

**HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION**

The 6th September, 2012

No. CCP(NCR)/AMB/FDP/2012/2916- In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963 (Punjab Act 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department notification No. CCP(NCR)/AMB/DDP/2012/2136 dated the 4th July 2012, the Governor of Haryana hereby publishes the following Final Development Plan 2025 AD for Ambala along with restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled areas specified in Annexure B.

Drawings

1. Existing Land use Plan Drawing No. DTP(A)2863/2006 dated 11th May, 2006, already published in Haryana Government Gazette (Extra Ordinary) dated the 24th November, 2006, vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)AMB/IDDP/ 2006/ 3473 dated the 24th November, 2006.
2. Final Development Plan 2025 AD bearing Drawing No. DTP(A) 2923/2012 dated the 3rd September, 2012.

Annexure A

Explanatory note on the Final Development Plan-2025 AD for the controlled areas of Ambala City and Ambala Cantonment.

1. Introduction

The Final Development Plan-2025 AD has been prepared for the controlled areas declared outside the towns of Ambala City and Ambala Cantonment. A brief description of the towns has been given in the following paras:

Ambala City:-

The town is headquarter of the district Ambala. The town is said to have been founded during the 14th century by one Amba Rajput, from whom it derives its name. Another version assigns the name of the town to Bhawani Amba, whose temple, the date of which is not known, exists in the town. The third version; however is that the name is distortion from Amb wala or the mango village, judging from the number of the mango groves that existed at one time in its immediate neighborhood. There are three historical gurudwaras, namely Badshahi Bagh Gurudwara, Sis Ganj Gurudwara and Manji Sahib Gurudwara associated with Guru Gobind Singh, Guru Teg Bahadur and Guru Hargobind Singh respectively. An old temple of Bhawani Amba is located in the town visited by a number of devotees.

Ambala Cantonment:-

Ambala Cantonment lies on the south-east of Ambala City. It is an important railway junction where Delhi-Kalka and Saharanpur-Ludhiana railway lines intersect. This cantonment was established in 1843. The town has progressed well as a consequence of industrial units having been established in it. The place has assumed importance as center for the manufacture of scientific and surgical instruments and as an important railway junction.

2. Location and Regional Setting :-

Ambala City is located between 30° 21' to 30° 23' north latitude and 76° 40' to 76° 46' east longitude. Its average height from mean sea level is 277 meters. It is one of the important cities of Haryana and is located at a distance of about 205 kilometers from National Capital, New Delhi and 45 kilometers from the State Capital, Chandigarh. It is here at Ambala City that

G.T. Road bifurcates distinctly towards Punjab and Himachal Pradesh. In terms of linkages, Ambala City is gateway to Punjab, Haryana and Himachal Pradesh. There are two railway stations in the town, one on the Delhi-Ludhiana railway line and other on Chandigarh line named Dhulkot station.

Ambala Cantonment is located on the south-east of Ambala City. It is located between 30° 19' to 30° 23' north latitude and 76° 46' to 76° 51' east longitude. Its average height above mean sea level is 277 metres. Delhi-Ambala-Amritsar road, the Grand Trunk road (National Highway-44), passes through this town. Its distance from National Capital, New Delhi and State Capital, Chandigarh are 200 Kilometers and 50 kilometers respectively. Ambala Cantonment is an important rail junction of northern India.

The connectivity and proximity of both these towns to Delhi and other big markets of India have proved to be a boon to agriculture, trade and commerce.

3. Physiography :-

The general topography of these towns is plain with ground having gentle slope from north-east to south-west. These towns are bounded by river 'Ghaggar' on the north-west and river Tangri on the south-east. All the major drains of the towns carrying domestic and storm sewage, discharge their load into these rivers. Another features of the towns is their numerous 'digis' that use to act as reservoirs for disposal of surface run-off. But rapid urbanization has taken its toll on these 'digis'. These have been colonized for human habitation causing serious drainage problems during the monsoon.

The highest ground water level in Ambala City is quite high ranging from 1.5 metres to 3.0 metres, depending upon the season. But, over the years the water level is showing sign of decline. The average sub-surface water level in Ambala Cantonment is 4.5 metres. Water in the deeper sub-surface strata is fit for drinking purpose in both the towns. The soil of the area is sandy-loam in texture and its pH value ranges from 7.0 to 8.5, which is suitable for crops. The area adjacent to river Ghaggar and river Tangri are prone to flood during rainy season. Bunds have been constructed by Irrigation Department along vulnerable parts of these rivers to safeguard the urban and rural areas from the fury of floods during monsoon. The average annual rainfall is 1105 millimeters.

4. Availability of Infrastructure:-

(i) Utilities

The existing power demand for both towns is about 3200 lac units (LU) per year and supply is about 2900 lac units per year. The demand is presently met through the 220 kilo volt sub-station Bhakra Beas Management Board (BBMB), at village Dhulkot in district Ambala that receives its supply from Hydel Project, Bhakra Beas Management Board (BBMB) at Ganguwal and 220 kilo volt sub-station Haryana Vidyut Prasaran Nigam (HVPN) at Shahbad in district Kurukshetra receiving its supply from 400 kilo volt sub station Power Grid Corporation of India Limited (PGCIL) , Abdulapur, district Yamuna Nagar and Thermal Power Project at Panipat. Although, 100 percent electrification has been achieved in both the urban areas, yet power supply is erratic and not round-the-clock due to gap between demand and supply.

The drinking water supply of Ambala City and Ambala Cantonment is being looked after by the Public Health Department. The water supply system covers about 90 percent of the area in both the towns. At present 16.00 million liter per day water is being supplied jointly by 16 number of tubewells and canal based water works functioning at Ambala City. The per capita water supply is 110 liters per capita per day against the projected supply of 180 liters per capita per day.

The sewerage status of both the towns is very dismal particularly in Ambala City. Only 10 percent of the area at Ambala City has been covered with sewerage system. Out of total 15 million liter per day of sewage generated at Ambala City only 2.25 million liter per day is collected. No sewage treatment plant exists in either of the towns. Consequently, untreated

sewage is discharged into the open drains running through the town. Three Sewerage Treatment Plants have been proposed for the treatment of sewage.

At Ambala Cantonment 55 percent of the area is covered by sewerage system. Out of total 9.75 million liter per day of sewage generated only 5.35 million liter per day is collected through the system and is discharged untreated into the open drains passing through the town. One Sewerage Treatment Plant has been proposed for proper treatment of the sewage.

The drainage of Ambala City and Ambala Cantonment does not present a very good scenario. There is no proper system of drainage in both the towns. There are many seasonal nallahs/drains flowing through these towns. Although most of the drains stands canalized, yet many of them end up in agricultural fields. Thus in the absence of a proper watercourse for outfall, these drains overflow during monsoon season which results inundation of the surrounding areas.

Telecommunication presents a commendable picture in both the towns. There are 7 electronic exchanges functioning at Ambala City. Approximately 21,118 connections have been issued so far. Besides, 350 Subscriber Trunk Dialing/ Public Call Office are also operational in the town. There are seven electronic exchanges operational at Ambala Cantonment. The department has issued about 25,000 connections so far.

(ii) Social Infrastructure:-

A combined detail of existing town level infrastructure vis-à-vis the requirement is given below in Table 1:

Table-1

Facility	Existing No.	Requirement (as per HUDA Norms)	Deficit	Surplus
Nursery-cum-Primary Schools	61	74	13	--
High Schools	36	31	--	5
Colleges	8	10	2	--
Technical Institutes	10	--	--	--
Dispensary	7	30	23	--
Health Centre	5	30	25	--
Hospital	3	10	7	--
Public Library	2	1	--	1
Cremation Ground	6	2	--	4
Stadium/sports complex	1	2	1	--
Slaughter House	--	1	1	--
Working Women Hostel	1	1	--	--
Old Age Home	1	1	--	--
Fire Station	2	3	1	--
Grid Sub Station	2	4	2	--
Exhibition Ground	1	1	--	--

Although above figures reflect deficit in health facilities. But these figures pertain to Government run centers only. There are private clinics, nursing homes and hospitals also to cater to the medical needs of the population of both the towns.

There are total 7 Cinema Houses, 4 in Ambala Cantonment, and 3 in Ambala City. Besides, there are two town level parks one each at Ambala City and Ambala Cantonment to take care of the recreational needs of people. There are several dharmshalas, Janj Ghars, marriage palaces and community centres etc. to cater the social needs of the population of these towns.

5. Economic base of the Town:-

The towns remained industrially backward particularly till the beginning of twentieth century. Its manufacturing units were few and unimportant. The only important industry before 1883-84 was Durri (Carpet.) manufactured at Ambala City. The towns have made some progress in the field of industrial development since 1947. Manufacturing of scientific and surgical instruments is an old and important industry located in the towns. Important centers for the manufacturing of electrical and electronic goods are also located in the towns. Industrial units are engaged in manufacturing of electrical appliances like electronic presses, ovens, electric motors of various sizes, electric grinders and mixers, and electronics goods like voltage stabilizers, electric meters and other accessories.

A lot is required to be done on the industrial front this is what the census data of 1991 suggests. Out of total combined population of 2,71,977 of Ambala City, Ambala Cantonment and Babyal census town, about 26.60 percent of their total population i.e. 72,405 has been enumerated as main workers. Out of the total main workers, 3027 are engaged in primary sector; 11,598 in secondary sector and 57,720 in tertiary sector of economy. Thus economy of the town is pre-dominantly dependent on tertiary sector in terms of employment. This sector provides employment to about 80 percent of the total main workers.

The provisional figures of main workers available for census 2001 reveals that out of combined total population of 3,38,454 about 31.60 percent of total population has been enumerated as main workers. This shows a growth of about 5 percent during the decade 1991-2001.

6. Demography:-

The population figures of Ambala City and Ambala Cantonment have been combined for planning purpose to pave the way for development of these towns in an integrated manner. Ambala Cantonment is an urban agglomeration comprising municipal town of Ambala Sadar and Ambala Cantonment. The two adjoining census towns of Babyal and Kardhan having population of 21,650 and 9,579 respectively/virtually constitute a part of this urban agglomeration as population of these census towns is dependent upon it for all their socio-economic and cultural needs. Besides, there are many villages located on the out skirt of the urban agglomeration. Agricultural land of these villages has been urbanized. Seven such villages have been identified namely; Nanhera, Rampur, Boh, Tundla, Salarheri, Sondha and Jandli. According to 1991 census, the combined population of these urbanized villages was 20,384. As per 1991 census, the total population of urban agglomeration was 1,39,889. If the population figure of Babyal (census town) and these urbanized villages are added to it, then total population of this urban sprawl will work out to 1,73,023, as the total population of these seven villages is 37,305 as per 2001 census.

The population of Ambala City is 1,39,279 as per 2001 census. But for planning purposes the figures has been kept on the higher side because census figure pertain only to municipal area while a good bit of spillover of population of the town is residing in the colonies located on fringe area of the town. This population is dependent on the infrastructure of the town, hence needed to be incorporated in the population figure while planning. The total population of this urban agglomeration constituting both municipal towns, cantonment area, two census towns and seven urbanized villages is found to be 3,76,141 persons.

The combined decade-wise growth and projected population of the town is given below in table:-3

Table –3

Decade-wise and projected growth of population

Year	Population	Growth in percentage
1961	1,81,747	

1971	1,86,126	+2.41
1981	2,33,110	+25.24
1991	2,92,361	+25.42
2001	3,75,000	+28.27
2011	5,36,000	+42.93 Projected
2021	7,93,650	+48.07 Projected
2025	10,24,000	+58.00 Projected

It is evident from the figures given in the above table that the towns have been showing moderate growth of population. The population for Ambala District for 2011 is registered as 11,36,784 persons as per Census 2011, out of which 5,04,541 is Urban population while the Rural population accounts for 6,32,243 persons. The population of Ambala City and Cantonment is registered as 3,00,484 persons as per Census 2011. However, Ambala being a Counter Magnet Town of NCR-Sub region of Haryana and its vicinity with Chandigarh, the town will grow at a higher population growth, therefore the population projections are considered on higher side. Moreover, the villages located outside the Municipal limits in the periphery of Ambala will also add to increase in population of Ambala Agglomeration.

Considering the industrial policy of the state for encouraging rapid industrialization of the area it has been assumed that it will grow at a rate approximately 43% and 48% during the decades 2001-2011 and 2011-2021 respectively and 58% during the years 2021- 2025 .

7. Existing Transportation Network:-

Ambala Cantonment has a major road and rail junction where Saharanpur-Ambala-Amritsar and Delhi-Ambala-Kalka railway lines intersect. Delhi-Ambala-Amritsar railway line passes through Ambala City. Thus both the towns are very well connected with all the major and metropolitan cities of the country through railways. On one hand the rail network has given special impetus to the economic growth of the towns, while on the other hand it has also impeded the proper physical growth of the towns and is a major planning constraint. Apart from excellent rail links, four National Highways and one State Highway passes through the towns, these are :

- (i) Delhi-Ambala-Amritsar Road (National Highway number-44)
- (ii) Ambala-Chandigarh Road (National Highway number -5)
- (iii) Ambala-Hissar Road (National Highway number-152)
- (iv) Ambala-Naraingarh Road(National Highway number -152)
- (v) Ambala-Jagadhari Road (State Highway number-5)

Thus, both the towns are well connected to all the important cities of the surrounding region and the country through major roads. These are also well linked with their hinterland by way of metalled link roads.

8. Need for declaration of the Controlled areas and preparation of Development Plan:-

To channelise urban growth in a planned manner, the area between Tangri river and boundaries of cantonment and the notified area committee, Ambala Sadar (Now Municipal Council Ambala Sadar) was declared as controlled area for the first time, vide Haryana Government, Town and Country Planning Department notification No. 5254-VDP-70/4086, dated the 14th July, 1970 published on 8th September, 1970 under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. The land between Grand Trunk Road (National Highway number-44) and Delhi-Amritsar Railway line, that forms a narrow belt was also included in the controlled area because substantial amount of unplanned growth was taking place in this belt due to its locational advantage. Noticing that the haphazard growth was also taking place on the western side of Tangri river along Ambala-Jagadhari Road, additional controlled area was declared vide Haryana Government, Town and Country Planning Department, notification no. 5517-2TCP-76/38964, dated the 26th November, 1976 published in Gazette dated the 30th November, 1976. Final Development Plan of the said controlled area was notified vide Haryana Government, Town and Country Planning Department notification no.

10DP-82/4792, dated the 26th March, 1982 published in the Gazette dated the 18th May, 1982. As due to lack of proper regulations lot of unauthorized constructions were coming up on the out skirts of the Ambala Cantonment, which mainly consisted of sub-standard colonies. That is why, the area on both sides of the Grand Trunk Road towards Delhi was declared, as additional controlled area Part-II and controlled area to the North of Cantonment boundary as additional controlled area part-I vide notification no. TCPA-CCP(NCR)/ACA-2/2085, dated the 17th November, 1998 published in Haryana Government Gazette dated the 9th February 1999. Final Development plan of these controlled areas was published in year 1982 for target population of 1,50,000 by 2001 AD.

Similarly lots of unauthorized constructions were found to be coming up on the outskirts of the Ambala City along Ambala-Hissar, Delhi-Ambala-Amritsar and Ambala-Naraingarh roads. In order to check this haphazard growth around the town, controlled areas were declared vide notification no. 2547-2TCP-76/21147, dated the 25th May, 1976 and notification no. 2TCP-81/5769, dated the 10th April, 1981, published in Haryana Government Gazette dated the 6th July, 1976 and on 10th April 1981 respectively. The Final Development Plan of these controlled areas was notified vide Haryana Government, Town and Country Planning Department notification no. 25-10DP-85/7212, dated the 19th March, 1982 published on 23rd April, 1985 for population of 2,00,000 by 2001 AD.

Although controlled areas have been declared around both the towns separately, yet their boundaries have merged into each other on the south-east and north-west sides after declaration of additional controlled areas part-I and part-II around Ambala Cantonment Even the spontaneous growth-taking place on the fringes of both the towns has merged into each other on the south-west side. In fact, Ambala City and Ambala Cantonment should be considered as one urban agglomeration at present comprising Ambala City, Ambala Cantonment and Ambala Sadar. The urban infrastructure e.g. shopping centers, bazaars, schools, colleges etc. created in both the towns supplements each other and effectively is utilized by the population of both the towns. The construction of interchange at the junction of National Highway number-44 and National Highway number-5 has further improved upon the linkages between Ambala City and Ambala Cantonment The construction of 'Kali Paltan' flyover now links a part of the cantonment area situated across on the western side of Delhi-Ambala-Amritsar railway line. This will further strengthen the linkages between the two towns. In view of the above facts and in order to achieve compact development of both the towns it has been decided to prepare an Final Development Plan of various controlled areas declared around both the towns modifying the Final Development Plans published earlier on 18th May, 1982 and dated the 23rd April, 1985. The Final Development Plan has been prepared for a projected population of about 10,24,000 by 2025 AD.

9. Proposal

Every town has its own unique constraint and potential that impacts its present as well as future growth. In case of Ambala Cantonment and Ambala City, the constraints and the potential that have affected the urbanization proposal are explained below:-

(i) Constraints:

There are many natural and manmade physical barriers existing in both the towns, notwithstanding their expansion on all the four sides. Delhi-Ambala-Amritsar, Delhi-Ambala-Kalka and Ambala-Saharanpur are the three railway tracks that pass through towns while on one hand the excellent rail linkages of the towns have given boost to the economy of region through trade and commerce, on the other hand these have become major barrier in physical integration of towns effectively. River Tangri and its tributary Omla pass on the eastern side of Ambala Cantonment while River Ghaggar runs on the western side of Ambala City. Although these rivers are non-perennial, yet bring flood during monsoon season. Special measures, like construction of protection bundh are required to be taken at vulnerable location to safeguard the urbanization proposed in their proximity. There is no proper drainage system existing in both the towns. Domestic sewage and storm water flow through open drains. But most of these drains do not have any proper outfall and end up on to the open fields. These drains become

inefficient to carry increased flow during monsoon season resulting in inundation of surrounding areas. A proper drainage system is required to be designed to give relief to the citizens of both the towns from this recurring seasonal problem. Another major deterrent to plan proposals is the presence of 'Ammunition Depot' on Naraingarh Road, a bomb depot of Air Force Station around which a restricted belt of Twelve Hundred yards and nine hundred meters is also proposed. A hundred meters restriction is also around the Air Force Station Ambala Cantonment. Also the network of high tension lines originating from Dhulkot power station that make part-1 of the additional controlled area Ambala Cantonment unsuitable for urbanization proposals. Besides, haphazard development that has been taking place over the years in both the towns made the design of a proper circulation pattern a difficult proposition.

(ii) Potential:

Notwithstanding its physical barriers, the towns of Ambala City and Ambala Cantonment have shown a fair growth rate of 28.27 percent (combined) during the decade 1991-2001. This has happened due to their important location and excellent connectivity through roads and rails with the surrounding region and all the major cities of the country. The linkages have been helping trade and commerce to grow in both the towns. The wholesale cloth market of Ambala City is one of the biggest in northern India. The retailers from far-flung area of Punjab and Himachal Pradesh visit the town to make their purchase. Industrial growth of the town is not so encouraging, as no big industrial unit has been set up in the recent past in any of the towns, yet there are many industrial units located in this both the towns engaged in manufacturing of scientific and surgical instruments and electrical appliances. Besides, Industrial Growth Centre at Saha, set up about 10 kilometers from Ambala Cantonment has started coming up in very big way. Thus, process of industrialization has already begun and it would definitely enhance the potential of the towns by few notches up. Owing to these factors, a fair growth rate of 43%, 48% and 58% has been assumed to project the population of the towns.

10. Land Use Proposals

The Final Development Plan of Ambala Cantonment and Ambala City were prepared for projected population of 2, 00,000 each by 2001 AD. The combined population of these towns has reached approximately 3,75,000 by 2001 AD. The houseless population as per census of 1991 was about 19,900. There are no statistics available for the houseless population in 2001 AD. It has been assumed as 25,000 persons. The projected population of the town is about 10,24,000 by 2025 AD. Therefore, urbanization proposals are to be made to accommodate 6,05,500 persons. The urbanisable proposals are spread over an area of about 9671 hectares with a town density of about 173 persons per hectare. The town density appears to be on lower side because Ambala cantonment is very sparsely populated having a meager density of only about 20 persons per hectare. If the projected population of Ambala cantonment and its area are excluded from the total projected population and the total urbanisable area respectively, the town density becomes realistic at about 308 persons per hectare. The distribution of land uses is given in the table below:-

Table -4 : Distribution of Land Uses

Sr No.	Land use	Area within M.C. (in Hectares)	Area within Extended Municipal Limits (In Hectares)	Area within controlled area (in hectares)	Total Urbanizable Area (in hectares)	Percentage
1	Residential	874	200	2246	3320	56.18
2	Commercial	67	--	181	248	4.20
3	Industrial	179	---	610	789	13.36
4	Transport and Communication	37	52	177	266	4.50
5	Public	38	27	122	187	3.16

	Utilities					
6	Public and Semi Public	89	--	382	471	7.97
7	Open Space	67	37	414	518	8.77
8.	Special Zone	-	-	110	110	1.86
	Total	1351	316	4242	5909	100.00

Area under existing towns: 3709 hectares (Out of which 3025 hectares is inside Cantonment boundaries)

Total Urbanisable Area: 5909+3709 = 9618 hectares (As no intervention inside Cantonment boundaries can be anticipated)

The entire Urbanisable area has been divided into 53 sectors under different land uses.

11. Location of various land uses

(i) Residential

The projected population of the town is about 10,24,000 by 2025AD. The population of the town in 2001 AD was about 3,75,000. After making allowance for houseless persons assumed to be about 25,000 in 2001 AD, the total population to be accommodated works out to be about 4,28,000. Residential density in the old town area inside the municipal limits of two towns comes more than 500 persons per hectare, which has to be brought down considerably to a moderate level during the plan period. The total area under residential use is 3320 hectares. Additional population of 6,05,500 at a residential density of about 308 persons per hectare has been proposed. The Sectors namely 1,2(part),3,4(part), 5(part),6 (Part), 7,8 (Part), 9, 10, 11,13,14, 14-A(part),15,16(part), 20, 21, 22, 23, 24(Part), 25(Part), 26(Part), 27(Part), 28, 29 (part), 31, 32, 33(Part),34, 35, 36, 37, 38(Part),39(Part), 40(Part), 42(Part), 43(Part), 44 and 44A have been designated for residential purpose. The sector 28 has been designated for affordable housing specially for economically weaker sections with population density 450 PPH.

Apart from the proposal to increase the density, the following provisions have also been made in Development Plan:

1. The additional area for infrastructure shall be provided in the already planned / developed residential sectors to meet out the requirement of the additional population.
2. The minimum width of the roads in a residential colony / sector shall not be less than 12 meters.
3. The minimum area for parks /open spaces in a residential colony/ sectors shall be planned in such a manner that it shall meet the minimum norm of 2.5 sq. meters per person.

(ii) Commercial

The total area under this use is approximately 248 hectares Sector 25(part) has been reserved as District Center for Ambala City having an area of 54 hectares and Sector-41A, is proposed as a City Centre for Ambala Cantonment having an area of 80.50 hectare. Besides this, an area of 36 hectares is allocated in Sector 12 and area of 5.20 hectares in Sector-8(part) for wholesale trade and present grain and vegetable market set up by Haryana State Agricultural Marketing Board (HSAMB). The remaining part of sector-8 and its surrounding sectors have been developed for residential use. These sectors are now fully developed and populated. So grain market has become incompatible use in sector-8 and would be required to be shifted in future. Anticipating the future demand of space for setting up new wholesale trade area and other such and for the storage, sector-12 and 25 (part) measuring about 90 hectares have been earmarked. These sectors about the proposed 75 meter wide peripheral road. After shifting of existing grain market from sector-8(part), the area under it will also be utilized for a

compatible commercial use for example for setting up a district centre. In Ambala Cantonment, the existing grain market is located in a very congested area. It is proposed to be shifted in sector 40A (part) having approach from 75 meters wide peripheral road. The Sectors namely 12, 8 (Part), 25 (Part), 40 A (Part), 41A (Part) have been designated for commercial purpose

(iii) Industrial

Considering the location factor and future proposal of the government, sector 18-B (part), 18-C, 19 and 19-A (part) have been assigned industrial use. Sector 18-B and 18-C abuts on Ambala-Chandigarh road, i.e. National Highway-5, whereas sector 19 and 19-A have approach from 75 meter wide proposed peripheral road. Besides this, 30 hectare of land has already been developed within municipal limit accommodating industries like Milk Plant, Motor Market and Industrial Estate in Sector-3 (part), 4 (part) and 16(part) respectively. In Ambala Cantonment, Haryana State Industrial Infrastructure Development Corporation (HSIIDC) has developed a planned industrial estate over an area of 20 hectares on Ambala-Jagadhari Road. A few authorized and many unauthorized industrial units have also sprung up along this road. A part from that, Industrial Growth Centre is being developed by HSIIDC at Saha about 10 kilometers away from the existing industrial estate of Ambala Cantonment considering the trend of industrial growth, sector 38 (part), 39 (part), Sector 42 (part) & 43 (part) have been reserved for industrial use on Ambala-Jagadhari Road. The total area allocated for industrial use is approximately 789 hectares. The Sector namely 18B, 18C, 19A (part), 19, 38(Part), 39(Part), 42(Part) & 43(Part) have been designated for industrial purpose.

(iv) Transport and Communication

(A) Road Network

The plan proposals basically fall on either sides of the four National Highways and on State Highway. These have been retained with their existing Right-of-way. Green belts of 60 meters and 45 meters width have been proposed along National Highways and State Highway respectively outside municipal limit.

Two outer peripheral roads designated as V-1 have been proposed each having 75 meters Right-of-Way with 30 metres green belts on either side. These have been named as eastern and western peripheral roads. Apart from interlinking and integrating the urbanisable proposals physically, these roads would allow safe and speedy movement to the bye-pass traffic. Eastern peripheral road will also act as a deterrent for the traffic originating from the areas adjoining cantonment boundary. Presently, this traffic passes through cantonment area to reach Ambala-Naraingarh Road and Ambala Cantonment-Jagadhari Road. This has been highlighted as security hazard by the Military Authority considering the sensitivity of the cantonment area. Both of these roads would be constructed 3 feet high above the highest flood level of the area with water regulatory arrangement at vulnerable points. Thus apart from facilitating speedy movement of bye- pass traffic, these roads would also act as flood protection bunds to safeguard the urbanisable proposals from recurring seasonal floods. The Sector namely 40A (Part), 6(Part), have been designated for Transport and Communication.

Sector dividing roads have been designated as V1 (F), V2 and V3 with 60 meters, 45 meters and 30 meters width respectively. All the major roads will have dual carriageway. The width prescribed for various roads is given in the table below:.

Table -5
Hierarchy of Major Roads

Sr. No.	Nomenclature of Road	Name of the Road	Road Reservation
1	V-1(a)	Delhi-Ambala-Amritsar Road(NH-44)	Existing Width with 60 metres green belt on either side out side municipal limit
2	V-1(b)	Ambala-Chandigarh Road (NH-5)	Existing Width with 60 metres green belt on either side out side municipal

			limit.
3	V-1(c)	Ambala-Hissar Road (NH-152)	Existing Width with 60 metres green belt on either side out side municipal limit.
4	V-1(d)	Ambala-Naraingarh Road (NH-152)	Existing Width with 60 metres green belt on either side, out side municipal limit.
5	V-1(e)	Ambala Cantonment-Jagadhari Road (SH-5)	Existing Width with 45 metres green belt on either side, outside municipal limit.
6	V-1(f)	Proposed sector road	60 meters wide
7	V-1	Peripheral Roads	75 Metres wide with 30 metres green belt on either side.
8	V-2	Sector Roads	45 Metres
9	V-3	Sector Roads	30 Metres

(B) Bridges

Two bridges are proposed to be constructed where the proposed eastern peripheral road crosses river Tangri and Ambala-Jagadhri railway line.

(C) Over-bridges and Interchanges

Seven over bridges are proposed to be constructed at the points where proposed peripheral road crosses i.e. Delhi-Ambala-Kalka and Delhi-Ambala-Amritsar railway line and Delhi-Ambala-Amritsar Road (NH-44) and Ambala-Hissar Road (NH-152), Delhi Kalka road (NH-5), Ambala-Naraingarh Road (NH-152) and Ambala-Jagadhari Railway line for smooth, speedy and safe movement of traffic. Interchange system has been provided at the intersection of NH-44 and NH-5. Delhi-Ambala-Amritsar Road (NH-44) crosses Delhi-Ambala-Kalka railway line near this intersection. The interchange facility also provides safe and speedy movement of traffic over the railway line also.

(D) Transport Nagar

At present transporters are scattered along a stretch of Delhi-Amritsar Road (NH-44) passing through, north-west side of the town. The nearby vacant pieces of land, National Highway and its service road are used for parking of commercial vehicles. This creates traffic hazards. Planned Transport Nagars will be required in near future. Anticipating the likely demand, an area has been allocated for this purpose in sector 40A (part) considering the location and compatibility factors. The total area under Transport and communication uses is 266 hectares.

(V) Public Utilities

The projected demand for power would increase from 3200 lac units per year to 10,000 lac units per year by 2025 AD. The increased demand would be met from 220 kilo volt sub-station at Tepla that would be fed by 440 kilo volt sub station Power Grid Corporation of India Ltd (PGCIL) Abdulpur, District Yamuna Nagar. In addition to the existing 220 kilo volt sub station at Dhulkot, 66 kilo volt sub-station at village Sadhopur in sector 18, 66 kilo volt sub-station at Layalpur Basti in sector-14, 66 kilo volt sub station in sector 39 and 66 kilo volt sub station at village Babyal in sector 44, 66 kilo volt sub station in Sector 1, 5, 17 and 23, Six new 66 kilo volt sub-stations have been proposed in sector 12,24, 28, 36, 43 and village Panjokhra and One 220 kilovolts sub station in sector 27 for distribution of power to the consumers.

The water is being supplied at Ambala City jointly by canal and tubewells based water supply systems. In order to meet future requirement of water approximately 45 hectares, 37 hectares, 10 hectares and 22 hectares of land has been allocated for canal based water works in sector 14-A, 17 part, 29 and 24-part in Ambala City. The canal based water works are already functioning in sector 14-A, while land in sector-24 (part) stands acquired for setting up of canal based water works and construction work is in progress by HUDA. 14 hectares of land has been allotted by HUDA to Public Health Department in Sector-33 part for installation of canal based

water supply scheme for Ambala Cantonment At present untreated sewage is discharged into open drains running through both the towns. However, five sewage treatment plants are proposed to be constructed by Public Health Department on Ghel drain, Ambala drain, Singawala drain, Gurguria Nalah and Mahesh Nagar drain under the Ghaggar Action Plan. The total allocation of land under this use is 187 hectares.

Two sites each having an area of 10 hectares have been proposed in agriculture zone on the north-west and south-east sides in the revenue estate of village Devi Nagar and Mohra respectively outside the urbanisable area for drainage, sanitary installation including disposal work. Further one site of 15 acres has already been identified and earmarked for solid waste disposal of Ambala. The site is situated in the revenue estate of village Patvi, Tehsil Naraingarh, District Ambala which falls outside the controlled area boundary. The Sectors namely 24(Part), 33(Part), 17(Part), 18B have been designated for Public Utilities..

(VI) Public and Semi Public Uses

The mini-secretariat and part judicial complex are functioning in sector-14-A part. However, there are many offices, which are located far away from the mini secretariat. To have better co-ordination and smooth functioning, it is proposed that all the offices should be located in sector-14-A by constructing additional administrative blocks. The area available for this purpose is approximately 12 hectares. However, the total allocation made for this use in the sector-14A(part) is about 39 hectares anticipating future expansion. The existing central jail is now part of sector-1. Many educational and medical institutions are functioning in sector-2 part and 5-part. In order to accommodate educational, medical and other Government institutions sector 17, 18, 18A, 26(part), 29 and 41A(part) have been reserved for this purpose. The total land allocation under this use is about 471 hectares. The Haryana Government has acquired about 128 hectares of land of villages Tundla and Tundli for Ministry of Defence, Government of India. The land adjoins north-east boundary of Ambala cantonment and falls in controlled area. This has been marked as defence land with code 650. Its area has not been included in the urbanization proposals. The Sectors namely 14 A (Part), 17(Part), 18, 18 A, 26 (Part), 29(part), 41 A (Part) have been designated for Public /Semi Public use.

(VII) Parks and Open Space

The total area measuring about 518 hectares has been proposed under parks and open spaces including all the green belts along the major roads. Sector 41 and 41-B proposed for parks and recreational uses besides four town level parks have been proposed in sector-2, sector-27, sector-34, and sector-40. A lake of 20 hectares is proposed in sector 16 so that water of surrounding area at the time of heavy rain can be collected for its draining out.

(VIII) Agriculture Zone

A sizeable area has been reserved as agriculture zone. In this zone along Amritsar-Ambala-Delhi National Highway no. 44, two sites of Dhaba Zone have been earmarked on Final Development Plan 2025 AD Ambala. This would, however not eliminate essential building development within this area such as extension of the existing villages contiguous to Abadi-deh undertaken as project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this area as agriculture land.

A dairy site of approx. 9.2 acres in village Kanwali has been incorporated by providing the buffer of 30 mtrs. green belt in sector 26. The site of milk dairy (approximately 19 acres) located in village khatouli has also been incorporated in the plan.

(IX) Special Zone

An area measuring 110 hectares has been proposed along the peripheral road in sector 30. This zone shall include institutions, cyber parks/information technology parks, offices, recreational areas with residential, commercial and other such uses ancillary to main uses mentioned above, provided that the gross area under each main use shall not be less than 10 acres.

Zoning Regulations:

The legal sanctity to the proposals regarding land use is being given effect by a set of zoning regulations which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of land use and development 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

Governing use and development of land in the controlled areas and additional controlled areas of Ambala as shown in Final Development Plan Drawing No. DTP(A)/2923/2012, dated the 3rd September, 2012.

I. General:

- (1) These Zoning Regulations forming part of the development plan for the controlled areas, Ambala shall be called Zoning Regulations of Development Plan for Ambala Controlled Areas.
- (2) The requirement 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 (41 of 1963) , and the rules framed there under :

II. Definitions:

In these regulations:-

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP(A)/2923/2012, dated the 3rd September, 2012.
- (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" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;

- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

Sr. No	Controlled Area and notification Number	Material date
1	Controlled Area notified vide Haryana Government Gazette notification No. 5254 – VDP –70/4086, dated the 14th July, 1970 published on 8th September, 1970	8th September, 1970
2	Controlled area declared vide Haryana Government Gazette notification no. 2547-2TCP-76/21147, dated 25th May 1976 published on 6th July 1976.	6th July, 1976
3	Additional Controlled Area notified vide Haryana Government Gazette notification no. 5517-2TCP-76/38964, dated the 26th November 1976 published on 30th November, 1976	30th November, 1976
4	Additional controlled area declared vide Haryana Government Gazette notification no. 2TCP 81/5769, dated 10th April, 1981 published on 10th April 1981	10th April, 1981
5	Additional Controlled Area Part-1 and Part-II notified vide Haryana Government Gazette notification No. TCPA-CCP(NCR)ACA-2/2085, dated 17th November, 1998 Published on 9th February, 1999	9th February, 1999
6	Additional Controlled Area Part-III notified vide Haryana Government Gazette notification no. CCP(NCR)/CAA/2005/1337 dated 11th August, 2005 published on 11th August, 2005	11th August, 2005
7	Additional Controlled Area-IV notified vide Haryana Government Gazette notification no. CCP(NCR)/AMB/ACA-IV/2006/3175, dated 25th October, 2006 published on 25th October, 2006	25th October, 2006

- (m) "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 that part of the area in the development plan;
- (n) "Public Utility Service 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;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony indicated as such in the Development Plan.

Explanation:-

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing or the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
- (2) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony.
- (3) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector.
- (4) For the purpose of calculation of sector density or colony density, it shall be assumed that 55 percent 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 three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan

of the colony/group housing complex. In the case of shop-cum- residential plot, however, only one dwelling unit shall be assumed;

- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Colonizer", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
 - (i) Dwelling unit i.e. main use; and
 - (ii) Farm shed i.e. ancillary use.

Notes:-

1. The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural / agricultural zone".
 2. The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
 - (v) "Loft" an intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
 - (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
 - (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants etc;
 - (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
 - (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
 - (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
 - (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963);
 - (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
 - (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted; and
 - (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.
 - (zf) "Green Belt" shall mean strips of land along sector/ arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

III. Major Land Uses/Zone

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public Utility Zone
- (vi) Public and Semi Public Zone
- (vii) Parks and Open Space Zone
- (viii) Agriculture Zone
- (ix) Special Zone

Classification of major land uses is according to Appendix A.

IV. Division into Sectors

Major land uses mentioned at serial number 1 to 7 and 9 of zoning regulations-III above, which are land uses for building purposes, have been divided into sectors as shown, and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning regulations.

VI. Sectors not ripe for development

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building thereon from consideration 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.

VII. Sectors to be developed exclusively through Government Enterprises:-

- 1) For the development of Sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the Sector Area as per the Layout Plan approved by the competent authority, balance 90% shall be developed exclusively by the Government or a Government under taking or by a Public authority approved by the Government.
- 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.

VIII. Land Reservations for Major Roads:-

- (1) Land reservation for major roads marked in the Drawing shall be as under:-

Sr. No.	Nomenclature of Road	Name of the Road	Road Reservation
1	V-1(a)	Delhi-Ambala-Amritsar Road (NH-44)	Existing Width with 60 metres green belt on either sides out side municipal limit
2	V-1(b)	Ambala-Chandigarh Road (NH-5)	Existing Width with 60 metres green belt on either side out side municipal limit.
3	V-1(c)	Ambala-Hissar Road (NH-152)	Existing Width with 60 metres green belt on either side out side municipal limit.
4	V-1(d)	Ambala-Naraingarh Road (NH-152)	Existing Width with 60 metres green belt on either side, outside municipal limit.
5	V-1(e)	Ambala Cantonment-Jagadhari Road (SH-5)	Existing Width with 45 metres green belt on either side, outside municipal limit.
6	V-1(f)	Proposed sector road	60 meters wide
7	V-1	Peripheral Roads	75 Metres wide with 30 metres green belt

			on either side.
8	V-2	Sector Roads	45 Metres
9	V-3	Sector Roads	30 Metres

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.
- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotted area/ FAR in the plotted/ group housing colony; while approving the layout plans for the sector/ colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and information Technology Park/ Cyber City the benefit of 10% of FAR of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

IX. Non conforming uses either existing or having valid change of land use permission:-

- (1) With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall 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 the site as and when called upon by the Director to do so in this behalf;
 - (b) During the interim period make satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.
 - (c) Shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid change of land use permission, and located in the zones other than conforming use zone in the development plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:-
 - (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - (b) During the interim period make satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses:-

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it 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.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After the discontinuance of project included under clause IX, the land shall be allowed to be re-developed or used only for conforming use.
- (4) After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan:-

Except as provided in regulation IX, no land within 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 plan and zoning plan or the approved colony plan in which the land is situated.

XII. Individual site to form part of approved layout or zoning plan:-

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 or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) The plot is accessible through roads laid out and constructed upto the location of the plot to the satisfaction of the Director.

XIII. Minimum size of plots for various types of buildings:

- (1) The minimum size of the plots for various types of uses shall be as below:-

Serial number	Land use	Size
i.	Residential plot	50 Square meters
ii.	Residential plot on subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 Square meters
iii.	Shop-cum-residential plot	100 Square meters
iv.	Shopping booths including covered corridor or pavement in front	20 Square meters
v.	Local service industry plot	100 Square meters
vi.	Light industry plot	250 Square meters
vii.	Medium industry plot	8000 Square meters

- (2) The minimum area under a group housing colony to be developed either as a part of plotted licenced colony or as independent Group Housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 50 acres.
- (3) The minimum area required for a commercial colony is 8000 square metres and the maximum 16000 square metres.

XIV. Site coverage/ height and bulk of building under various types of buildings.-

Site coverage and the height upto which building 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 coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	100
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	75

Note: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV. Building lines in front and rear of buildings.-

These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI. Architectural control

Every building shall conform to architectural control prepared under rule 50 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII. Relaxation of agricultural zone.-

In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan:-

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)
Provided that-
 - (i) the land was purchased prior to the material date;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
 - (iii) the owner of the land secures permission for building as required under the Rules;
 - (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation.- The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

XVIII. Density

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX. Provision of farm house outside abadi-deh in agricultural zone.-

A farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square metres.	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square metres.	-do-
(ii) Height and storey.		11 Meters., three storeyed	4 Meters, single storey.

(iii) Set back:-

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:

Serial	Road	Width
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number		
a.	Where the road is bye pass to a scheduled road as an express way	100 metres.
b.	Where the road is scheduled road	30 metres
c.	Any other road.	15 metres

(iv) **Approach road:-**

Any revenue rasta/road defined in the revenue record”.

(v) **Basement :-**

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) **Ledge, loft and mezzanine floor :-**

Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in Part II.

(vii) **Services-water supply and drainage :-**

- Good potable water supply should be available in the farm for human consumption in case farm house is built.
- Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Rules.
- The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilization of the agricultural zone.

XX. Relaxation of development plan.-

Government may in case 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 other conditions as it may deem fit to impose.

XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES.-

(i) **LOCATION :-**

- Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial zones abutting on minimum 60 meters ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) **SIZE**

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	Minimum 50 acres

(iii) MISCELLANEOUS .-**I. Parking**

- (a) One Equivalent Car Space for every 40 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Four tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II. Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;
- (c) No residential plotted development shall be allowed in a Cyber City;
- (d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

III. The Government may impose any other condition as deemed necessary from time to time.

XXII. Setting up of the Communication Towers:

Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13th January 2012 as amended from time to time;

Appendix –A**Classifications of land uses**

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	

410		Railway Yards, Railway Station and Sidings.
420		Roads, Road Transport Depots and Parking Areas
430		Dockyards, Jettys
440		Airport/Air Stations
450		Telegraph offices, Telephone Exchanges etc
460		Broadcasting Station
470		Television Station
500	Public Utilities	
510		Water Supply installation including treatment plants
520		Drainage and Sanitary installation including disposal works
530		Electric power plants, substation etc.
540		Gas Installation and Gas works.
550		Solid Waste Disposal
600	Public and semi public	
610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence.
620		Education, Cultural and Religious Institutions
630		Medical and Health Institutions
640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
650		Restricted zone
700	Open Spaces	
710		Sports Grounds, Stadium and Play Grounds
720		Parks
730		Green Belts, Garden and other Recreational Uses.
740		Cemetreies, crematories etc
750		Fuel filling stations and Bus Queue shelters
760		Water Bodies/lakes
800	Agricultural land	
810		Market Garden, Orchards, Nurseries
820		Land under Agriculture operations where no change of land use/ License shall be granted.
830		Land Under staple crops
840		Grazing and Land pastures
850		Forest Land
860		Marshy Land
870		Barren Land
880		Land under water
890		Dairy Farming
900	Special Zone	
		Institutions, Offices, Recreational, Residential, Commercial, Cyber Parks, Information Technology Park

Appendix-B

I Residential zone:

(i)	Residence	As required
(ii)	Social community religious and recreational buildings	for the local
(iii)	Public utility building.	need of

- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centers
- (xvi) Communication Towers
- (xvii) Any other use, which the Government may in public interest decide

major use and needs of the town at site approved by the Director in the sector/colony plan.

II Commercial zone

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vi) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public Utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town Parks.
- (xv) Communication Towers.
- (xvi) Any other use which the Director in public interest may decide.

As per the policy/parameters decided by the Govt.

III Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% of the total area of the Sector as under

As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies.

Sr. No	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					

1	Dhabas	500 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%	Minimum 18 mtrs
2	Restaurants	1000 Sq.m	2000 Sq.m	2	10%	30%	150%	Minimum 18 mtrs
3	Two/Three Star Hotels	1 Acre	2.5 Acres	2	15%	30%	As per commercial Policy	Minimum 24 mtrs
4	Five Star Hotels	2.5 Acre	4.0 Acres	1	15%	30%	As per commercial Policy	Sector Dividing Road with the provision of a service road

- (x) Petrol filling stations and service garages.
 (xi) Liquid Petroleum Gas godowns permitted by the Director.
 (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
 (xiii) Health Facilities like Hospitals, Dispensary, Nursing Home, Clinic as under:-

S r. N o.	Name of Facility	Area		No. of Facilities in a Sector	Residential Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Hospital	2.5 Acre	5.0 Acres	1	15%	33%	100%
2	Dispensary	1.0 Acre	1.5 Acres	1	15%	33%	100%
3	Nursing Home	250 Sq.m	500 Sq.m	2	Nil	60%	100%
4	Clinic	250 Sq.m	500 Sq.m	2	Nil	60%	100%

- (xiv) Industrial Colony with a minimum area of 25 Acres. The area utilization shall be as under:-

Sr. No.	Land Use	Percentage of Total Area of the Colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings & Utilities	10	35
5	Roads/ Open Spaces	25	

	Total	100	
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(xv) Communication Towers.

(xvi) "Ready mix concrete plant, wet mix plants, Hot mix plants."

Any other use permitted by the Director.

IV Transport and Communication zone

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots/ Bus Stands and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands.

At sites
earmarked
in the sector
plan

V Public utilities

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations, Disposal works.
- (iii) Electric Power plant and sub-station including grid sub-station.
- (iv) Gas installations and Gas works.

At sites
earmarked
in the sector
plan

VI Public and semi public uses zone

- (i) Government offices ,Government Administration centers, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Dhabas Restaurant as under:-

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%
2	Restaurant	1000 Sq.m	2000 Sq.m	2	10%	30%	150%

At sites
earmarked
in the sector
plan

(vii) Communication Towers.

(viii) Any other use which Government in public interest may decide

VII Open spaces

- i. Sports ground, stadium and play grounds
- ii. Parks and green belts
- iii. Cemeteries crematories etc.
- iv. Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- v. Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- vi. Water Bodies/lakes.
- vii. Communication Towers.

At sites
approved by
Director,
Town and
Country
Planning,
Haryana

- viii. Any other recreational use with the permission of Director.

VIII Uses strictly prohibited

Storages of petroleum and other inflammable material without proper license.

IX Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside Abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to Abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurization plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
- (xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 meters along the approach road.
 - (iii) Up to area of 2 acres.
- (b) The site should not fall within restricted belt around defence installations notified by the concerned authorities.
- (xx) Dhabas, small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:-

As approved by Director, Town and Country Planning Department, Haryana

As approved by Director, Town and Country Planning Department, Haryana

Serial No.	Permissible activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000	1 acre	50 Sq	40%	40%

		square meters		mt.		
2	Restaurant	2000 square meters	1 acre	15%	30%	150%
3	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6	Resort	4 acres	10 acres	15%	30%	150%
7	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from National Highway Authority of India if the site is located on National Highway and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

(xxi) Banquet Hall

Permissible Zone	Agriculture
Approach	<ol style="list-style-type: none"> 1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00
FAR	50%
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

(xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers

(xxiii) "Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis."

(xxiv) Communication Towers.

(xxv) Any other use, which Government may in Public Interest, decide

X. Special zone

Institutions, offices, recreational, residential, commercial, Cyber Park, Information Technology park uses as permitted by the Director, Town and Country Planning.

Appendix –I

Categories of Industries included in the scope/definition of Information Technology Industry

(A) Computing Devices including

Desktop
Personal Computer
Servers
Work-station
Nodes
Terminals
Network P.C
Home P.C.
Lap-top Computers
Note Book Computers
Palm top Computer/PDA

(B) Network Controller Card/ Memories including

Network Interface Card (NIC)
Adaptor Ethernet /PCI/EISA/Combo/PCMICA
SIMMs Memory
DIMMs Memory
Central Processing Unit (CPU)
Controller SCSI/Array
Processor/Processor Power Module/Upgrade

(C) Storage Units including

Hard Disk Drives/Hard Drives
RAID Devices and their Controllers
Floppy Disk Drives
C.D. ROM Drives
Tape Drives DLT Drives/DAT
Optical Disk Drives
Other Digital Storage Devices

(D) Other

Key Board
Monitor
Mouse
Multi-media Kits

(E) Printers and Output Devices including

Dot matrix
Laserjet
Inkjet
Deskjet
LED Printers
Line Printers
Plotters
Pass-book Printers

(F) Networking products including

Hubs

Routers
Switches
Concentrators
Trans-receivers

(G) Software including

Application Software
Operating system
Middleware/Firmware

(H) Power supplies to Computer Systems including

Switch Mode Power Supplies
Uninterrupted Power supplies

(I) Networking/Cabling and related accessories

(Related to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jack Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes

(J) Consumables including

C.D.ROM /Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices

(K) Electronic Components

Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches (On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses

(L) Telecommunication Equipment including:

Telephones
Videophones
Fascimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines

Telecommunication Switching Apparatus
 Anetna and Mast
 Wireless datacom equipment
 Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments
 Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services

IT Enabled services are business processes and services, the end products/services of which are:-

- Delivered outside India.
- Delivered over communication network., and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note: Services which would not be included are:-

1. Remote production/manufacturing units
2. The Corporate offices of companies or their local branches
3. Virtual business on Internet.

The following services which meet the above criteria would be included:-

- (i) Back-Office Operations
- (ii) Call Centers
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

S.S. Dhillon

Financial Commissioner and Principal Secretary to
 Government Haryana, Town and Country Planning Department.