free environment for disabled and elderly persons shall be complied with.
- viii. Applicant shall comply with all other relevant laws/instructions, as applicable in the State of Haryana issued from time to time.

D. Other conditions

- i. The applicant shall submit the application for regularization within 120 days from the date of circulation of this policy. No application for regularization will be accepted thereafter.
- ii. For an existing marriage palace/ banquet hall for which application for regularization is not received in time by the competent authority, necessary action against violations/ illegal constructions, shall be taken, as per law.
- iii. For an existing marriage palace/ banquet hall whose request for regularization has been received but rejected by the competent authority, necessary action against violation/ illegal constructions shall be taken, as per law.

E. Submission of application:

The owners of existing marriage palaces/banquet halls can apply to the Chairperson of the Committee, along with necessary documents, on the prescribed application form (**Annexure "A"**).

F. Fee to be charged:

- i. Within original Municipal limit

- a) Scrutiny Fee: Scrutiny fee shall be charge @ Rs. 10/- per sq. mtr. for the total covered area.
 - b) Development Charges: Development charge shall be 50% of the rates circulated vide PSULB orders dated 04.04.2012 **(Annexure-B)**. Further for the regularization of unauthorized commercial establishments 25% extra development charge shall be leviable.
 - c) Labour Cess: Labour cess as per the Labour Department Notification need to be deposited by applicant.
- ii. Within extended municipal limit
- a) Scrutiny Fee: Scrutiny fee shall be charge @ Rs. 10/- per sq. mtr. for the total covered area.
 - b) 50% of the Commercial External Development Charges will be charged for the covered area only.
 - c) Conversion charges: conversion charges shall be levied under the category of Commercial.
 - d) Composition of unauthorized construction: The existing compoundable construction shall be compoundable after charge the compounding fee.
 - e) Labour Cess: Labour cess as per the Labour Department Notification need to be deposited by applicant.

G. List of Documents to be attached with application (5 sets):

- a) Proof of ownership document such as Original fard Jamabandi (not more than two months old), intkal or in case of land under lease, a minimum 15 years registered lease deed with certified copies.
- b) Copy of Aks Shajra (plan showing the site of marriage palace/ banquet hall), duly signed by the Halqa Patwari.
- c) Location Plan showing the surrounding areas/ road network duly signed by the owner/ qualified Architect.
- d) Building Plans of the existing building, prepared by a qualified Architect, showing:-
 - i. Details of covered area, setbacks, parking space, open lawns, etc.
 - ii. Cross sections-longitudinal and latitudinal (one cross section each shall be drawn from staircase, toilet, kitchen), elevations (for all four sides) of the building.
 - iii. Details of fire safety measures/ equipment's provided in the building.
 - iv. Details of service plans showing sewer and drainage lines, water supply lines and location of sewerage treatment plant (if applicable), solid waste collection and disposal arrangements, etc.
- e) Structural safety certificate from a qualified structural engineer.
- f) Location of site on satellite imagery, on a scale of at least 1: 50.

- g) NOC from Fire Department is mandatory and pre-requisite.
 h) Any other NOC as required by the Chairperson of the said committee.

H. Procedure for regularization

A Committee, in case of Municipal Council/committee, for examining and approving proposals for regularization of unauthorized marriage palaces/ banquet halls subject to fulfillment of such terms and conditions and payment of such charges/ compounding fee, as may be prescribed, under the Chairpersonship of the concerned District Municipal Commissioner with following as members:

- District Town Planner or District Town Planner (Enforcement),
- Executive Officer/ Secretary of the Municipal Council/ Committee in case of Municipal Council/Committee.

In case of Municipal Corporation areas, the Committee would be under the Chairpersonship of the concerned Commissioner with following as members:

- Chief/ Senior/ District Town Planner of the Municipal Corporation
- District Town Planner/ District Town Planner (Enforcement) of the Town and Country Planning Department, as members.

The committee may co-opt a representative of the technical cell of the concerned municipal authority and any other officer as member, with the approval of the Chairperson.

I. Time frame for approval/registration:

Sr. no.	Item	Time period
1	Submission of application to the Committee	Within 120 days from the date of circulation of this policy.
2	Processing and issuance of LOI	Within 30 days from the date of receipt of application.
3 3A	Fulfillment of the terms and conditions, payment of fee/ charges as applicable. In case major alteration in the building is required to complete the conditions of LOI, committee may grant the time period of 6 months for fulfillment of the terms and conditions on the request of the applicant. The request of applicant shall be received in the office of the chairman of the regularization committee within 30 days from the date of issue of LOI.	Within 30 days from the date of issuance of LOI.
4	Grant of final permission/rejection.	Within 15 days from the date of compliance of the terms & conditions and deposition of requisite

		fee/charges.
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Annexure -"A"

Application for regularization of marriage palace/banquet hall

From

Shri/Smt. _____

Son/Wife of _____

House No. _____

Village/ Town _____

District _____

To

Commissioner/ Executive Officer/ Secretary, Municipal Corporation/ Council/ Committee

Subject:-Application for regularization of existing marriage palace/ banquet hall

Sir/Madam,

I/We hereby apply for the regularization of our existing marriage palace/banquet hall located at _____, over an area of _____ Sq. meters operated under the name of _____

I/We undertake to comply with all the terms and condition laid down under the relevant laws/rules/policy and undertake to pay to the concerned municipality all such applicable fee charges such as scrutiny fee, conversion fee, external development charges, composition fee, CLU charges, labour cess, etc., as notified/ prescribed.

It is requested that the permission for regularization may be granted accordingly.

I/ We shall further undertake to abide by all the applicable rules, regulations and conditions as may be imposed by the competent authority in this case.

Yours faithfully,

Place:

Signature of the applicant(s)

Date:

Address

Annexure-BTO BE SUBSTITUTED BEARING SAME NO.AND DATE

Haryana Government
URBAN LOCAL BODIES DEPARTMENT
ORDER

In continuation of the order of the Government dated 20.10.2010 issued vide endorsement no. 20/35/2010-6C1, dated 02.11.2010 and order dated 3.12.2010 issued vide endorsement no. 8/64/09-6/c1, dated 16.12.2010 sanction of the Government under section 88 (iii) of Haryana Municipal Corporation Act 1994 and section 70 (viii d) of the Haryana Municipal Act, 1973 is hereby accorded for revising the following fees/charges for granting permission for commercial use within the limits of Municipal Corporations/Councils/Committees.

Sr.No.	Municipal Area	Width of the roads	Rate in Rupees Per sq.mtrs.
1.	Gurgaon	Up to 30 mtrs	3000
		More than 30 mtrs	3500
2.	Panchkula, Faridabad	Up to 30 mtrs	1500
		More than 30 mtrs	2000
3.	Sonapat, Panipat, Sohna, Karnal, Kurukshetra, Ambala, Yamunanagar, Bahadurgarh, Hisar, Rohtak, Rewari, Ganaur, Palwal, Hodel, Rewari	Up to 30 mtrs	1000
		More than 30 mtrs	1200
4.	The Municipal areas other than mentioned above.	Up to 30 mtrs	600
		More than 30 mtrs	800

In case of regularization of unauthorized commercial establishments 25% extra charges shall be leviable.

Dated, Chandigarh
The 3rd April, 2012

RAM NIWAS
Principal Secretary to Government Haryana,
Urban Local Bodies Department.

Endst. No. 20/35/2010-6C1,

dated 4.4.2012

A copy of the above is forwarded to the following for the information and necessary action:

1. Director General, Urban Local Bodies, Haryana, Chandigarh.
2. All Divisional Commissioners in the State of Haryana.
3. All Deputy Commissioners in the State of Haryana.
4. All Executive Officers/Secretaries of Municipal Councils/ Committees in the State of Haryana.

Superintendent Committee-I
For Principal Secretary to Government Haryana,
Urban Local Bodies Department.