

From

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

To

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

Memo. No. Misc.388/ 7/16/2019-2TCP  
Dated: 09.03.2019

**Subject:- Amendment in Industrial licensing policy dated 01.10.2015: Policy regarding grant of licences for development of Industrial colony in Industrial/Agriculture zone in view of Enterprises Promotion Policy-2015**

Reference:- In continuation to the policy instruction issued vide Memo. No. 7/16/2006-2TCP Dated: 09/07/2013, memo No. Misc. 388/PA(RB)/2015/7/16/2006- 2TCP dated 01.10.2015 and Memo. No. Misc.388/PA(RB)/2016/7480-7482 Dated 12/4/2016.

In continuation of the policies mentioned under reference above the Governor of Haryana is pleased to further notify the following amendments in the said policy:-

**1. Warehousing to be considered as part of industry:-**

Presently, warehousing is not inherent in the definition of Industries and the same is restricted to 10% in an industrial township. The said policy provision is amended as follows:-

- i. Subject to compliance of prevailing planning parameters for establishment of warehouses, such warehousing units may be considered as part of industry for the purpose of setting up of colony. In any industrial colony, either, part of colony or, if there is enough demand then the entire colony may be developed in the form of plots for warehousing. Licence fee will continue to remain the same, however, the conversion charges as applicable for warehouse, other than agriculture produce, shall be levied.

- ii. The coloniser at the time of submission of application for grant of licence shall be required to submit a proposal with regard to provision of plots for warehouse alongwith its justification.
- iii. The FAR on such warehouse plots shall be 1.25.
2. **Clause 1.7 (v) of the policy dated 01.10.2015 shall be replaced as under:-**

“The colonizer shall have to complete the infrastructure facilities in the entire industrial colony and allot at least 1/3rd of either plotted industrial area in case of industrial plotted colony or, the permitted industrial FAR in case of flatted industrial colony before he is allowed permission to occupy the facility created under the residential and commercial uses.”
3. **The clause 1.2(iii) inserted in the policy dated 01.10.2015 vide policy instruction dated 12.04.2016 shall be replaced by the following:-**

*(iii) Special dispensation for de-notified SEZs:* The de-notified Special Economic Zones (SEZs) in the State, situated anywhere in the controlled areas/urban areas, except those falling in the residential land use zone of the development plan are granted a last and final opportunity of 6 months to apply for grant of licence for industrial colony in relaxation to 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, Govt. of India, prior to and within six months from the present policy.
4. **Clarification regarding EWS component:-**

The Note (i) provided under clause 1.4.2 shall be replaced as under:  
“(i) Minimum 75 % of residential component will be earmarked for Affordable Industrial Housing, of which, 60% area shall be earmarked for flats having maximum carpet area of 90 sq.mtrs and, remaining 40% area shall be earmarked for flats having maximum carpet area of 60 sq.mtrs.”
5. **The following clauses (vi) & (vii) shall be added at the end of clause 4.2(v):-**

(vi) The applicants shall also have the option to avail the planning and policy parameters of Deen Dayal Jan Awas Yojna dated 08.02.2016 for the Affordable Industrial Housing component, subject to the following stipulation:-

- a. The coloniser has to provide 10% area towards community facilities which will be constructed by him.
- b. That no financial benefits in the form of fee and charges including that of mortgaging 15% area as available under DDJAY scheme, to the DDJAY scheme under industrial housing shall be allowed. EDC will be charged as per the rate applicable for residential plotted colony.

(vii) The coloniser will carry out the development works on total area of industrial plotted colony including that of above mentioned housing area. There will be no freezing of plots including that of mortgaging and depositing the cost of internal development works with the concerned municipality.

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(A.K. Singh, IAS)

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

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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.

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