

### **Interim development strategy of BBNDA pending the finalization of the master plan for the area.**

BBNDA has been created for ensuring planned development in BBN area. As the development process cannot be stopped pending the finalization of the master plan, it is suggested that BBNDA shall be guided by the following basic principles in terms of according the planning permissions /NOC for purchase of land under Section 118 pending the finalization of the master plan.

#### **Land Use:**

1. In terms of the land use, BBNDA shall in the interim period follow the land use as prescribed under the Interim development plan of Barotiwala and Development plan of Nalagarh.
2. A draft development plan was prepared by the department of TCP for Barotiwala in 2003 but is yet to be approved by the state government. In the interim period we can use this document as well for guidance on the land use.
3. For the cases not falling in the above mentioned categories, we shall be guided by the predominant land use in the area to be decided by physical site inspection on case to case basis for which the below mentioned basic norms shall be adhered to.

#### **Industrial projects:**

While approving any industrial project site, the following points shall be ensured:

1. In case of industrial projects, the projects should be allowed only in the areas already having industrial units in the vicinity/close contiguity. Industrial projects shall not be approved in vacant lands where no development has taken place till date. This measure shall be enforced till the preparation of master plan to ensure that the broad character of land use is preserved in the area as far as possible till the time master plan is prepared. Area from Baddi to Nalagarh has been littered with industry in a very haphazard manner. Therefore in the area from Baddi to Nalagarh, any new proposal for the industry should per se be discouraged till the time the master plan is prepared. In approving any new industrial projects in this area, we shall be guided strictly by the principles of land use mentioned above and only the cases conforming to industrial land use as mentioned in the para of land use above shall be approved. Areas beyond Nalagarh on Nalagarh to Swarghat road, Nalagarh to Ropar road and Nalagarh to Bharatgarh road are conducive for industry and even the land in the area is not that fertile. Therefore BBNDA shall in the interim period encourage the industry to grow in the area.
2. The industrial site should have access to road national highway, state PWD road or link road. It is desirable that the minimum width of the approach road should not be less than 7 meters. If that much width is not available on the ground, site should be so selected that there is a scope for future expansion of road to minimum 7 meter width. The applicant shall where ever applicable surrender his

land to ensure a minimum width of 7 meter. Projects with access road of less than 5 m shall not be approved under any circumstances.

3. As far as possible it should be a square/rectangular patch.
4. The selected site should be away from village abadi areas/ residential houses by at least 100 meters. In case of polluting or major industrial units the distance should not be less than 300 meters.
5. Fertile agriculture lands, forest land, low lying and flood prone land should be avoided.
6. HT lines, proposed sector roads, bye pass roads, arterial and other roads proposed under Interim development plan of Barotiwala, Draft development plan of Barotiwala, and Development plan of Nalagarh have to be kept under consideration while selecting the site for the industrial project.
7. While approving any proposal, the likely traffic generation due to the coming of the project and arrangements made by the applicant for parking in his proposal shall also be taken into consideration.

#### **Housing/Commercial/ Recreational/Institutional projects:**

While approving these projects, BBNDA shall be following the following guidelines as far as possible:

1. Land use principles as enumerated above shall be strictly followed.
2. The site should invariably have access to road national highway, state PWD road or link road. It shall be ensured that the minimum width of the approach road should not be less than 5 meters. If that much width is not available on the ground, site should be so selected that there is a scope for future expansion of road to minimum 5 meter width. The applicant shall where ever applicable surrender his land to ensure a minimum width of 5 meter.
3. As far as possible it should be a square/rectangular patch.
4. The selected site should be away from industrial areas by a minimum distance of 100 meters.
5. Fertile agriculture lands, forest land, low lying and flood prone land should be avoided.
6. HT lines, proposed sector roads, bye pass roads, arterial and other roads proposed under Interim development plan of Barotiwala, Draft development plan of Barotiwala, and Development plan of Nalagarh have to be kept under consideration while selecting the site for the industrial project.
7. While approving any proposal, the likely traffic generation due to the coming of the project and arrangements made by the applicant for parking in his proposal shall also be taken into consideration. In case of commercial projects parking shall be ensured strictly as per the TCP norms or a minimum depth of 3 meters which ever is more.