

Zoning Regulations within Development Plans

HARYANA

India

Zoning Regulations within Development Plans

Rule ZONING-REGULATIONS-WITHIN-DEVELOPMENT-PLANS of 1978

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Zoning Regulations within Development Plans Published vide Haryana Government, Notification No. 134-2TCP- 77/483, dated 5th January, 1978 We are printing here the Final Development Plan, alongwith the restrictions and conditions applicable to the Controlled Area covered by it for Karnal as sample. Amendments to Zoaning Plans are also published at the end along with Notifications Nos. and dates of publication vide Development plans of other districts are published.No. 134-2TCP-77/483. - With reference to Haryana Government Notification No. 759-2ICP-77/4890, dated the 17th February, 1977 and in exercise of the powers concerned by sub-section (7) Section 5 of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963, the Governor of Haryana is pleased to publish the (final) Development Plan, alongwith the restrictions and conditions applicable to the Controlled Area covered by it (given in Annexures A and B to the Development Plan) at Karnal. The relevant plans of (1) Existing land use plan drawing No. DTP(K)-52/73 and (2) Development Plan drawing No. DTP(K)-284/77 are appended hereto. Annexure 'A' Explanatory note on the (final) development plan for controlled area at Karnal.

1. Introduction.

- The town of Karnal is situated on the National highway No. 1 (Delhi-Ambala-Amritsar G.T. Road) at a distance of about 123 Kms. from Delhi and 130 Kms. from Chandigarh. The town is well linked with other major towns of the State and that of the adjoining States by a good net-work of roads. Amritsar-Delhi main broadguage railway line also pass through the town making it easily accessible from other parts of the country. By and large, the surrounding area of the town is a flat alluvium plain with a gradual slope from north-west to south-east. The area is mostly free from flooding and the potable sub-soil water is available in abundance. The economy of the district is mostly agro-based and it is famous for good paddy crop. There are number of cold storages and rice shellers in and around the town. Lately the town has come on the industrial map of the State and a few important industries such as manufacture of agricultural implements, shoe-making, rubber tyres and tubes, chemicals, welding, electric rods manufacturing and rice husking etc. have been set

up. The town is self sufficient in educational facilities. At present there are five degree colleges, one education (B.Ed.) College and an Industrial Training Institute. Other institutions of National importance are National Dairy Research Institute, Central Soil Salinity Research Institute and Sugar-cane Breeding Institute Regional Research Centre. The town is growing steadily both in population and size. Its population was 37,440, in 1941 and due to large scale migration of refugees at the time of partition of the country in 1947, it rose to 59,790 in 1951. The population was 72,109 in 1961 and in 1971 it rose to 92,784 giving a decennial increase of 28.7 per cent during the decade 1961-1971 as compared to 20.2 per cent during the previous decade.

2. Existing Land uses.

- The old town of Karnal is confined to the walled city and Sadar Bazar area. In 1850 the Britishers set up the Civil Lines area and after partition, the rehabilitation colonies such as model town on the east, 8 marla housing colony and mud-hut camp housing colony on the west of the railway line have been developed. The in-between vacant pockets have been filled up with piecemeal development by private colonisers and is mostly in the form of haphazard and slummy development. Out of the total area of about 1,480 hectares within the municipal limits a good chunk of land i.e., about 360 hectares is occupied by the National Dairy Research Institute and other research centres of I.C.A.R. Out of the remaining, approximately 570 hectares only is urbanised at present. The remaining area is either in the form of vacant pockets or is under agricultural use where mostly cash crops are grown. Out of the developed area of approximately 570 hectares about 300 hectares is under residential use, 180 hectares under community facilities, educational and health institutions, 40 hectares under industries and remaining 50 hectares under commercial and other uses. The area outside the municipal limits is predominantly rural in nature. However, there is haphazard linear development of industries along major roads. In order to channelise the development in a planned manner and to control the haphazard and piecemeal growth, the Government in September, 1971 declared a sizable area (approximately 5,420 hectares) around the municipal limits of the town as 'Controlled Area' under Section 4(i)(a) of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963. The development Plan has been framed accordingly with the following major land use proposals.

3. Proposals.

- A period of 20 years for the perspective development which is reasonably foreseeable period for the preparation of development plan has been kept in view while formulating the proposals. Based on the assumption, that the growth rate of population during the decade 1971-81 will increase from 3 to 4 per cent per annum and in the subsequent decades from 4 to 5 per cent per annum, the projected population of the town has been taken approximately as 2 lacs by 1991 A.D. and the town has been planned as such. The main barriers for the growth of the town towards west and north are railway line and National Dairy Research Institute respectively, and therefore, the only directions towards which the expansion can be envisaged are south and east. Though the present trend for expansion is towards southern side i.e. along G.T. road towards Delhi but there are constraints for development due to low-lying areas in the vicinity of the town. Therefore, the major proposed development has been considered on the eastern side on either side of the G.T. Road, bye-pass. In

addition some suitable areas in between G.T. Road and Railway line has also been proposed for urbanisation. For the first phase, i.e. during the decade 1971-81, the proposed development has been envisaged up to the present bye-pass along with a part of industrial area zoned towards south (between the railway line and G.T. road) of the existing town. During the second phase (1981-91) the development has been envisaged on the south and east of the bye-pass as such a belt of the approximately 1 mile depth has been earmarked for expansion. The development of the remaining industrial area is also envisaged to be taken up during this period. To keep harmony in the overall development, the proposed development is envisaged in the form of extension of the existing town. Due to the strategic position of the area between railway line and the G.T. Road and keeping in view the wind direction and the existing infrastructure, the area has been zoned for industrial development and industrial labour housing etc. The low-lying area between the existing town and the proposed industrial complex has been reserved for a town park which will also act as a buffer between the existing town and the proposed industrial area. A ring road skirting the proposed development in the south-east and the existing town in the west have been proposed along the railway line to its east. Its remaining portion passes through the agricultural belt to the north. The major road system is a combination of spider web and grid iron pattern. It is proposed to develop Karnal as a medium density town with an over all density of 100 persons per hectare and, therefore, an area of approximately 2,208 hectares (including the area within the municipal limits) has been proposed for urbanisation. The major land use proposals shown in the Development Plan are in respect of the Controlled Area. The proposals within the municipal limits have been shown for integrated and co-ordinated development of the town. The extent of major land use proposals up to 1991 A.D. are given as under :-

Land use	Area within Controlled Area in Hectares	Area within Municipallimits in Hectares	Total area in Hectares
1. Residential	512	594	1106
2. Commercial	18	82	100
3. Industrial	156	16	172
4. Transport and Communication	56	74	130
5. Public and Semi Public uses	-	454	454
6. Open spaces	186	60	246

Description of Land Uses

1. Residential. - At present the old town area is very congested. Its density is as high as 675 persons per hectare. It is proposed to bring down the overall town density to 100 persons per hectare in the development plan. The total area under the residential use inclusive of ancillary and allied facilities like schools, shopping centres, community facilities, etc. (including the existing residential area) will be approximately 1,106 hectares which will take care of

decongesting the existing town as well as providing accommodation for the additional population. The whole residential area has been divided into 10 new residential sectors which will be self-contained for daily needs such as shopping, educational, health and other community facilities etc.

2. Commercial. - There are sufficient existing commercial areas to cater to the needs of the present population. Organised sector shopping areas shall cater to the future needs of the population. However, an additional provision of 14 hectares have been made for warehousing purposes in Sector 19 within municipal limits and 18 hectares within Controlled Area.

3. Industrial. - Keeping in view the location, wind direction and other infrastructure available and the foreseeable natural trends, a planned industrial area of 156 hectares for providing employment to approximately 12,000 workers (at the rate of 75 workers per hectare) has been earmarked between the G.T. Road to other towns such as Jind and Kaithal etc. A green strip of 60 metres width has been provided long V-3 road abutting the main industrial area on its north and 100 metres wide green belt on both sides of existing G.T. Road between industrial and residential zone. This has been done so that the industrial area could also have a facility of the railway siding etc.

4. Transport and Communication. - There is a sufficient existing provisions of such facilities within the town which can cater to the needs of the present population suitably. As regards to the future needs, necessary provision of such facilities shall be made with the proposed sectors as per the requirements from time to time.

Road System. - To solve the existing and anticipated traffic problems in future a specific road network which a combination of grid iron and spider web pattern have been evolved as shown on the plan. The area under the road system stands mentioned in the preceding table of various land uses. The hierarchy of the roads as shown on the development plan with their land reservation is given below. However, the width and alignment of other roads shall be as per detailed sector plans.

Classification of roads	Land reservation
(i) V-I(a)	.. Existing width
(ii) V-1(b)	.. Existing width
(iii) V-2	.. 45 metres

(iv) V-3 .. 30 metres

5. Public and Semi Public Uses. - An area of about 32 hectares stands proposed for development of mini-secretariat and civic complex in sector No. 12 within municipal limits. Keeping in view the journey to work the site is most ideally located in relation to the existing town as well as the proposed development anticipated in future. This area shall also provide for other civic buildings, e.g. town hall etc. The above said reservations is in addition to the existing educational, district officers and medical and health institutions. Apart from this an additional area of about 8 hectares stand reserved for the construction of Government College building in sector 14.

6. Open Spaces. - Presently the town has two parks, namely Karan Park and Karan Tal, in addition to a big stadium named after Moti Lal Nehru. As regards other recreational area there is a lake complex at a distance of about 5 kilo-metres from the town towards north. However, there is no big organised recreational area within the town which can cater to the needs of the entire population reasonably. Therefore, it has been proposed to develop the low- lying area towards south of the old town (within sectors 16 and 17) as a town park to cater to the future needs of the population.

In addition to the above, green belts of varying widths, depending upon the hierarchy order of roads have been provided on either side of the road reservations within the urbanisable area and outside as shown on the development plan, with the basic idea to facilitate unhindered flow of traffic and better environmental conditions. However, the land under green belts shall be governed by the provisions of Section 3 of Act No. 41 of 1963 and the rules framed thereunder, in addition to the conditions and restrictions mentioned in the development plan. Agricultural zone The remaining area surrounding the urbanisation proposals is proposed to be preserved as an agricultural zone. This agricultural zone however would not eliminate the essential building development within this area such as extension of existing villages contiguous to 'Abadi-Deh', if undertaken as a project approved or sponsored by the Government in addition to the ancillary facilities necessary for the maintenance and improvement of the agricultural zone as such.

4. Zoning regulations. - The legal sanctity to the proposals regarding land use within controlled area is being given effect to by a set of zoning regulations (detailed in Annexure 'B') which forms a part of this development plan. These regulations will govern the change of land use and standard of development. They also detail out allied and ancillary uses which will be permitted within the various major land uses and stipulates that all development and change of land use shall be in accordance with the details

shown in the sector plan, thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Annexure 'B' Zoning Regulations governing the use and development of land in the Controlled Area round Karnal as shown in Drawing No. D.T.P.(K)-284/77.I. General

1. These zoning regulations, forming part of the development plan for the Controlled Area, Karnal shall be called the Zoning Regulations of the Development Plan for Karnal Controlled Area.

2. The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963 and the rules thereunder.

II. Definitions

1. In these regulations :-

(a)'Approved' means approved under the rules;(b)'Building Rules' means rules contained in part VII of the rules;(c)'Drawing' means drawing No. D.T.P.(K)-284/77;(d)'Floor Area Ratio' (FAR) means the ratio, expressed in percentage between the total floor area of a building on all floors and the total area of the site;(e)'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities;(f)'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and other nuisance to an excessive degree and motivated by electric powers.(g)'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example, Atta Chakkies with power, bakeries, ice-cream manufacturing, aerated water, laundry, dry cleaning, dyeing, repair of house hold utensils, shoemaking, repairing and servicing of auto-mobiles, scooter and cycle repair, fuel depots, etc.:(h)'Material date' means the 10th September, 1971 in respect of lands within the controlled area notified under Section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, - vide Haryana Government Notification No. 10164-VDP-71/3882, dated 10th September, 1971, appearing in Haryana Government Gazette of 10th September, 1971;(i)'Non-conforming use in respect of any land or building in a controlled area' means the existing use of such land or building which is contrary to the major land use specified for the part of the area in the Development Plan;(j)'Public Utility Building' means any building required for running of public utility services, such as water supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;(k)'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development rules, 1965;(l)'Sector Density', and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area as the case may be;Explanation. - (1) In this definition the 'Sector Area' or 'Colony Area', shall mean the area of the

sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony including 50 per cent land under the major roads surrounding the sector or colony and excluding development within the sector or the colony as the case may be;(2)For the purposes of calculation of sector density or colony density, it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot, shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;(m)'Site Coverage' means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site;(n)The terms 'Act', 'Colony', 'Coloniser', 'Development Plan', 'Sector and Sector Plan' shall have the same meaning as assigned to these in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and(o)In the case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.III. Major Land Uses/ZonesFor purposes of these regulations, the various parts of the Controlled Area indicated on drawing have been reserved for the following major land uses and to be designated as such :-(i)Residential,(ii)Commercial,(iii)Industrial,(iv)Transport and Communications;(v)Public Utilities;(vi)Public and Semi-Public Uses.(vii)Open Spaces.(viii)Agricultural Land.IV. Division into SectorsMajor land uses mentioned at serial Nos. (i) to (vi) in Regulation III above which are land uses for building purposes and have been divided into sectors, as shown bounded by the major roads reservations and each sector shall be designated by the number as indicated on the drawing.Except as provided in Regulation IX main ancillary and allied uses, which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zones and are listed in Appendix 'A' sub-joined to the regulations.V. Sectors not Ripe for DevelopmentNotwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.VI. Sectors to be Developed Exclusively through Government Enterprised etc.(1)Change of land use and development in sectors which are zoned as public and semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.(2)Notwithstanding the provision of clause 1 above the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.Building RestrictionsVII. The Development to conform to Sector Plan and Zoning PlanExcept as provided in regulation VIII no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.VIII. Industrial Non-Conforming Uses

1. With regard to the existing industries shown in zones other than industrial zone in the Development Plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years provided that the owner of the industry concerned. -

(a) undertakes to pay to the Director as determined by him the proportionate charges towards the external development of his site as and when called upon by the Director to do so in this behalf; and (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

2. No further expansion shall be allowed within the area of the non-conforming use.

IX. Discontinuance of Non-Conforming Uses (i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, its use shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use. (ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, flood, explosion, earthquake, war, riots or any other natural calamity, it shall be allowed to be redeveloped only for conforming use. (iii) After a lapse of period fixed under clause (VIII) (1) the land shall be allowed to be re-developed or used only for conforming use. X. Density, Size and Distribution of Plots (i) Every residential sector shall be developed to the sector density prescribed for it in the drawing, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density. (ii) In the case of residential colony allowed under regulation XV, the colony density of the colony area shall not exceed the limits laid down below with 20 per cent variation on either side.

For area upto 100 hectares .. 150 persons per hectare

For area larger than 100 hectares .. 112 persons per hectare

XI. Individual site to form Part of approved layout or Zoning Plans No permission for erection or re-erection of building on a plot shall be given unless:-(i) The plot forms a part of an approved colony plan or is such for which relaxation has been granted as provided in Regulation XV below; and (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director. XII. Site Coverage and Height of Building under various types of uses Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories the maximum site coverage and the floor area ratio (subject to architectural control as may be imposed under Regulation XIV) shall be as below :-

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33-1/3 per cent	150 per cent
(ii) Government Office	.. 25 per cent (including parking and Garages)	150 per cent

(iii) Commercial plots within neighbourhood shopping centre	.. 50 per cent	125 per cent
(iv) Commercial plots within town centre	.. 50 per cent if air conditioning is not done and 75 percent if done	150 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XIII. Building Lines in Front, Side and Rear This shall be provided in accordance with Rules 51, 52 and 53 contained in Chapter VII of the Rules. XIV. Architectural Control Every building shall conform to architectural control wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50. XV.

Relaxation of land use within Rural Zone. In the case of any land lying in Agricultural Zone, Government may relax the provisions of this Development Plan I :- (a) for use and development of the land into a residential or industrial colony, provided the coloniser had purchased the land for the said use and developed prior to the material date or after the material date on the basis of an agreement executed prior to the material date on stamped paper and the coloniser secures permission for this purposes as per rules and (b) for use of land as an individual industrial site (as distinct from an industrial colony) provided that :- (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase executed on stamped paper prior to the material date. (ii) the Government is satisfied that the need of the industry is such that it cannot wait alternative allotment in the proper zone. (iii) the owner of the land secured permission for building as required under the Rules, and (vi) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period make a satisfactory arrangement for discharge of effluent. Explanation. - The word 'Purchase' in this regulation shall mean acquisition of full proprietary right and no less title such as agreement to purchase, etc. XVI. Provision of Farm Houses outside Abadi-Deh in Agricultural Zone A Farm house in rural zone outside abadi deh of village may be allowed subject to the following conditions :- (i) No farm houses shall be permitted within 1 KM. of the urbanisable limit of any urban settlement as determined in the Development/Master Plans; (ii) Farm Houses shall be permitted on the farms having not less than 2 hecets of area; (iii) The plinth area limit for the farm house shall be as under :-

For land from 2 to 2.4 hecets. 150 sq. mtrs.

For every addl. 0.4 hect. 15 sq. mtrs.

(With maximum of 300 sq. mtrs.) (iv) It shall be constructed single storeyed and its height shall not exceed 5 metres. (v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :-

(a) Where the road is bye-pass to a schedule road .. 100 mtrs.

(b) " schedule road .. 30 mtrs.

(c) Any other road .. 15 mtrs.

XVII. Relaxation of the Development Plan Government may in cases of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as may deem fit to impose. 'Appendix-A' I. Residential Zone

- (i) Residences.
- (ii) Boarding Houses.
As required for the Local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies
- (iii) Social, Community, Religious and Recreational buildings, ^ | - (iv) Public Utility buildings
- (v) Educational Buildings and all types of schools and colleges where necessary | - (vi) Health Institutions
- (vii) Cinemas
- (viii) Retail shops and Restaurants | - (ix) Local Services Industries
- (x) Petrol filling stations
- (xi) Bus Stops, Tonga, Taxi, Scooter and Rickshaw Stands | - (xii) Nurseries and green houses

(xiii) Any other minor need ancillary to residential use.

II. Commercial Zone (i) Retail trade (ii) Whole-sale trade (iii) Warehouse and storages (iv) Commercial offices and banks (v) Restaurants, hotel and transient boarding houses including public assistance institutions providing residential accommodation like Dharmashalla, tourist house, etc. (vi) Cinema and other places of public assembly like theatres, clubs, etc., run on commercial basis (vii) Professional establishments (viii) Residences on the first and higher floors (ix) Local service industry (x) Public utility building (xi) Petrol filling station and service garages (xii) Loading and unloading yards (xiii) Parking spaces, bus-stops, taxi, tonga and Rickshaw stands (xiv) Town Park (xv) Any other use which the Director in public interest may decide

- (i) Light industry At sites earmarked for them in the sector plan or in the approved layout plan of the colonies
- (ii) Medium industry
- (iii) Heavy industry
- (iv) Service industry
- (v) Warehouses and storages
- (vi) Public utility, community buildings and retail shops
- (vii) Parking, loading and unloading areas
- (viii) Truck stands, Bus stops, taxi, tonga and Rickshaw stands
- (ix) Petrol filling stations and service garages
- (x) Any other use permitted by the Director

IV. Transport and Communication zone

- (i) Railway yards, railway station and sidings } At sites approved by the Director
- (ii) Transport Nagar, Roads and Transport Depots and Parking areas
- (iii) Dock yard, Jettys, Piers (iv) Airports and Air Stations (v) Telegraph offices, telephones and telephone exchange (vi) Board Casting stations (vii) Television stations (viii) Agriculture, Horticulture and Nurseries at approved sites and period. (ix) Petrol filling stations and service garages (x) Parking spaces, bus-stop/shelter taxi, tonga and rickshaw stands V. Public Utilities Zone (i) Water supply installations including treatment plants. (ii) Drainage and Sanitary installations including disposal works. (iii) Electric power plants, sub-station etc. and staff quarters at approved sties. (iv) Gas installation and gas works. VI - Public and Semi-Public Zone (i) Government offices, Government administration centres, secretariats district offices, Law Courts, Jails, Police Station, Governors and Presidents residences. (ii) Educational, cultural and religious institutions. (iii) Medical and Health institutions. (iv) Civic, Cultural and social institutions like theatres, opera houses etc. of a predominantly non-commercial nature. (v) Land belonging to defence. (vi) Any other use which Government in Public interest may decide. VII - Open Spaces (i) Sports grounds, stadia and play grounds. (ii) Parks and green belts. (iii) Cemeteries, cremation etc. (iv) Any other recreational use with the permission of the Director. VIII - Agricultural Zone
- (i) Agricultural, horticultural, dairy and poultry farming,
- (ii) Village house within Abadi-Deh.
Farm house outside Abadi-Deh
- (iii) subject to restrictions as laid down in zoning regulations (XVI)
- As approved
by the
Director
- Expansion of existing villages contiguous to Abadi-Deh
- (iv) if undertaken under a project approved or sponsored by the Central or State Government, | - (v) Milk chilling station and pasteurization plants. | - (vi) Bus and Railway stations,
- (vii) Air ports with necessary buildings.
- (viii) Wireless station.
- (ix) Grain Godowns/storage spaces at sites approved by the Director, (x) Wheather station. (xi) Land drainage and irrigation Hydro-electric work and tube-well for Irrigation. (xii) Telephone and electric transmission lines and poles. (xiii) Mining and extraction operations including lime and brick kilns,, stone quarries and crushing subject to the rules and at approved sites. (xiv) Cremation and burial grounds. (xv) Petrol filing stations and garage services. (xvi) Any other use which Government may in public interest decide.