

From

The Principal Secretary to Government Haryana,
Town & Country Planning, Department,
Haryana, Chandigarh.

To

The Director General,
Town & Country Planning Department,
Haryana, Chandigarh.

Memo No. LC-3221/PA(SN)/2017/ 7/16/2006-2TCP

Dated: 10/01/2017

Subject: - Policy regarding grant of licences for development of Industrial Colony in Industrial/Agriculture zone in view of Enterprises Promotion Policy (EPP)-2015 - Amendment.

Reference:- In continuation of this office memo no. Misc-388/PA(RB)/2015/7/16/2006-2TCP dated 01.10.2015 on the matter cited as subject above.

A case for grant of licence for setting up of industrial colony in the agriculture zone of Panipat Development Plan was received from Aalishan Eco Textile Pvt. Ltd. The site fulfills the minimum area norms of 50 acres and Ministry of Textile, Govt. of India has accorded its approval for setting up of Textile Park under the scheme of integrated textile park. However, as per the policy dated 01.10.2015, setting up of industrial colony in the agriculture zone, falling in 'A' category block, in the high potential zone is not permissible. Since the development plan of Panipat comes in the high potential zone, therefore, keeping in view the approval of the Govt. of India and also of the fact that the site fulfills the minimum area norms, the case was submitted to the Govt. for taking decision to grant relaxation. The Govt. has ordered to place the case before Empowered Executive Committee. Accordingly the case was placed before the Empowered Executive Committee in its meeting held on 07.09.2016, in which it was decided to place the case before the Haryana Enterprises Promotion Board. The matter was placed before the Haryana Enterprises Promotion Board in its meeting held on 28.09.2016. In this meeting, it was decided that this case calls for a review of policy by the Town and Country Planning Department on the need for creating distinction on setting up of industrial parks on the basis of their zonings within or without 'A' category block.

2. As a follow up action on the above decision of Haryana Enterprise Promotion Board, the matter has been examined in the Town and Country Planning Department. It has been noticed that as per the list of 'A', 'B', 'C', & 'D' blocks notified by the Industries Department vide notification no. 49/43/2015-4IB1 dated 06.10.2015 vis-à-vis classification of potential zones notified by the Town and Country Planning Department, there is an anomalous situation with regard to location of 'A' block, because 'A' category block is either falling in the low potential zone or in the medium potential zone notified by the department wherein, in the agriculture zone as per the zoning regulations SSI/RIS are permissible but being 'A' category block, industrial colony is not permissible. In the case of Panipat Development Plan, which as per categorization of the department comes in the high potential zone but the agriculture zone of the development plan contain industrial block 'A' i.e. Panipat and also industrial backward block 'C' i.e. Bapoli and Israna as per the categorization of industrial blocks as per EPP notified by the Industries Department. This implies that as per policy decision of the department, industrial use is not permissible, however as per EPP policy industrial colony is allowed in part of agriculture zone of block 'C' but not in the part under block 'A' in the same agriculture zone. In view of this anomalous position, there is a need to rationalize the zones for allowing the industrial colony to ensure the equal development of industries in the State.

3. In view of position explained above, the Governor of Haryana, is pleased to amend the policy bearing memo no. Misc-388/PA (RB) /2015/ 7/16/2006-2TCP dated 01.10.2015 by allowing industrial colony in the agriculture zones of development plans of high, medium and low potential zones, irrespective of the industrial blocks notified by the Industries Department subject to fulfillment of following conditions:

- I. The site should be accessible from existing 18 mtrs. wide road and no self made road will be considered for allowing approach to industrial colony.
- II. A 12 mtrs. wide service road will be provided in the industrial colony along the existing 18 mtrs. wide road to facilitate the smooth movement of traffic.
- III. Only green category industry shall be allowed in the area of the licenced industrial colony which is falling within 2 kilometers from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary. All categories of industries will be allowed in the industrial colony outside 2KM belt subject to the condition of obtaining certificate from Haryana State Pollution Control Board and further with the condition that there shall be zero discharge of the industrial effluents (liquid discharge) in the industrial colony.
- IV. To maintain an ecological balance in the agriculture zone, 20 mtrs. wide green belt will be provided around the colony.
- V. External Development Charges (EDC) is not applicable on the industrial colonies situated in the agriculture zone, except as laid down in policy parameter no. 1.6(i) of policy letter bearing no. Misc-388/PA(RB)/2015/ 7/16/2006-2TCP dated 01.10.2015, for the colonies which are situated in 500 mtrs of urbanisable zone as well as in agriculture zone @ 50% of the rates applicable for use in urbanisable zone.
- VI. Fee and charges comprising of scrutiny fee, licence fee, conversion charges and IDC will required to be paid.
- VII. The parameters except para 1.2(ii), as provided in the policy bearing memo no. Misc-388/PA(RB)/2015/7/16/2006-2TCP dated 01.10.2015 will remain the same.

Sd/-

Secretary,

For: Principal Secretary to Government Haryana,
Town & Country Planning Department.

Endst No. LC-3221/PA(SN)/2017/7/16/2006-2TCP

Dated: 10/01/2017

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

- i) The Principal Secretary to Government Haryana, Industries & Commerce Department, Haryana, Chandigarh.
- ii) The Director, Industries & Commerce Department, Haryana, Chandigarh w.r.t. proceeding of the 2nd Meeting of the Haryana Enterprises Promotion Board held on 28.09.2016.
- iii) Chief Administrator, HUDA, Sector-6, Panchkula.
- iv) The Chief Coordinator Planner, NCR, Haryana, Panchkula for making necessary amendments in the Zoning Regulations of agriculture zone of the Development Plans of high, medium and low potential zones.

Sd/-

Secretary,

For: Principal Secretary to Government Haryana,
Town & Country Planning Department.