

From

Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department,  
Chandigarh.

To

1. The Principal Secretary to Government Haryana,  
Industries Department,  
Chandigarh.
2. The Director General,  
Town and Country Planning,  
Haryana, Chandigarh.
3. The Director Industries & Commerce  
Haryana, Chandigarh

**Memo. No.** Misc.388/PA(RB)/2015/7/16/2006-2TCP      **Dated** 01.10.2015

**Subject: Policy regarding grant of licences for development of Industrial colony in Industrial/Agriculture zone in view of Enterprises Promotion Policy-2015.**

In continuation of the earlier policy issued vide memo No. 7/16/2006-2TCP dated 09.07.2013 and in reference to the Enterprises Promotion Policy -2015 (hereinafter referred as EPP-2015), the Governor of Haryana is pleased to formulate and notify the following new policy regarding grant of grant of licence for the development of an industrial colony. It is however clarified that the provisions pertaining to Cyber Park/ Cyber City as prescribed in the policy dated 09.07.2013 shall continue to remain applicable.

**1. Industrial Colony:**

**1.1 Competent authority to grant the licence:** The licence 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. The approval shall be granted by the Empowered Executive Committee. The application for licence will be submitted in the office of Directorate Town & Country Planning, who will examine the case and forward its recommendations to the Empowered Executive Committee.

**1.2 Conforming Land Use Zones:-**

- (i) ***Within Urbanizable zone of published Development Plan:*** Grant of licence for an Industrial colony would be favourably considered in the Industrial Zone of the published Final Development Plan, provided the site conforms to the Sectoral Plan of the sector/ sectors concerned.
- (ii) ***Outside the Urbanizable Zone of published Development Plan:*** Grant of licence for an Industrial colony in a Thrust Area/Focus Cluster/Rural Functional Cluster located in industrially backward blocks i.e. 'B' (intermediate), 'C' (backward) & 'D' (most backward), as defined in Para No. 12.12 of EPP-2015, will also be favourably considered in agriculture zone. The above blocks shall be notified by the Industries Department as per provisions of EPP-2015.

**1.3 Approach:-**

**1.3.1 Within Urbanisable Zone:** The site should have an existing approach through a minimum 22 feet (6.70 metre or 4 Karam) wide public *rasta* along with proposed

approach through a minimum 24/ 18 metre wide internal circulation road, as the case may be.

### 1.3.2 *Outside Urbanisable Zone:*

The site should have an existing approach through a minimum 18 metre wide public road/revenue rasta.

## 1.4 **Area Norms and Permissible Limits of Internal Land Uses :-**

1.4.1 The minimum area norm for setting up of an Industrial colony, in different potential zones of the State, shall be as under:-

Sr. No.	Zone as prescribed in the Haryana Development & Regulation of Urban Areas Act, 1975	Minimum colony area (in acres)
1.	Hyper/ High Potential Zone	50
2.	Medium Potential Zone	25
3.	Low Potential Zone	15

1.4.2 Permissible limits of Internal Land Uses: -

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 of which	65	
	(i) For colony area upto 50 acres size	(a) Industrial	45% (minimum)
		(b) Mixed use	20% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%.
	(ii) For colony area more than 50 acres & upto 200 acres	(a) Industrial	40% (minimum)
		(b) Mixed use	25% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%.
	(iii) For colony area more than 200 acres	(a) Industrial	35% (minimum)
		(b) Mixed use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%.
Note	<p>(i) Minimum 75 % of residential component will be earmarked for Affordable Industrial Housing for Lower Income Group (LIG) and Economical Weaker Section (EWS). Out of 75% area reserved for Affordable Industrial Housing, 60% area shall be earmarked for LIG category of which flats will be having maximum carpet area of 90 sqmtrs and, remaining 40% area shall be earmarked for EWS category having flat size upto 60 sqmtrs.</p> <p>(ii) Provision of EWS Plots/ flats:- The EWS plots/flats shall be reserved for allotment in 25% of residential component only, as per Rules/ policies of the Town &amp; Country Planning Department issued from time to time.</p> <p>(iii) Density of population:-</p>		

	<p>(a) Permissible residential density allowed will be 100 persons per acre (PPA) (with 20% variation on either side) in case of plotted colony and 100-400 PPA in case of group housing colony/affordable industrial housing, the permitted FAR will be 175/225 respectively. The permissible density of 600-900 persons per acre (PPA) may be permissible for residential use as Affordable Industrial Housing subject to the levy of proportionate fee and charges.</p> <p>(b) The maximum size of the residential plot should not exceed 500 sqmtrs.</p> <p>(iv) Provisions of Community sites:- In case of 25% area of residential use, the supporting institutional uses shall be allowed within the different components as per the existing provisions/composite norms of the Town &amp; Country Planning Department, Haryana. However, in case of Affordable Industrial Housing (75% of residential use), The colonizer shall be required to provide the following community sites for every 10 acres in any such project in residential component, which shall form part of the common areas and facilities as per prevailing norms under Affordable Group Housing Policy, 2013:-</p> <ol style="list-style-type: none"> <li>a) One built up community hall of not less than 2000 sqft</li> <li>b) One built up Aanganwari-cum-crech of not less than 2000 sqft area.</li> </ol> <p>(v) Provision of Parking:-</p> <p>(i) In case of remaining 25% area of residential use, the parking facilities shall be provided as under:- One Equivalent Car Space (ECS) for every 50 sqm of maximum permissible floor area shall be provided for parking in case of commercial component. However, for group housing component, 1.5 ECS for each dwelling unit shall be provided and atleast 75% of ECS shall be provided in the form of covered parking. Minimum 5% of total parking shall be made available to EWS category for parking of two wheeler vehicles as per the norms of the Department.</p> <p>(ii) In case of Affordable Industrial Housing (75%) shall be provided as under:-</p> <ol style="list-style-type: none"> <li>1. Parking space shall be provided @ of Half equivalent car space (ECS) for each dwelling unit upto 60 sqmtrs and one ECS per dwelling unit above 60 sqmtrs.</li> <li>2. Only one two wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat owners. The parking bay of the two wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan.</li> <li>3. No car parking shall be allotted to any apartment owner who owns flat upto 60 sqmtrs.</li> </ol> <p>The balance available parking space, if any, beyond the allotted two wheeler parking sites, can be earmarked as free-visitor-car parking space.</p>
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### 1.6 Fee and charges:-

- (i) The statutory fee 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 the Town & Country Planning Department. To further clarify, the fee, charges & EDC applicable for the residential land use will be those as prescribed for a residential colony and commercial rates for the commercial land use and Industrial rates for Industrial land use. Further, EDC for

industrial use will be charged at the rate of only 50% of the rates applicable for industrial use in urbanizable zone as well as in 500 metres of urbanisable zone in agriculture zone.

- (ii) This concession in EDC rates of Industrial Use can be availed only once i.e. at the time of grant of licence, by project proponent of licenced colony/HSIIDC and not by individual allottee.
- (iii) Keeping in to account the fact that a Affordable Industrial Housing will create housing for LIG and EWS, therefore, the licence fee and Infrastructure Development Charges (IDC) shall stand waived off alongwith levy of rates and schedule of EDC applicable on Residential Plotted Colony, provided colonizer sells the flat at a pre-determined rate which are mentioned below:-

Sr. No.	Development Plan	Maximum Allotment rate on per sqft Carpet area basis
1.	Gurgaon, Faridabad, Panchkula and Pinjore Kalka	Rs. 4000/- per sqft
2.	Other High and Medium potential Zone	Rs. 3600/- per sqft
3.	Low Potential Zone	Rs. 3000/- per sqft

This option is not obligatory and if colonizer does not want to sell the Affordable Industrial Housing at pre-determined rate, then he has to pay the licence fee, IDC and EDC as applicable on the Group Housing Colony. The colonizer has also to pay proportionate fees & charges in respect of increase in FAR of Affordable Industrial Housing from 175 to 225.

#### 1.7. Other parameters:-

- (i) Industrial area may be developed in the form of industrial plots/ multi-storey industrial sheds/ flatted factories/ IT plots, as may be approved.
- (ii) The residential component may be allowed in the form of plotted development or group housing or a mix thereof, as per the requirement of the project proponent. However, for developing group housing, the minimum area shall be two acres.
- (iii) The layout plan shall be prepared as per the norms of the 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 150/175 and ground coverage of 40% of the permissible site area within colony 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 the industrial colony.
- (v) The colonizer shall have to complete the infrastructure facilities in the entire industrial colony and allot at least 1/3<sup>rd</sup> of the plotted industrial area/of the permitted FAR of the flatted 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. Similarly, the occupation of residential and commercial area would be in proportion to the Industrial area under production.

*For example, if Industrial allotment is done by the colonizer for 40% of the permissible area, then he can only allot 40% of permissible FAR of residential and commercial component. Further, the occupation certificate for this residential and commercial component will be issued only on submission of*

*evidence by the colonizer, regarding 40% Industrial area under actual Industrial production.*

- (vi) A benefit of 50% FAR for the area falling in master roads/ sector roads, green belt shall be granted and the said road alongwith land will be transferred free of cost to the Government, after construction.
- (vii) For allotment of residential plots/ flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
- (viii) The internal development works of the colony shall be taken up by the colonizer keeping in view the requirements of the Industrial Estate after getting the same approved from the Town & Country Planning Department.
- (ix) The colonizer/ project proponent shall make sufficient arrangement for rain water harvesting and re-charging of the ground water table to minimize water run-off.
- (x) The colonizer shall also take necessary measures for setting up of an effluent treatment plant of appropriate size and its appropriate use and also for safe disposal of effluents after proper treatment.
- (xi) The colonizer shall also undertake solid/municipal waste management measures as may be directed by the Haryana State Pollution Control Board/Local Authorities.
- (xii) The colonizer shall ensure installation of a Solar Photovoltaic Power Plant as per provisions contained in the notification no. 22/52/2005-5 power dated 03.09.2014 of the Renewable Energy Department, Haryana.
- (xiii) The Government may impose any other condition as deemed necessary from time to time.

*Sd/-*

Secretary,

For: Additional Chief Secretary to Government Haryana,  
Town and Country Planning Department

Endst No. Misc.388/PA(RB)/2015/7/16/2006-2TCP Dated 01.10.2015

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

- i) Managing Director, Haryana State Industrial Infrastructure Development Corporation, Sector-6, Panchkula.
- ii) Chief Administrator, HUDA (Finance Wing), HUDA complex, Sector-6, Panchkula.

*Sd/-*

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