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PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

HALDIA DEVELOPMENT AUTHORITY
A Statutory Authority of the Government of West Bengal
City Centre, P.O.- Debhog, Dist.-Purba Medinipur
Haldia - 721657

Memo No. 1196/HDA/IX-134

Date : 14.08.2026

PUBLIC NOTICE

(under section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979)

WHEREAS, Haldia Development Authority (HDA), in pursuance of the provisions of Section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979) has prepared an amendment to the Development Control Regulation portion of the Land Use and Development Control Plan ("LUDCP"), which was notified vide no. 2279/HDA/IX-73/A (P-III) dated 28.12.2015. The said amendment has been undertaken in accordance with the directives issued by the Department of Urban Development & Municipal Affairs, Government of West Bengal, vide Notification No. 1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA dated 15.12.2025, as part of the Compliance Reduction and De-regulation exercise initiated by the Government of India.

AND WHEREAS, in exercise of the power conferred by sub-section (1) of Section 36 of the said Act, HDA hereby publishes this public notice regarding the preparation of the aforesaid amendment to the Development Control Regulation portion of the LUDCP, on prior approval of the State Government vide no. 1382-T&CP/C-2/1P-01/2026-Part(2) dated 11-08-2026, inviting objections in writing from any person with respect to the proposed amendment within a period of 60 (sixty) days from the date of publication of this Public Notice in The Kolkata Gazette Extraordinary.

A copy of the proposed amendment may be inspected on any working days between 11:00 A.M. and 4:00 P.M. at the Office of the Chief Executive Officer, Haldia Development Authority, Haldia Unnayan Bhawan, City Centre, Debhog, Haldia, Dist. Purba Medinipur, Pin-721657.

A soft copy of the proposed amendment to the LUDCP may also be availed at the official website of the Department of Urban Development & Municipal Affairs, Government of West Bengal (<https://udma.wb.gov.in/>), for public scrutiny.

By order of the Authority,

Sd/-

DR. VIVEK DATTATRAYA BHASME, IAS

*Chief Executive Officer,
Haldia Development Authority*

Draft Amendment of the Land Use Development Control Plan (LUDCP)

Extended Planning Area under Haldia Development Authority

Earlier notified on December 28, 2015, vide notification 2279/HDA/IX-73/A (P-III) dated 28th December, 2015.

In reference to the directions issued by the Department vide Memo No. 1954 –UDMA-22013(99)/18/2025 –DAC Sec-Dept. of UDMA dated 15.12.2025 regarding certain enabling provisions of LUDCPs, and with respect to the “Compliance reduction and De-Regulation Docket under Ease of Doing Business” for adoption of flexible zoning framework allowing mixed-use development activities based on the principle of “permitted until prohibited”, the existing Development Control Regulation (DCR) provisions with respect to different land use zones are hereby replaced as per the following table:

Sl. No.	Land use Zone	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
1	Residential Zone (Res.)	- Industries listed under the Green Category of WBPCB (other than small-scale industries), and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Medium and large-scale manufacturing units emitting smoke, dust, liquid waste, or noise prejudicial to residential quarters - Manufacture and storage of explosives, petroleum, or other highly flammable incendiary materials - Wholesale loading, unloading, and warehousing/logistics business - Animal Farming / large-scale dairy yards - Burial grounds, cremation sites, burning places, and electric crematoriums - Petrol Pumps / Filling Stations (unless obtained NOC from competent Statutory Authority) - Slaughterhouses/ tanneries	Promotes a safe, unpolluted residential ecosystem while maximizing household commerce flexibility.
2	Commercial Zone (Comm.)	- Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Industrial uses—excluding fuel depots, chemical/paint storage, and clean small-	Maximizes trade, retail, and business footprints across urban centers.

Sl. No.	Land use Zone	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
		scale industries employing fewer than 10 persons - Commercial dairy farms, Animal Farming, poultry farms, and piggery operations - Slaughterhouses/ tanneries	
3	Manufacturing Zone (Manu.)	- All standard residential uses, housing plots, and residential layouts (excluding limited industrial staff housing or guard quarters and those specifically permitted under the Urban Development and Municipal Affairs Department's Notification No. 481-UDMA-24/17/2024-DAC SEC-Dept. of UDMA dated 19.05.2025, as amended from time to time.) - Mainstream commercial uses (excluding restaurants, guest houses, and banking facilities directly incidental and supportive to industries)	Safeguards core production zones for manufacturing and utility infrastructure.
4	Public & Semi-Public Zone (PSP)	- Gas godowns, bulk combustion storage facilities, and scrap/junkyards - Cold storage units, commercial distribution stores, bulk warehouses, and logistics parks - Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Hazardous, dangerous, and polluting heavy industries - Slaughterhouses/ tanneries	Reserves civic land networks exclusively for healthcare, governance, administration, and public amenities.
5	Transportation Zone (Trans.)	- Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - All general industrial activities, including Micro, Small & Medium Enterprises (MSMEs) - Commercial livestock infrastructure, including dairy farms, Animal Farming, and poultry farms - Group housing and private residential layout developments - Slaughterhouses/ tanneries	Prioritizes critical multi-modal transit nodes, corridors, and logistical infrastructure.
6	Recreational Green	Industries listed under the Orange,	Protects natural

Sl. No.	Land use Zone	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
	Zone (Rec.)	Ordinary Red and Special Red Categories of WBPCB • All forms of industrial manufacturing lines (including heavy, light, service, agro, and micro-polluting lines) • Heavy utility infrastructure, heavy vehicle transport depots, and freight logistical yards • Mainstream commercial urban retail spaces, including shopping malls, multiplexes, retail markets, showrooms, and fuel stations • All non-maintenance residential housing developments • Slaughterhouses/ tanneries	buffers, public park networks, and urban green lung spaces.
7	Green Belt / Buffer Zone	• Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB • Hazardous, dangerous, and polluting heavy industries • Commercial farmhouses, farm stays, and hospitality operations • Commercial horticulture, managed botanical gardens, and plant nurseries • Dairy farms, Animal Farming, poultry farms, and related livestock yards • Slaughterhouses/ tanneries	Maintains a strict, eco-protective green shield.
8	Agricultural Zone (Agri.)	• Plotted, group, apartment, multi-dwelling units, old age homes, orphanages, dormitories, housing for rehabilitation/EWS, and any other residential use not ancillary to permissible agricultural activities • Wholesale complexes, malls, wholesale trading, hotels, eateries/restaurants with bar >100 sq. m, plazas, convention centres, banquet halls, cinemas, multiplexes, markets • Industries listed under the Green Category of WBPCB (other than small-scale industries), and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB • Educational, technical, research,	Preserves high-yield, double-cropped agricultural acreage and supports rural economies.

Sl. No.	Land use Zone	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
		laboratories, meteorological observatories • Hospitals, nursing homes	
9	Water bodies	• All uses are prohibited as per statutes and existing rules.	Protect ecological integrity.

Note:

- Following the de-regulation docket, all previous conditional approvals are fully omitted. Only activities explicitly declared under the Prohibited Activities column are barred; all alternative configurations are permitted by right.
- Any land use or activity found to violate statutory laws, environmental clearances, judicial mandates, or established public safety regulations may be restricted on a case-by-case evaluation.
- While issuing development permission, the concept of inclusive zoning, on the context of this prohibited land uses that are non-permissible in the zone, will be encouraged by allowing all other uses and by allowing mixed use development following the concept of flexible land use zoning.
- This prohibited list has been prepared to enable enhancement of more commercial and industrial activities wherever possible.
- Land use practices that enhance productivity or conserve environmental value without causing long-term degradation shall be encouraged. Conversely, land use practices that are detrimental to public safety and security, the environment (including flora, fauna, and biodiversity), or neighbouring properties may be prohibited.
- The State Government reserves the right to amend or introduce additional provisions within this list in the public interest via official gazette notifications.
- All directions issued u/s 135 of the WB T&C (P&D) Act, 1979 shall be followed.
- Notwithstanding anything contained in the foregoing provisions, any use or activity prohibited under any applicable law, statute, rule, regulation, notification, or by any order, judgment or direction of a competent Court, Tribunal or Authority in India, as amended from time to time, shall also be deemed to be prohibited.