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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. 1195/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. 1145/HDA/IX-95 dated 28.08.2014. 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)

Old Planning Area under Haldia Development Authority

Earlier notified on August 29, 2014, vide notification 1145/HDA/IX-95, dated 28th August, 2014.

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 Core	- 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 - Hotels above 3-star - Large-scale commercial/hospitals - Warehousing/Logistics - Electric grid stations - Fuel stations - Animal farming/Livestock-rearing - Waste management sites - Slaughterhouses/tanneries/Cemeteries/Crematoriums - Large-scale recreational/amusement parks	Maintain quietude and safety
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 - Wholesale/warehousing - Animal Farming - Burial/cremation grounds - Commercial abattoirs/tanneries/	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
		slaughterhouses - Heavy industries/landfills - Gas godowns, junkyards, cold storage, logistics parks	
3	Commercial Framework	- Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Mining/Quarrying - Agricultural/Livestock/Piggery/Poultry/Dairy farms - Freight/Logistics infrastructure - Hospitals for contagious diseases - Waste disposal/Landfills - Burial/Cremation grounds - Slaughter houses/ tanneries	Ensure safety and compatibility
4	Industrial Framework	- Non-ancillary residential uses excluding staff housing 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. - Non-ancillary commercial uses (excluding those incidental to industries) - Institutional/Community/Cultural centers - Hospitals (>500 sq. m/contagious) - Amusement parks/Stadiums - Burial/Cremation sites - Slaughter houses/ tanneries	Safeguard industrial footprints
5	Public/Semi-Public	- Residential (except institutional/EWS housing) - 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 - Gas godowns/Combustion uses/Junkyards - Warehousing/Logistics parks - Animal/Dairy/Poultry farming - Slaughter houses/ tanneries	Ensure institutional security
6	Transportation & Comm.	- Residential (Plotted/Group/Apartments/EWS/etc.) - Public plazas/Convention centers/Cinemas - Industries (Orange/Red) - Institutional/Educational/Research uses - Hospitals/Healthcare facilities - Agricultural/Pisciculture/Livestock-rearing - Slaughter houses/ tanneries	Protect rights-of-way

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
7	Recreational Framework	- Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB - Waste disposal - Chemical plants - Refineries - Nuclear plants - Slaughterhouses/Tanneries - Mining - Cemetery/Crematorium - Retail shops >100 sq. m - Wholesale complexes - Hotels/Restaurants with bar >100 sq. m - Slaughter houses/ tanneries	Preserve ecological balance
8	Agricultural Framework	- 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 - Slaughter houses/ tanneries	Preserve agricultural integrity
9	River Front Zone (RFZ-1)	- All residential uses - All commercial, business, retail, hospitality, and trading - 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 - All industrial, manufacturing, processing, storage - All public, semi-public, institutional, educational, healthcare, cultural, and	Ensure river conservation and safety

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
		community facilities • Farmhouses, farm stays, dairy, animal farming, poultry • Slaughter houses/ tanneries • Any development not specifically permitted	
10	Dockyard Zone	• Residential uses (excluding port staff) • Commercial footprints (excluding those incidental to dockyard) • Slaughter houses/ tanneries	Safeguard dockyard operations
11	Green belt	• All uses are prohibited as per statutes and existing rules.	Ensure ecological conservation.
12	Water bodies	• All uses are prohibited as per statutes and existing rules.	Protect ecological integrity.
13	No Development Zone	• All activities prohibited as per CRZ norms	Applicable in CRZ III - within the 100 m distance on the land ward side of the high tide line of River Hoogly and River Haldi
14	Heritage Zone	• Development without HDA written clearance • Projects impacting heritage assets • Slaughter houses/ tanneries	Protect heritage assets.

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 neighboring 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.