

⁽¹⁾ APPENDIX – ‘K - 2’			
APPROVALS OF BUILDING PERMISSION FOR CONSTRUCTION UPTO 8 ROOMS FOR AGRO TOURISM CENTER AND ALLIED ACTIVITIES AS PER TOURISM POLICY - 2016			
Sr. No.	Parameters to be considered	Description	
1	Agricultural Plot area and No. of Rooms	Plot Area	No. of Rooms
		(i) Upto 0.8 ha. (ii) 0.8 ha. upto 1.6 ha. (iii) 1.6 ha. & above	(i) Max. 04 (ii) Max. 06 (iii) Max. 08 & 2 Dormitories.
2	Buildability of Plot	Plot should be buildable in view of the provisions in Regulation No.3.1 of UDCPR.	
3	Zone in Development Plan / Regional Plan	Agricultural Zone.	
4	Type of Building	Residential & Allied Amenities for Agro Tourism Centre.	
5	Front, side and rear open spaces, access, parking and other requirements.	As per the provisions of UDCPR.	
6	Storeys allowed	G.F. + 1 floor	
7	FSI	Area of rooms should be minimum 150 Sq.m. and Area of dormitories should be minimum 65 Sq.m. to 75 Sq.m. However, total construction should be within maximum FSI of 0.2 of gross plot area along with ancillary area FSI thereon.	
8	Submission of Application for approval.	<p>Applicant shall submit the intimation letter as per appendix K - 1 of UDCPR along with –</p> <ul style="list-style-type: none"> i) Ownership document. ii) Copy of measurement plan of plot. iii) Building plan showing periphery of construction (P-line) floorwise and details of property, FSI calculation as mentioned in Proforma - I with the signature of owner and licensed personal. iv) Copy of receipt of development charges including labour cess paid to Authority, if any. v) The certificate of licensed personal stating that the proposal is strictly in accordance with the provisions of UDCPR. <p>No more details shall be necessary.</p>	
9	Issue of Commencement Certificate / Approval.	The receipt of application along with the required documents and fees / charges mentioned in 8 above, by the authority shall be treated as permission for development.	
10	Plinth Checking	Plinth Checking shall not be required.	
11	Occupation Certificate	After completion of the work, the owner shall intimate to the Authority about the occupation of the building. ⁽¹⁾	

⁽¹⁾ Note – The above procedure for permission shall not bar the owner to obtain development permission as per provisions of this UDCPR, if he so desires.

- Notwithstanding anything mentioned above, if number of rooms exceeds 8 in Agro Tourism Centre, it shall be considered as commercial enterprises and for such proposal it shall be necessary to obtain development permission as per sanction Unified Development Control and Promotion Regulations from concerned Authorities.
- All other provisions and terms / conditions mentioned in Government Resolution of Department of Tourism and Cultural Affairs No.TDS-2018/CR.514/Tourism, dated 28/09/2020 shall be applicable. ⁽¹⁾

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⁽¹⁾ Inserted Vide Directives u/s 154 No. CR 04/2022 dt. 2nd June 2022.