

Subject: Policy regarding grant of licenses for development of Industrial colony/ Cyber Park/ Cyber City.

In super-session of the earlier policies issued vide memo No.5/23/2006-2TCP dated 30.05.2007, No.7/16/2006-2TCP dated 15.01.2008, No. 5/23/2006-2TCP dated 30.01.2008 & No.LC-2403/7/8/2011-2TCP dated 22.07.2011, the Governor of Haryana is pleased to formulate and notify the following new policy regarding grant of licence for the development of an industrial colony/cyber park/cyber city.

1. Industrial Colony:

1.1 Competent authority to grant the licence: The license shall be granted by the Director, Town & Country Planning, Haryana with prior internal concurrence of the State Government at the level of the Minister-in-Charge. The State Government will, however, exercise Appellate powers under the Haryana Development and Regulation of Urban Areas Act, 1975.

1.2 Conforming Land Use Zones:-

- (i) ***Within Urbanizable zone of published Development Plan:*** Industrial colony shall be allowed in the Industrial Zone of the published Development Plan. The site should also conform to the Sectoral Plan of the sector/ sectors concerned.
- (ii) ***Outside the Urbanizable Zone of published Development Plan:*** Such colonies shall also be permitted in the Agriculture Zone outside urbanisable zone if the site is located in category 'B' & 'C' blocks as mentioned in Industrial & Investment Policy, 2011 published vide notification no. 49/100/2010-4IB1 dated 31.12.2010. The relevant extract of said Industrial & Investment Policy, 2011 is enclosed as **Annexure-1** to this policy.
- (iii) ***Special dispensation for de-notified SEZs:*** The de-notified Special Economic Zones (SEZs) in the State with land measuring 50 acres and above, situated anywhere in the controlled areas/urban areas, except those falling in the residential land use zone of the development plan, shall also be eligible for licence of industrial colonies as a one time relaxation in the designated land use conditions. However, the site should conform to the sectoral plan of the sector/ sectors concerned if it is located within the urbanisable zone.

Note: For the purpose of this policy, the 'De-notified SEZs' shall be those SEZs which have already been de-notified by Ministry of Commerce, GoI, or those which may be de-notified within six months from the date of notification of this policy. Applicable for para No. 1.2(iii) & 2.2(ii).

1.3 Approach:-

1.3.1 Within Urbanisable Zone:

- (i) The site should have an existing approach through a 11 feet wide public *rasta* along with unencumbered approach through an acquired sector road,

Or

- (ii) The site should have an existing approach through a 22 feet wide public *rasta* along with proposed approach through a minimum 24 meters wide road. In case the sector concerned has internal circulation roads of less than 24 meters width, then such colonies will be considered on 18 meters wide road.

1.3.2 Outside Urbanisable Zone:

The site should have an existing approach through a minimum 18 meters wide road.

1.4 Area Norms:-

The minimum area norms in different potential zones of the State shall be as under:-

Sr. No.	Zone as prescribed in Haryana Development & Regulation of Urban Areas Act, 1975	Area in acres	
		For the cases where de-notified SEZs are seeking one time relaxation	For cases other than those mentioned in Column III (i).
I	II	III(i)	III(ii)
1.	Hyper/High Potential	50	50
2.	Medium Potential Zone	50	25
3.	Low Potential Zone	50	15

1.5 Permissible Limits of Internal Land Uses:-

The percentage of different land uses permissible in an Industrial colony shall be as under:-

Sr. No.	Land Use component	Percentage of Gross Area of the colony	
1.	Roads, Infrastructure services, Public Utilities and Open spaces	35	
2.	Plotted/Saleable Area	65	
	Of which	(a) Industrial use	45 (minimum)
		(b) Residential/Housing	15 (maximum)
(c) Commercial		5 (maximum)	
Note:	<p>(i) Of the 15% area permissible for residential use, a minimum of 3% shall be used for industrial worker/ labour housing.</p> <p>(ii) Plots/ flats for the Economically Weaker Sections (EWS) shall be reserved for allotment as per Rules/Policies of the Town & Country Planning Department issued from time to time, in respect of the 'General Housing' over and above the prescribed limit of 'Industrial worker/labour housing'.</p> <p>(iii) Density of population in permissible residential use shall be 100 PPA (with 20% variation on either side) in case of plotted colony and 100-400 PPA in case of group housing colony.</p> <p>(iv) The maximum size of the residential plot shall not exceed 500 sqm. and minimum size of the flat shall not be less than 48 sqm., except EWS category flat of which the minimum size shall not be less than</p>		

	18.58 sq. mtrs. (200 sq. ft.)
(v)	Supporting institutional uses shall be allowed within the different components as per the existing provisions/composite norms of the Town & Country Planning Department, Haryana.

1.6 Fee and charges:-

The statutory fees and charges shall be applicable and payable for the corresponding land use actually achieved in the colony in accordance with the Rules framed under Act 8 of 1975/Act 41 of 1963 and the policies followed in Town & Country Planning Department. To further clarify, the fees and charges applicable for the residential land use will be those as prescribed for a residential colony, commercial rates for the commercial land use, and industrial rates as applicable for the industrial use.

1.7. Other parameters:-

- (i) Industrial area shall be developed in the form of industrial plots, multi-storey industrial sheds/ flatted factories, and IT plots.
- (ii) The residential component shall be allowed in the form of plotted development or group housing or a mix thereof as per the requirement of the project proponent. However, the minimum area shall be two acres in case of group housing.
- (iii) The layout plan shall be prepared as per the norms of Town & Country Planning Department. In case the site falls in an urbanisable zone, the layout plan of the colony shall have to conform to the sectoral plans of the sector/sectors concerned and no sectoral plan shall be amended to accommodate the colony under any circumstances.
- (iv) An FAR of 150% and ground coverage of 40% of the permissible site area shall be allowed for the commercial component with no height restrictions subject to clearance from the Airport Authority of India (AAI), wherever applicable. Not less than 50% of the permissible FAR shall be utilized for commercial activities incidental to industrial colony.
- (v) The colonizer shall have to complete the infrastructure facilities in the entire industrial colony and allot at least 1/3rd of the plotted industrial area in respect of the industrial use before he is allowed permission to occupy the facility created under the residential and commercial uses. Further, the colonizer shall be liable to allot the plotted industrial area in proportion to the residential and commercial components being allotted in the colony.
- (vi) For the sites which are located in agricultural zone outside the urbanisable zone of the published Development Plan or where no Development Plan has been finalized and the case is being considered due to its location in 'B' & 'C' category blocks as mentioned in Industrial & Investment Policy, 2011, the colonizer himself shall be responsible to provide infrastructure facilities at his own cost to the satisfaction of the Director. However, the applied site and/or SEZs covered under one time relaxation policy, if situated within 500 meters of urbanisable zone of published/ notified

Development Plan, the colonizer shall be liable to pay the External Development Charges as applicable for the said development plan.

2. Cyber Park/ Cyber Cities:-

2.1. Competent authority to grant the licence:-

The license shall be granted by the Director, Town & Country Planning with prior internal concurrence of the State Government at the level of the Minister-in-Charge. The State Government will however, exercise Appellate powers under the Haryana Development and Regulation of Urban Areas Act, 1975.

2.2 Conforming Land Use Zones:-

(i) *Within Urbanizable zone of published Development Plan:-*

The Cyber Cities/ Parks shall be allowed only in the industrial zone of the published Development Plan. The site shall also conform to the Sectoral Plan of the sector/sectors concerned.

(ii) *Special dispensation for de-notified SEZs:-*

De-notified SEZs situated in any land use zone of the published Development Plan, except those falling in the residential land use zone, shall also be eligible for licence of Cyber City/ Cyber Park as per the area norms specified in para 2.4 below of this policy, after granting one-time relaxation of the designated land use conditions. However, the site shall conform to the sectoral plan of sector/ sectors concerned.

(iii) The location of Cyber City will be decided by the Government for the cases other than those mentioned under para 2.2 (ii) above.

2.3 Approach:

2.3.1 The site should have an existing approach through a minimum 22 feet wide public *rasta*. Further, the site should have approach through a proposed 60 mtrs. wide sector road.

2.3.2 *For De-notified SEZs:*

- (i) In case of SEZs falling in the urbanisable zone, the site should have existing approach through 22 feet wide public *rasta* along with an approach through a proposed minimum 24/18 meters wide road as approved in the sectoral plan of the sector concerned.
- (ii) In case of SEZs falling outside urbanisable zone, the site should have approach through a 18 meters wide road.

2.4 Area Norms:-

The area norms in different potential zones in the State shall be as under:-

Sr. No.	Zone as prescribed in Haryana Development & Regulation of Urban Areas Act, 1975	Area in Acres	
		Cyber Park	Cyber City
I	II	III	IV
1.	Hyper/High Potential	5 to 50	50 (Minimum)

2.	Medium Potential Zone	5 to 50	50 (Minimum)
3.	Low Potential Zone	5 to 50	50 (Minimum)
<p>Note: The de-notified SEZs earlier notified with an area measuring less than 50 acres and situated in the non-residential zones, are eligible to apply for grant of licence for development of Cyber Park whereas the de-notified SEZs with area measuring 50 acres and above and situated in the non-residential zones are eligible to apply for grant of licence for Cyber City.</p>			

2.5 Other parameters:

- (i) The norms/restrictions as contained in Chapter - 9 of Industrial & Investment Policy, 2011 shall be applicable in respect of a Cyber Park/Cyber City. The main features of the same are given as under:-

Sr. No.	Category/ Nomenclature	Remarks/Facilities/Restrictions
1.	Cyber Park	<p>For Sites having Area from 5 to 10 acres:-</p> <ul style="list-style-type: none"> FAR shall be allowed up to 250%. Up to 4% of the permissible FAR can be allowed to be used for provision of supporting facilities for the captive use of employees without any additional charge. These facilities could include a canteen/ cafeteria, Gym, Entertainment facilities. No commercial use of such facilities for outsiders is permissible. Basement below the building for parking purposes, not counted towards FAR, shall be allowed up to 4 levels. <p>For Sites having Area above 10 acres but less than 50 acres:-</p> <ul style="list-style-type: none"> FAR shall be allowed up to 250%. Upto 10% of the area shall be allowed for group housing with an FAR of 175%. Basement below the building for parking purposes, not counted towards FAR, shall be allowed up to 4 levels.
2.	Cyber City	<ul style="list-style-type: none"> FAR shall be allowed up to 250%. Up to 10%, 4% and 2% of the area shall be allowed for the purposes of group housing (175% FAR), commercial (175% FAR) and recreational (150% FAR) respectively on payment of applicable charges. Basement below the building for parking purposes, not counted towards FAR, shall be allowed up to 4 levels.

- (ii) The permissible density for Residential Group Housing shall be 100-400 PPA. The minimum size of the flat shall not be less than 48 sqm., except in the case of EWS category flat of which minimum size shall not be less than 18.58 sq. mtrs. (200 sq. ft.)

Flats for the Economically Weaker Sections (EWS) shall be reserved as per Rules/ Policies of the Town & Country Planning Department, Haryana.

- (iii) The colonizer shall have to complete the infrastructure facilities in the entire cyber city/park and allot at least 1/3rd of the permissible floor area to be utilized for cyber city/ park purpose before he is allowed permission to occupy the facility created under the residential and/or commercial uses. Further, the colonizer shall be liable to allot the cyber city/ park area in proportion to the residential and commercial components being allotted in the colony.
- (iv) If license is granted for a Cyber City/Cyber Park in agricultural zone in the case of a de-notified SEZs under one time relaxation policy, the coloniser/ project proponent shall make the arrangement of water supply and other infrastructural facilities like sewerage disposal/drainage, etc. at his own cost to the satisfaction of the Director.
- (v) The applied site, if falls within 500 meters of urbanisable zone of the published/ notified Development Plan, the colonizer shall be liable to pay the External Development Charges as applicable for the said development plan.

3. Other parameters applicable for industrial colony as well as Cyber City/ Park:

- (i) **Parking:** One Equivalent Car Space (ECS) for every 40 sqm of maximum permissible floor area shall be provided for parking in Cyber Park and Cyber City. However, for group housing component, 1.5 ECS for each dwelling unit shall be provided and at least 7.5% of ECS shall be provided in the form of covered parking. Minimum 5% area of total parking shall be made available to EWS category for parking their two wheeler vehicles as per the norms of the Department.
- (ii) A benefit of 50% FAR for the area falling in master roads/ sector roads, green belt shall be granted.
- (iii) For allotment of residential plots/ flats, preference shall be given to the industry owners/ executives/ workers. The project proponent/colonizer may also plan dormitories/ hostels for the industrial workers/ labour.
- (iv) The development works shall be taken up by the colonizer keeping in view the requirements of the industrial estate after getting the same approved from Town & Country Planning Department.
- (v) The colonizer/ project proponent shall make sufficient arrangement for rain water harvesting and re-charging the ground water table to minimize water run-off.
- (vi) The colonizer shall also take necessary measures for setting up of effluent treatment plant and its appropriate use/ disposal after proper treatment.
- (vii) The colonizer shall also undertake solid waste management measures as directed by the Haryana State Pollution Control Board.
- (viii) The Government may impose any other condition as deemed necessary from time to time.

Sd/-
Superintendent,
for: Principal Secretary to Government Haryana,
Town and Country Planning Department.

ANNEXURE-1

Categorisation of the State Areas/Blocks
(Reference Chapter 8 and 10 of the Policy)

Sr. No.	Category of Blocks	Status of Development
1.	'A'	comprising of the industrially developed areas
2.	'B'	comprising of the areas of 'intermediate development'
3.	'C'	comprising of industrially backward areas

1. List of Category 'A' Blocks: industrially developed areas

Sr. No.	District	Block	
1	Faridabad	1.	Faridabad
		2.	Ballabgarh
2	Gurgaon	3.	Gurgaon
		4.	Sohna
3	Panipat	5.	Panipat
4	Sonapat	6.	Rai
		7.	Sonapat

2. List of Category 'B' Blocks: areas of 'intermediate development'

Sr. No.	District	Block	
1.	Ambala	1.	Ambala-I
		2.	Ambala-II
		3.	Saha
2.	Gurgaon	4.	Pataudi
		5.	Farukh Nagar
3.	Hisar	6.	Hisar-I
		7.	Hisar-II
4.	Jhajjar	8.	Bahadurgarh
5.	Karnal	9.	Karnal
		10.	Gharaunda
6.	Mewat	11.	Taoru
7.	Panchkula	12.	Barwala
		13.	Pinjore
8.	Palwal	14.	Palwal
9.	Rewari	15.	Rewari
		16.	Bawal
10.	Rohtak	17.	Rohtak
11.	Sonapat	18.	Ganaur
		19.	Kharkhoda
12.	Yamuna Nagar	20.	Jagadari

3. List of Category 'C' Blocks: Industrially Backward Blocks

Sr. No.	District	Block	
1.	Ambala	1.	Barara
		2.	Naraingarh
		3.	Shehzadpur
2.	Bhiwani	4.	Bhiwani
		5.	Dadri
		6.	Loharu
		7.	Tosham
		8.	Badhra
		9.	Bawani-Khera
		10.	Bond Kalan
		11.	Kairu
		12.	Siwani
		13.	Bahal
		3.	Fatehabad
15.	Tohana		
16.	Ratia		
17.	Bhattu Kalan		
18.	Jakhal		
19.	Bhuna		
4.	Hisar	20.	Adampur
		21.	Barwala
		22.	Hansi-I
		23.	Hansi-II
		24.	Narnaud
		25.	Uklana
		26.	Agroha
5.	Jhajjar	27.	Jhajjar
		28.	Beri
		29.	Salhawas
		30.	Matenhail
6.	Jind	31.	Jind
		32.	Safidon
		33.	Narwana
		34.	Julana
		35.	Pillu Khera
		36.	Uchana
		37.	Alewa
7.	Kaithal	38.	Guhla at Cheeka
		39.	Kaithal
		40.	Pundri
		41.	Kalayath
		42.	Rajound
		43.	Siwan

Sr. No.	District	Block	
8.	Karnal	44.	Nilokheri
		45.	Assandh
		46.	Indri
		47.	Nissing at Chirao
9.	Kurukshetra	48.	Pehowa
		49.	Thanesar
		50.	Ladwa
		51.	Shahbad
		52.	Babain
10.	Mewat	53.	Nuh
		54.	Ferozpur Jhirka
		55.	Punhana
		56.	Nagina
11.	Mahendergarh	57.	Mahendergarh
		58.	Narnaul
		59.	Ateli Nangal
		60.	Kanina
		61.	Nangal Chaudhary
12.	Palwal	62.	Hodel
		63.	Hassanpur
		64.	Hathin
13.	Panchkula	65.	Morni
		66.	Raipur Rani
14.	Panipat	67.	Israna
		68.	Samalkha
		69.	Madlauda
		70.	Bapauli
15.	Rewari	71.	Khol at Rewari
		72.	Jatusana
		73.	Nahar
16.	Rohtak	74.	Meham
		75.	Sampla
		76.	Kalanaur
		77.	Lakhan Majra
17.	Sirsa	78.	Dabwali
		79.	Rania
		80.	Sirsa
		81.	Baragudha
		82.	Ellenabad
		83.	Odhan
		84.	Nathusari Chopta
18.	Sonapat	85.	Mundlana
		86.	Kathura
		87.	Gohana
19.	Yamuna Nagar	88.	Bilaspur
		89.	Chhachhrauli
		90.	Radaur
		91.	Sadhaura

Sr. No.	District	Block	
		92.	Mustafabad

Note: The above lists may be reviewed by the Government from time to time.