

From

Commissioner & Secretary to Govt. Haryana
Town and Country Planning Department

To

Director,
Town and Country Planning,
Haryana, Chandigarh.

Memo No. 7/16/2006-2TCP

Dated:- 15.01.08

Subject: - Policy regarding grant of licence to Industrial Colony.

In continuation of Governments Memo No. 7/16/2006-2TCP, dated 19.12.2006, the Governor of Haryana is pleased to formulate policy regarding grant of licence for setting up of Industrial Colony. The parameters are as under:

1. Land Use Zone:- The colony is allowed in the Urbanizable Conforming Zone i.e. in the Industrial Zone. However, for the sites, which are located outside urbanizable area and where no development plan has been finalized and the colonies are being considered in accordance with the policy of the Industries Department to promote setting up of Industrial Estate in Backward Blocks, in Agriculture Zone and will be stand alone project.
2. Area Norms:- The following area norms for different zones are provided:

Sr. No.	Zone	Area in acres
1.	Hyper/ High Potential	Minimum area 50 acres.
2.	Medium Potential Zone	Minimum area 25 acres.
3.	Low Potential Zone	Minimum area 15 acres.

Internal Land Use Planning of Industrial Colony:- Rule 4 of Rules 1976 framed for the Act No.8 of 1975 shall be kept in view while finalizing the layout plans. The area utilization will be as below:

Sr. No.	Land use	% Area utilization	
i)	Industrial	51%	65%
ii)	Residential	10%	
iii)	Commercial	4%	
iv)	Roads /open spaces	25% to 30%	35%
v)	Public buildings and	10%	
	Total	100%	

Other Parameters:-

- a. Industrial area shall be in the form of industrial plots, multi story industrial sheds and IT buildings.
- b. The commercial-area will be for shopping (25% FAR), restaurants, community centers, banks, hotels, service apartments.
- c. The FAR for commercial area will be 150%, ground coverage 50%, height maximum upto 60-metres, fees and charges will be charged at commercial rates.
- d. The residential component will be housing for the owners of industrial properties and dedicated housing for the workers on rental

basis.

- e. The colonizer will not be allowed to sell the plots/flats to people other than the industrial units/workers in the industrial units.
- f. The EDC will be worked out by the HUDA for the areas, where the proposed colony forms part of the Urbanizable Zone, however, for the sites, which are located outside the Urbanizable Zone and where no Development Plan has been finalized and the colonies are being considered in accordance with the policy of Industries Department to promote setting up of Industrial Estate in Backward Blocks, the colonizer himself will be responsible to provide the infrastructure facilities at his own cost to the satisfaction of the Director.
- g. The layout plan shall be drawn as per the norms of T&CP Deptt.
- h. The development works will also be taken up by the developers keeping in view the requirements of the Industrial Estate and will get approved from T&CP Deptt.
- i. The Department shall also take care of the development around the Industrial Estate and if any, integration is required the same shall be taken care of by T&CP Deptt.
- j. The developer shall also make sufficient arrangement for rain water harvesting and recharging the ground water table to meet its own requirement,
- k. The developer shall also take necessary measures for setting up of effluent treatment plant and its appropriate use/disposal after proper treatment.
- l. The developer shall also indicate solid waste management measures as directed by the Haryana State Pollution Control Board,
- m. The benefit for the area falling in master plan roads, green belt will be followed as per provision envisaged in the residential color.

Superintendent
Commissioner & Secretary to Govt. Haryana.
Town and Country Planning Department.

Endst. No. 7/16/2006-2TCP

Dated 15.1.08

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

1. Chairman, Haryana Pollution Control Board, Panchkula.
2. Director, Industries & Commerce, Haryana, Sector- 17, Chandigarh.
3. CA-HUDA, Sector-6 Panchkula.
4. MD-HSIIDC, Sector - 6 Panchkula.
5. Chief Coordinator Planner, NCR Haryana, Panchkula.

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Commissioner & Secretary to Govt. Haryana.
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