

**GOVERNMENT OF PUNJAB  
DEPARTMENT OF INDUSTRIES**

**NOTIFICATION**

NO.: 3/4/87-3IB1/311 dated 9.1.90

With a view to regulate siting, location & growth of industries in Chandigarh Periphery and its Sub-Region in the State of Punjab, the Dera Bassi- Mubarakpur belt as specifically defined in the Schedule of boundaries and the list of villages appended with the plan Drg.No.DTP(SAS Nagar) 688/89 dated 26.10.1989 is notified as "Free Enterprise Zone" for grant of Industrial Incentives and other benefits to industries in the Chandigarh Periphery in Punjab. This notification shall be read with the following:

- |   |              |   |   |
|---|--------------|---|---|
| * | Appendix I   | : | F.E.Z. Schedule of Boundaries.  |
| * | Appendix II  | : | List of villagers in F.E.Z  |
| * | Appendix III | : | Plan showing villages in F.E.Z. – Drawing<br>No.DTP(SAS Nagar)688/89 dated 26. 10.89. |
2. Free Enterprise Zone boundary as given in the schedule and the area covered in the list of villages in this notification where required shall also be read with the permissible land uses in the Master Plan for Dera Bassi Ring Town prepared by the T & C.P, Deptt. with such changes, if any, incorporated in the said Master Plan from time to time as may be approved by the State Government.
  3. The registration & licensing of industries, collaboration of industrial projects by PFC,PSIDC, PAIC, PSIEC etc. and the scheme of incentives set out in the Punjab Industrial Incentive Rules notified vide No.28/35/78/51 EI-79/1464 dated 21st March, 1979 and as amended from time to time shall be limited to the permissible industrial use zones only i.e. Free Enterprise Zone in the Chandigarh Periphery and the Industrial Zone in Dera Bassi Ring Town Master Plan. Such facilities will not be extended to industrial units located outside the permissible industrial land use zones.
  4. This supersedes and excludes the Backward Area, Border Area Sub-montaneous Area & Bet Area identified in the rules issued vide notification No.28/35/78/51 BI-79/1464 dt. 21.3.1979 and No.Sur/St/184/Phery/2091-92C dated 17.2.1987 and all such other areas & notifications issued by the State Government from time to time to the extent they relate to the Chandigarh Periphery and Sub-Region in Punjab and otherwise not specifically covered in para 3 above.
  5. The siting & location of industries in F.E.Z. shall be regulated by such guidelines approved by the State Government. The guidelines shall include any or all of the requirements to check environmental degradation and also meet the physical development needs & zoning controls with provisions to recover development charges for meeting requisite infrastructure, public utilities and amenities. The provisions in the guidelines and regulations shall also be reflected and read with the F.E.Z. Development Plan.
  6. Building applications for setting up of industries in permissible land use zones made u/s 5 & 6 of the Punjab New Capital (Periphery) Control Act,1952 shall be scrutinized by a Building Committee constituted by the Urban Development Department with a view to expedite processing and approval of the building applications under the Act,1952.

7. This issues with the concurrence of the T&CP, Housing and Urban Development Departments vide No.3/2/86-3HGIII/7086 dated 27-12-1989 granting relaxation in the siting of industries and change of use of agriculture land for industrial use in exercise of powers under Section 10 & 11 of the Punjab New Capital(Periphery) Control Act,1952.

Secretary to Government Punjab  
Department of Industries.

## APPENDIX-I

### SCHEDULE OF BOUNDARIES - FREE ENTERPRIZE ZONE - DERA BASSI MUBARAKPUR BELT IN CHANDIGARH PERIPHERY AND ITS SUB REGION IN THE STATE OF PUNJAB.

- NORTH:** Starting from point 'A' which is situated on the North-Eastern boundary of the Bhankharpur – Mubarakpur road at a distance of 100 mts. from National Highway No.22,( Chandigarh-Ambala-Delhi Road) thence towards North-East along the Eastern boundary of Bhankharpur – Mubarakpur Road upto point 'B' where the Northern boundary of Mohan Maken Factory meets with the Bhankharpur-Mubarakpur road, thence from Point 'B' towards East upto point 'C' which is situated on the Eastern boundary of the Kalka-Ambala Railway line, thence from point 'C' towards North along Eastern boundary of the Kalka-Ambala Railway line up to point 'D' which is situated at a distance of 2100 feet from point 'C', thence from point 'D' towards east upto point 'E' which is formed on the Eastern boundary of Urbanisable Limit of Dera Bassi and at a distance of 2850 feet from point 'D' thence from point 'E' towards North along the Urbanisable Limit of Dera Bassi upto Point 'F' which is North East point of Urbanisable limit, thence from point 'F' towards West along the Urbanisable limit upto point 'G' which is situated on the Eastern side of Kalka-Dera Bassi road where it meets the urbanisable limit, thence from Point 'G' towards north upto point 'H' which is on the Eastern side of Kalka-Dera Bassi Road at a point meeting Southern side of Ghaggar river, thence from point 'H' towards East along the Southern side of River Ghaggar passing through the area of village Mubarakpur H.B. No.357, and thereafter along Northern corner of village Pandwala H.B.No.359, Western boundary of village Mor Thikari, H.B.N.361 and upto Point 'I' which is formed at the junction of North-West corner of village Mor Thikari H.B.No.361 meeting with Chandigarh Periphery Controlled Area boundary falling in State of Punjab, thence from Point 'I' along Chandigarh Periphery Controlled Area boundary along the North-Eastern boundary of village Dafarpur H.B.No.360, Eastern boundary of village Mor Thikari H.B.No.361, North-Eastern boundary of village Sundran H.B.No.363 upto point 'J' which is South-Eastern corner of village Sundran H.B.No.363 meeting with the Chandigarh Periphery Controlled Area boundary.
- EAST:** Starting from point 'J' East and then Southern boundary of village Nimbniya, H.B.No.1, Bahadurgarh H.B.No.2, village Rampur Sainian H.B.No.200, village Bhankharpur H.B.No.198 and village Behra H.B.No.198 along Chandigarh Periphery Controlled Area boundary upto point 'K' which is formed at the junction of South-East corner of village Behra meeting with Chandigarh Periphery Controlled Area boundary.
- SOUTH:** Starting from point 'K' towards Western boundary of village Behra H.B.No.198 village Kurranwala H.B.No.4, village Gulabgarh H.B.No.9, Mahiwala H.B.No.5 village Dadrala H.B.No.8, along the Chandigarh Periphery Controlled Area boundary upto the point 'L' which is formed at the junction of South-West corner of village Dadrala H.B.No.8 meeting with Chandigarh Periphery Controlled Area boundary.
- WEST:** Starting from point 'L' towards North along the Western boundary of village Dadrala H.B.No.8 and Mahiwala H.B.No.5 upto point 'M' which is formed at the junction of South-West corner of village Mhiwala H.b.No.5 meeting the Urbanisable Limit of Dera Bassi, thence from point 'M' towards North upto point

'N' which is formed at the junction of Urbanisable limit meeting the Northern side of Choe in village Madhopur H.B.No.11, thence from point 'N' towards West along the Northern side of Choe up to point 'O' which is formed at the junction of Choe with Chandigarh-Ambala-Delhi road at a distance of 100 meters from Chandigarh-Ambala-Delhi road (N.H.No.22) thence from Point 'O;' along Eastern boundary of Chandigarh-Ambala road leaving a distance of 100 mts. along the road upto point 'A' which is the point of start.

The boundaries of Free Enterprise Zone of the Mubarakpur-Dera Bassi complex are more clearly and specifically shown on Drg.No.DTP(SAS Nagar)688/89 dt. 26.10.1989(Appendix-III).

**LIST OF VILLAGE : FALLING IN THE FREE ENTERPRIZE ZONE FEZ-DERA BASSI-MUBARAKPUR BELT IN CHANDIGARH PERIPHERY AND ITS SUB REGION IN THE STATE OF PUNJAB**

Sr.No.	Name of Village	H.B.No.	Area in Hect.
1	Mor Thikari	361	83.00
2.	Pandwala	359	263.00
3.	Sundran	363	649.00
4.	Mirpur(Min)	356	37.00
5.	Mubarakpur(min)	357	265.00
6.	Haibatpur	358	211.00
7.	Dafarpur	360	101.00
8.	Kheri	362	126.00
9.	Behra	198	530.00
10.	Bhagwanpur	199	178.00
11.	Rampur Sainian	200	285.00
12.	Nimbnia	1	394.00
13.	Bahadurgarh	2	78.00
14.	Haripur Hinduan	3	186.00
15.	Kurranwala	4	222.00
16.	Mahiwala	5	185.00
17.	Dadralla	8	189.00
18.	Gulabgarh(min)	9	161.00
19.	Saidpura	10	300.00
20.	Madhopur(min)	11	63.00
21.	Saudo Majra	12	131.00
22.	Rauni(Min)	14	27.00
23.	Bhankharpur(min)	236	128.00
	<b>TOTAL</b>	-	<b>4892.00(Hecrate s)</b>

From

The Director of Industries, Punjab.

To

- 1) All the General Managers in the State except, GM, DIC, Patiala.
- 2) The President, Rajpura, Commerce & Industries Association. Rotary Bhawan, Rajpura, 140401,.
- 3) The President, M/S Steel Re-Rolling Mills, Assocn of India, G. T.Road, Mandi, Gobindgarh.
- 4) The President, M/S All India Steel Re-Rollers Association, Ram Bhawan, G.T. Road.Mandi.Gobindgarh.
- 5) The President, M/S Steel Chamber of Commerce & Industry Mandi Gobindgarh.
- 6) The President, M/S Patiala Industrial Estate's Association, Sirhind Road, Patiala.
- 7) The President, M/S The Nabha Agricultural Implements Mfgs. Associations , Patiala , Road, Nabha.
- 8) The President, M/S Dera- Bassi Industries Associations, C/o M/s JMA Industries Ltd. Ambala-Chandigarh Road, Dera-Bassi.
- 9) The President, Patiala District Chamber of Industries, Malwa Picture & Palace Complex, The Mall Patiala.

Memo.No.SI/51/184/peri-phery/ACT/58/II/13353E

Dated, Chandigarh the :- 4/11/91

Subject Approval of Guidelines to the followed for erecting of Industries of Buildings in Dera Bassi , Mubarakpur FEZ Area.

A copy of Guidelines for location and siting erection & re-erection of Industries in the permissible use zone i.e. Free Enterprise Zone (FEZ) in the Chandigarh periphery in Punjab duly approved by the committee constituted by the Govt. is enclosed herewith with the request that there may kindly be noted from your members entrepreneurs. You are also requested to display their guidelines of the notice Boards of your office.

Deputy Director(SI),  
For Director of industries, Punjab.

Endst.No.SI/ST/184/peri-phery/Act/58-II/13354E

Dated:- 4/11/91

A copy along with guidelines mentioned above is forwarded to the following for information and necessary action:-

1. General Manager, Distt..Ind.Centre.Patiala.  
She is requested to display their guidelines on the notice Board of her office. She is also requested to inform the entrepreneur who are interested to set up their units in the Dera-Bassi Mubarakpur Free Entrepreneur Zone (FEZ). She may also direct BLEO(I) Dera-Bassi for strict compliance.
2. Director Housing and Urban Dev. Pb. Chandigarh for information and necessary action with ref. to his Memo.No.CA-3(FEZ) 91/12468 Dt. 22.8.91.

Deputy Director (SI)  
For Director of Industries, Punjab

GUIDELINES FOR LOCATION &  
SITING, ERECTION & RE ERECTION  
OF INDUSTRIES IN THE PERMISSIBLE  
USE ZONE i.e. FREE ENTERPRIZE  
ZONE (FEZ) IN THE CHANDIGARH  
PERIPHERY IN PUNJAB

PUNJAB  
DEPTT. OF HOUSING  
& URBAN DEVELOPMENT

**1. INTRODUCTION:**

The scheme of incentives set out in the Punjab industrial incentives rules notified vide No. 28/35/78/51-II-79/1464, dated 21.3.79 and as amended from time to time is presently applicable to the entire sub-montaneous belt falling within Chandigarh periphery. These incentives would now be available only in the identified F.E.Z area within Chandigarh periphery and sub-Region in the State of Punjab, " Free Enterprize Zone" at Dera Bassi Mubarakpur in the Chandigarh Periphery has been identified for location & Siting of industries in clusters instead of linear haphazard growth of industries along National/State Highways. This allows change of use of agriculture land for industries as required u/s 10 & 11 of the Punjab New Capital Periphery Control Act, 1952.

The predominant use of land as "Agriculture" in the F.E.Z. would continue with hardly 5% to 10% of the identified area actually used for industries in the next 10 years. Guidelines to protect the F.E.Z. area from environmental degradation and to meet the physical development needs & zoning controls with provisions to recover development charges for providing infrastructure and basic facilities have been framed. These specifically relate to regulating use of land & local growth of medium & large industries in F.E.Z.

**2. PROCESSING OF BUILDING APPLICATIONS:**

The processing of building applications in the permissible use zone i.e. Free Enterprise Zone will be done by a Building Committee constituted by the Govt vide notification. The following members to expedite processing of building applications u/s 5 & 6 of the Punjab New Capital (Periphery) Control Act, 1950.

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|--|----------|
| 1. Director, Housing and Urban Dev.<br>Punjab, Chandigarh or his representative.         | Chairman |
| 2. Divisional Town Planner, SAS Nagar  | Member   |
| 3. Chief Architect or his representative, Deptt.<br>of Architecture, Punjab, Chandigarh. | Member   |
| 4. Director Science and Technology Punjab,<br>Chandigarh or his representative.          | Member   |
| 5. Executive Engineer, PWD(Public Health)<br>Punjab, Chandigarh.                         | Member   |
| 6. A representative of the Punjab Pollution<br>Control Board, Patiala.                   | Member   |
| 7. Additional Director Industries, Punjab  | Member   |

**3. TYPE OF INDUSTRIES & ENVIORNMENTAL REQUIREMENTS :**

- i) Industry emitting toxic or other gases, excessive chemicals and discharging Polluting effluents which can pollute air water or land besides causing noise pollution in excess of the permissible norms shall not be permitted from the date of notification of F.E.Z.
- ii) Every industry will be required to obtain NOC for clearance from environmental angle from Competent State Authority constituted by State Govt. Punjab State Board for prevention and Control of Water & Air Pollution or from any other agency specified by the State Govt. from time to time prior to setting up of industry.

- iii) All Industrial effluents including sewerage water shall be treated by the entrepreneur within the premises in acceptable tolerance limits so as to bring all toxic matters within the permissible limits and shall be properly treated to the satisfaction of the Pb. State Board for prevention & Control of Water Pollution to conform to the specified standards and norms and shall be discharged in such a manner that such treated water (effluents) do not cause pollution in the surrounding area. However, in no case effluents shall be discharged in to the open lands, road reservation. Further sullage water shall be disposed off within the site.
- iv) The industrial entrepreneur will take all necessary measures as per conditions laid out in NOC for control of all type of pollution to the satisfaction of the board before commissioning the unit.
- v) No existing tree will be cut or removed and all such trees shall be deemed to be protected trees as per the requirement laid down in the "FREE RESERVATION ORDER, 1952," unless such trees interfere in the construction of Buildings, as per approved building plans, road operation etc.
- vi) Minimum of 10% of the total plotted area shall be used for extensive tree plantation and landscaping as per the list enclosed.

**4. PHYSICAL DEVELOPMENT NEEDS:**

- ii) Site shall not be located in a lowlying area and no natural water course shall form part of the site . However, local depressions/lowlying portion are permitted for construction of basement etc. provided the remaining area is filled and brought to the crown level of the abutting roads.
- iii) The site shall abut on a pucca rasta or through road having minimum road width of 6-8 metres (4-5 karam) provided further that no road within the FEZ shall have an ultimate width of less than 20 metres for which the boundary wall shall accordingly be set back on either side of road proportionately to achieve the minimum width.
- iv) No construction shall be allowed beneath the HT/ electric lines . Where such lines pass through the industrial site the construction shall conform to the PSEB standards & norms.
- v) No industry shall however be permitted within a distance of 500 meters from Lal-Lakir of village, orchards and public utility areas etc. for environmental protection.
- vi) No direct entry or exit from National & State Highway , Scheduled Roads to a particular industry shall be permitted.
- vii) Transport & communication zone restrictions as identified in the Controlled Area Plan prepared for the Periphery Controlled Area under the Periphery Control Act, 1952 shall be applicable in the FEZ.

**5. ZONING CONTROL:**

- i) **Use Zones:-** The type of building to be constructed in the site shall be for the industrial purposes and purposes subservient to industry.
- iii) **Site Coverage & Floor space index:-** Maximum permissible ground coverage shall not exceed 45% of the unshaded sites (excluding the area required for road widening). Further the FAR on the floor shall not exceed 0.75. However, in order to meet the residential requirements for essential staff maximum 5% of the plot area can be used.
- iv) **Building set back lines:-** Minimum building set back from the boundary wall shall be as under:-

	Plot area (excluding area required for road widening)	Front set back	Side set back	Rear set back
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a)	Below ½ acre	8metre	4metre	5metre
b)	½ Acre to 1 Acre	10metre	5metre	6metre
c)	Above 1 acre	15metre	5metre	6metre

- v) **Height:-** Subject to the provision of the floor space index the height of the building shall not exceed 15metres. However, the restriction of height may be relaxed keeping in view the requirements and nature of the industrial units. This shall also conform to the requirements of the Punjab Factories Rules, 1952.
- vi) **Plinth Height:-** The plinth height of the building shall not be less than 0.8 metre from the centre of the road.
- vii) **Boundary wall & Gates:** The construction of boundary wall, gate & Gate-keepers room etc. shall conform to standard designs available with the concerned Divisional Town planner.
- viii) **Building Design:-** The building design shall be prepared by a qualified Architect as defined in the Architects Act and shall be got approved as required u/s 5 of the Punjab New Capital Periphery Control Act, 1952.

#### 6. MISCELLANEOUS:

In case of any clarification regarding building plans etc. unless otherwise specified in the forgoing clauses reference will be made to the Rules applicable to industrial buildings and as prescribed in the Punjab Urban Estate Rules, 1974.

Adequate provision for fire fighting shall be made in the building plans so as to prevent the occurrence of any mishap and certificate shall be obtained from competent authority regarding the fire safety of the building and its adequacy to protect the life and property in case of a fire.