

From

The Financial Commissioner and Principal Secretary,
to Government Haryana, Town and Country Planning Deptt.

To

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

Memo No. 7/16/2006-2TCP

Dated:- 02.03.2010

Subject:- Policy regarding regularization of existing industrial units within the controlled areas in the State.

The Government has been receiving the representations from various industrial associations regarding regularization of the industrial units which have come up within the controlled areas over the years although, these have been constructed without taking any permission under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development, Act, 1963 from the competent authority. In number of cases, the Department has initiated the proceedings including criminal proceedings in accordance with the provisions of the ibid Act.

2. The Government has examined this issue and it is of the opinion that removal of these unauthorizedly constructed industrial buildings will not only adversely affect the livelihood of the owners and its employees/workers but will also have serious negative impact on the industrial economy of the State. Therefore, the Government has decided to provide an opportunity to these industrial units existing within the controlled areas in the State to seek regularization. Following procedure /criteria has been approved:-

1. **Mode of application:-** The owner of the concerned industrial unit shall make an application to the concerned District Town Planner {(or to District Town Planner(Enforcement) wherever posted)} on the prescribed

application form CLU-I and will submit all the requisite documents like site plan, revenue documents showing the ownership etc.

2. **Constitution of Committee:-** In order to expedite the approval regularization/process, it has been decided to constitute a Committee under the Chairmanship of concerned Senior Town Planner of the circle and the concerned District Town Planner /District Town Planner (Enforcement) will be a member of the Committee.
3. **Conformity with the Development Plan:-** Normally, the Department grants permission after examining the conformity with the development plans proposals. However, in such cases, it has been decided to regularize the industrial units in all the zones except residential zones. In case, industrial unit is located in the residential zones, the regularization will take place subject to an undertaking from the owner that he will bring the same in conformity with the land use proposals/zoning regulations of the Development Plans within five years of such regularization.
4. **Payment of fee and charges:-** The fee and charges like scrutiny fee, conversion charges, composition fee and EDC shall be payable as applicable for the site on date of decision.
5. **Technical parameters:-** The units should conform to the technical parameters like ground coverage, FAR, minimum set backs, height etc in accordance with the provisions contained in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965. However, in case of height wherever the applicant requires more than 21 mts., the same can be considered by the Government in relaxation of the ibid Rules.
6. **Applicability of other Acts and Rules:-** The owners will be required to obtain necessary NOCs, permissions etc as required from the Haryana State Pollution Control Board as per their existing policy/guidelines. The owner

will also be liable to adhere to the notifications issued under the Environment Protection Act, 1986 by the Ministry of Environment and Forests, Govt. of India i.e. notification dated 7.5.1992 (in case of Gurgaon district only), notification dated 14.9.2006, if applicable. The owner will also be required to seek permissions under PLPA, 1900, if required.

The above policy shall come in force with immediate effect and the owners be granted three months time to submit their applications from the publication of this policy in the leading newspapers.

(SARITA DIDDI)
Superintendent
for Financial Commissioner and Principal Secretary,
to Govt. Haryana, Town and Country Planning Department.