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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. 1194/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. 770/HDA/IX-134 Dated- 26-03-2025. 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 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)

Haldia Phase-I Area under Haldia Development Authority

Earlier notified on April, 4, 2025 vide notification 770/HDA/IX-134 dated 26th March, 2025.

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 Use Zone	- 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 - Industries (excluding small-scale home industries) - Explosives/petroleum manufacture & storage - Wholesale/warehousing - Animal Farming - Burial/cremation grounds - Petrol pumps (unless permitted by competent Statutory Authority) - Commercial abattoirs/tanneries/slaughterhouses - Non-ancillary residential/commercial developments	Prohibited to preserve the core residential environment.
2	Village Settlement	- 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 - Industries (excluding small-scale home) - Explosives/petroleum storage	Prohibited to maintain rural habitats and environmental sanitation.

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
		- Wholesale/warehousing - Animal Farming - Burial/cremation grounds - Commercial abattoirs/tanneries/slaughterhouses - Heavy industries/landfills	
3	Commercial Zone	- Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Fuel/chemical storage - Small-scale polluting industries - Abattoirs/tanneries/ slaughterhouses - Large-scale warehousing/gas godowns - Group housing	Prohibited to maximize economic space utility and maintain sanitation.
4	Logistics / Warehousing + Wholesale Market Zone	- Non-ancillary residential developments except 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. - Non-ancillary commercial establishments	Prohibited to ensure proper storage capacity and unhindered movement of cargo.
5	Public & Semi-Public Zone	- Gas godowns, combustion centers, junkyards - Cold storage, warehouses, logistics parks - Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Hazardous/polluting industries - Abattoirs/tanneries/slaughterhouses	Prohibited to secure academic, medical, and administrative buffer layouts.
6	Utility and Services	All uses/structures except essential utility installations, crematoriums, burial grounds, and incidental facilities	Prohibited to guarantee safe public utility networks.
7	Arterial Roads + Existing Roads & Railway Tracks	All structural constructions and activities as per ROW rules	Prohibited to secure transport operations and eliminate spatial encroachment.
8	Transport Terminal Use Zone	- Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Industries (MSME) - Dairy/Poultry farms - Group Housing	Prohibited to ensure seamless transport transfers.

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
		Abattoirs/tanneries/slaughterhouses	
9	Recreational Use Zone	- 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 - Heavy industrial activities - Polluting manufacturing plants - Waste disposal/landfills - Chemical plants, refineries, tanneries, slaughterhouses	Prohibited to provide clean, healthy spaces for leisure.
10	Agriculture + Brick Kiln + Barren Land Zone	- 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, laboratories, meteorological observatories - Hospitals, nursing homes - Polluting industries - Dairy/Poultry farms - Abattoirs/ tanneries/ slaughterhouses	Preserves high-yield agricultural acreage by blocking intensive non-agrarian structural modifications.
11	Green Belt	All uses/structures prohibited as per environmental rules	Prohibited to protect regional carbon sinks.
12	Water bodies Use Zone	All uses/conversions/structures	Prohibited to halt illicit aqua-conversions and manage local floods.
13	Special Area (CRZ-I & CRZ-IV B Coastal)	All activities prohibited as per CRZ norms.	Prohibited to protect sensitive marine environments.

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
14	No Development and Construction Zone	- Hospitals, nursing homes, and housing likely to have occupants who may not be sufficiently mobile to avoid injury or death during a flood. - Police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during, and after the flood. - Structures or facilities that produce, use, or store highly volatile, inflammable, explosive, toxic, and/or water-reactive materials, - Public semi-public facilities like sewage and water treatment plants (STP/ WTP); power plants and stations; bus depot; metro stations/ depot etc which form the life line infrastructures for any city. - Commercial extraction of ground water by non-government / private agencies shall not be permitted with in NDCZ in any category of the river.	Defined as all land within 500m from the active flood plain of River Rupnarayan and Haldi. Any activity not according to the NDCZ regulations will be treated as “Unauthorized Development”.

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.