

From

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

To

The Director,
Town and Country Planning Department,
Haryana, Chandigarh

Memo No. Misc-452-PA (SS) 7/16/2006-2TCP /

Dated: 30-11-2017

Subject: Amendment in the Annexure-‘B’ of various Development Plans related to Zoning Regulations governing the change of land use with respect to industrial use in agriculture zone of all potential zones/towns-grant of Change of Land use permission for setting up of industries in agriculture zone.

In continuation of this office Memo No Misc.388/PA (RB/2015/7/16/ 2006-2TCP dated 01.10.2015.

2. The matter in respect of grant of change of land use permission for setting up of industries in various potential zones of Haryana State was deliberated. As per the existing provisions in the Zoning Regulations of Development Plan, the change of land use permission was granted for setting up of Small Scale (Non-Polluting) Industries (SSI) in the agriculture zone of medium potential zone upto 2 acres and there was no area limit in low potential zone. Further, in the agriculture zone, SSI/RIS Units are allowed on minimum 30ft wide revenue/public rasta.

3. The matter is now re-considered by the Government with respect to siting & area norms for the industries located in agriculture zone of the Development Plans. Accordingly, the amended zoning regulations shall now be read as below:

A. Siting norms			
Sr. no	Zone	Norms	
		Within 2 Km from Urbanizable Zone (excluding the peripheral roads, if proposed along urbanisable boundary).	Beyond 2 Km from Urbanizable Zone (excluding the peripheral roads, if proposed along urbanisable boundary).
1	Hyper potential zone	Not allowed	Not allowed
2	High potential zone	Not allowed	Not allowed
3	Medium potential zone	SSI non polluting, green, orange category units upto 5 acres	Green, orange category units of any area.
4	Low potential zone	Non polluting green, category units of any area	Green and orange category units of any area.
B. Approach norms			
1	Medium & Low potential zone	Minimum 30ft wide revenue rasta/public road be considered for grant of CLU permission in agriculture zone for industrial use. However, in case industrial Change of Land Use permission stands granted on 5 Karam (27.5 ft) wide revenue rasta/public road, then application for CLU permission on the said road, shall be considered subject to the condition that the project proponent donates 1 Karam (5.5ft) wide strip of the applied land to the Gram Panchayat/Local Authority through Hibbanama/gift deed so as to make the approach 6 Karam (33 ft) in front of the applied site.	

4. The aforesaid amendments be incorporated in the Zoning Regulations of all Development Plans immediately. Henceforth, all cases related to grant of CLU permission for setting up of industrial units in agriculture zone of Hyper, High, medium & low potential towns/controlled areas be examined in accordance with the aforesaid amendment.

Sd/-
Superintendent,
For Principal Secretary to Government Haryana,
Town and Country Planning Department, Chandigarh

Endst. No. Misc-452-PA (SS) 7/16/2006-2TCP

Dated: 30-11-2017

A copy is forwarded to the Additional Chief Secretary, Revenue and Disaster Management Department, Haryana alongwith photocopy of the notings with the request that case may be examined for reduction in stamp duty on such Hibbanamas/gift deed where the revenue rasta/public road is being widened while granting the change of land use permissions. These orders are conveyed in view of approval of Hon'ble Chief Minister received through receipt no. 44663 dated 03.10.2017. The decision may be conveyed to the Department in this regard.

DA: As above.

Sd/-
Superintendent,
For Principal Secretary to Government Haryana,
Town and Country Planning Department, Chandigarh

Endst. Misc-452-PA (SS) 7/16/2006-2TCP

Dated: 30-11-2017

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

1. Principal Secretary to Govt. Haryana, Industries Deptt., Chandigarh.
2. Director, Industries & Commerce, Haryana, Chandigarh.
3. Chief Coordinator Planner, NCR, Haryana Sub Region, Panchkula with the direction to amend the Zoning Regulations of all Development Plans.

Sd/-
Superintendent,
For Principal Secretary to Government Haryana,
Town and Country Planning Department, Chandigarh