

FDP - 2021 AD Palwal

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HARYANA GOVERNMENT TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 18th November, 1999

No. CCP (NCR) FCA/5/99/1761.— 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) F-CA-5/1623, dated the 18th September, 1998, the Governor of Haryana considering the objections, suggestions and representations received alongwith the recommendations of the Director, Town and Country Planning Department, Haryana hereby publishes the Final Development Plan Palwal alongwith restriction and condition given in the annexures, A and B proposed to be made applicable to controlled area covered by it.

DRAWINGS

1. Existing land use Plan Drawing No. DTP (G) 147/76, dated the 5th August, 1976 (Already published,—vide Haryana government, Town And Country Planning Department, notification no. 1273 - 2 TCP - 78, dated the 27th February, 1978).
2. Final Development Plan Drawing No. DTP (F) 1928 / 98, dated the 15th December, 1998.

ANNEXURE A

EXPLANATORY NOTE ON THE DEVELOPMENT PLAN OF PALWAL

Introduction :

Palwal, an ancient town is said to have been set up in Mahabharata times. Two Masjids of archaeological importance bear inscriptions of 13th century. It is important tehsil head quarter of

district Faridabad and has been providing business and shopping facilities of consumer goods to the surrounding rural area in the radius of about 20 kilometres.

Palwal town has an important location. It is situated at a distance of 57 kilometers south of Delhi on Delhi - Mathura National Highway and lies on Delhi - Bombay railway line. It has also good road links with other important towns of the district. It is one of the seventeen priority towns of the National Capital Region. Outer rings of proposed road and railway lines have been planned to pass through this town joining the Haryana sub-region of the National Capital Region (N.C.R.) with Uttar Pradesh sub-region. On materialization of this proposal the development potentiality of the town will increase manifold.

Palwal town is bounded on the East by the Delhi - Mathura railway line, the North and South by two distributaries which are providing irrigation facilities to surrounding villages. The old town is situated on a big mound surrounded by low lying areas on almost all sides varying from 2 to 6 feet deep. Due to this reason the two rehabilitation colonies set up after partition, had to be located at a distance of about 1 kilometre South - east of the old town creating a parallel township consequently, the intervening areas have been subjected to major speculative ventures in the form of residential, commercial as well as industrial areas irrespective of physical conditions of the land, without any consideration to necessary infrastructural facilities.

2. Population :

Palwal town had a total population of 59127 persons as per 1991 census. The decadewise population growth rate of the town is described as below :-

Serial. No.	Year	Population	Growth rate Percentage
1	1901	12830	--
2	1911	9485	-26.07
3	1921	9352	-1.40
4	1931	10807	15.56
5	1941	13606	25.90
6	1951	13915	2.27
7	1961	27863	100.24
8	1971	36207	29.97
9	1981	47328	30.72
10	1991 (Extended Town)	75127	58.74

From the above table it is evident that except for decrease in population during 1901-1921 due to epidemic and 100 percent increase between 1951-1961 due to rehabilitation of migrated population from West Pakistan, the town has been growing at moderate growth rate. The population figure of 59127 recorded in 1991 census shows that the growth of the town has fallen from 30.72% to 24.98% giving misleading impression of its stagnation. Actually the town expanded between Bye-pass and railway line during this decade. The area being out side municipal limits, its population could not be counted and added in the population figures of the town. Statistics reveal that the actual population of the town within its physical boundaries was 75127, thus recording a much faster growth rate of 58.74%. The present population is 87789 persons and the town may exceed the

population figure of 1,00,000 persons by 2001 A.D. i.e. the population for which the published final development plan was prepared.

3. Economic Base :

As per statistics for actual population of 75127 persons in 1991, 21036 persons were enumerated as total main workers which account for 28 percent of total population. The distribution of this working force into various employment sectors is described as below :-

Serial.No.	Name of employment sectors	Nos. of workers	Percentage of total workers
1	Agricultural sector (Cultivators and agricultural labour)	1262	6.00
2	Industrial sector (House hold, manufacturing, servicing and repair)	1683	8.00
3	Trade and Commerce, Transport and service sector	18091	86.00
	TOTAL	21036	100.00

From the perusal of above table it is apparent that trade and commerce, transport and services sector (i.e. tertiary sector) of economy are the predominant sectors of economy in which 86.00% of total workers of the town were engaged. The industrial base of the town is not very sound as this town does not have any large scale industry as a result only 8 percent of its total workers are engaged in this sector of economy. The recently established sugar mill in village Bamnikhera in this controlled area does not become a part of this town. The situation is changing now with the notification of Palwal Block as industrially backward and some large scale agro based units like milk processing plants and rice shellers etc. have recently come up and more such units are in the pipe line. Though these units are / will be located outside municipal limits of the town yet the workers would find their home in the town in the hope of better living environment, thus this town would definitely grow at a growth rate of around 75% and the necessary steps to groom the town need to be expedited.

Lots of people of this town are dependent upon the economy of Delhi for their livelihood and commute to Delhi. In order to know the quantum of commuters commuting from Palwal town to Delhi and Faridabad, a survey was conducted by the office of the District Town Planner, Faridabad which reveals that 60 percent of total workers of this town are commuting daily to Delhi and Faridabad for their livelihood. The number of commuters using different mode of transport are detailed as under:-

Serial. No.	Mode of Transport	Number of Commuters	Percentage of Commuters
1	By Rail	4434	58.00
2	By Bus	3200	42.00
	TOTAL	7634	100.00

4. (a) Existing Land use Pattern Infrastructural Facilities and Growth trends :

Like other Indian towns the existing land use pattern of this town, which abuts on Delhi-Mathura Road and Palwal-Sohna road, is characterised by mixed land use with extreme congestion in the centre, defective circulation pattern, dilapidated structures, lack of sewerage and storm water system, existence of shops on both sides of the roads without parking facilities causing traffic hazards and inadequacy of other community facilities.

However, the new colony abutting on Rasulpur road bye-pass and Delhi - Mathura Road, which has been established after partition of India to resettle the migrants from Pakistan is the only planned colony of the town. Housing Board, Haryana has now set up a housing colony in Sector 2 which has been completed recently. Though this Department had prepared a development plan for Palwal in the year 1978 as the town has been identified as a priority town in the National Capital Regional Plan yet no sincere and concerted efforts have been made for the induced and planned development of this town Sector 8 and 10 being situated between bye-pass and existing town had already developed into a slum and similarly Sector 9 having a very prime location and reserved for under-termined use in the development plan with a view to develop a dry port in this sector, has also developed into a slum. So now it has been proposed as residential sector. Whole sale grain, vegetable markets have been developed in Sector 3 reserved for whole sale trade in the development plan.

(b) Existing Infrastructure :

Palwal town has two colleges, one I.T.I. having two wings each for boys and girls separately, one Vocational Educational Institute, three senior secondary, six high , two middle, fourteen primary schools, one thirty-beds civil hospital, one E.S.I. dispensary, forty local medical practitioners, one fire station, five cinema halls including four mini theatres, four developed parks, two libraries, three clubs, two rest houses, three dharamshallas, two hotels, one railway station, one bus-stand, four post offices, one telegraph office, one electronic telephone exchange having capacity of 1500 lines, four petrol pumps and one gas agency. A community centre and a stadium are being taken up for construction soon.

(c) Growth Trends :

The location of railway station, wholesale fruit and vegetable and grain markets, existence of bye-pass on the east and existing town has led to the growth of the total area between railway line, bye-pass and existing town. However since these areas now stand developed in the form of unauthorised colonies further trend of growth has been observed along Delhi road, Sohna road, Nuh road and Hathin road. No significant growth has taken place on the east of Delhi - Mathura railway line. But this area has also become potential now due to nearness of railway station and construction of bridge over the Yamuna on Palwal-Aligarh Road.

Palwal Block has now been declared as industrially backward. Lot of entrepreneurs are taking interest in the area situated between Delhi-Mathura Road and railway line near village Agwanpur and Ferozepur etc. and some industrial units have already been permitted in this area.

In view of the above and proposed road and rail network of National Capital Region, it can be safely assumed that future growth of the town will take place along Delhi-Mathura, Palwal-Sohna, Palwal-Nuh and Palwal-Hathin roads.

5. National Capital Region proposals with respect to Palwal Town :**(a) Population**

As per Regional Plan - 2001 of National Capital Region, Palwal has been identified as priority town to accommodate the perspective Delhi bound migrants by creating employment opportunities in secondary and tertiary sectors. A population of 2.5 lacs persons has been assigned to Palwal town in the Regional Plan of National Capital Region upto 2001 A.D. Keeping in view the present population of 87789 and slippages in the programme of shifting of offices from Delhi, the town may marginally exceed the population level of one lac persons upto 2001 A.D. Therefore, the population level 2.5 lacs persons assigned by the National Capital Region Planning Board is impossible to achieve upto 2001 AD.

Keeping in view the actual growth rate of about 60% during the last decade, increasing number of industrial units, expanding trade and commerce etc., it is concluded that the growth rate of population will touch the level of 70% during 1991–2001 and around 75% 2001–2011 AD and 2011–2021 AD. At the above rate of growth the population of the town may grow to 3.5 lac persons by 2021 AD. Assuming that National Capital Region Plan proposals with regard to shifting offices and economic activities in priority towns and regional road and rail linkages are implemented, the population of the town may reach 4.00 lacs persons by 2021 AD. The final development plan for the town has been prepared for a perspective population of 4.00 lac persons by 2021 A.D.

(b) Economic Activities :

The Regional Plan - 2001 has also recommended that the offices of Government, Corporations, public sector undertakings be shifted from Delhi to the priority towns. Palwal having efficient road and rail linkages offers ideal location for these offices. Regional Plan further recommends the location of whole sale trade and large and medium scale industries in priority towns.

(c) Regional Linkages

The following proposals of regional road and rail network plan of Regional Plan 2001 will enhance the growth potential of Palwal manifold :-

- (i) up-gradation of Delhi-Mathura road to four lane expressway (M-I road) upto Hodal;
- (ii) provision of an additional broad gauge railway track from Delhi to Palwal;
- (iii) provision of outer road grid (M-IIIB) through Palwal town connecting Khurja, Palwal, Sohna, Dharuhera, Bhiwadi, Rewari, Jhajjar, Rohtak, Panipat, Meerut etc.; and
- (iv) provision of regional rail bye-pass passing through Palwal connecting Khurja, Palwal, Nuh, Rewari, Jhajjar, Rohtak and Panipat etc.

6. Proposed Extension and Size of the Town :

The existing town forms the nucleus of future growth. Latest growth of the town is compact and integrated development, physiography, drainage system, proposed regional linkages and practical

consideration are the basis of formulation of plan proposals and location of various land uses.

Regional Plan - 2001 envisages that priority towns be developed on the basis of town density of 50 persons per acre. Keeping in view the projected population of 4.00 lacs persons and town density prescribed in the regional plan 2001, area requirement for the town has been worked out. The urbanisable area to accommodate the projected population on the above basis works out to about 8000 acres. However, as per planning proposals conceived keeping in view the existing features etc. 8179 acres of land has been proposed to be urbanised.

7. Location of Major Land Uses :

As explained earlier, the main concept in framing the development plan proposals for Palwal town is to extend the town in a properly planned manner to ensure its compact and integrated development. Following the existing trend of natural growth, various land uses have been proposed in a manner so as to ensure the integration of the existing town with new proposals, best utilization of existing infrastructure, better residence, work place relationship, full exploitation of existing and proposed transportation network, utilization of physical features, consideration of wind direction etc. Provision for various land uses have been made as under :–

Land Uses

Serial No.	Land Uses	Area in Acres	Percentage of total area
1	Residential	2980	36.43
2	Commercial	585	7.15
3	Industrial	1210	14.79
4	Transport and Communication	677	8.28
5	Public Utilities	110	1.35
6	Public and Semi-public	425	5.20
7	Parks, Open Spaces and Green Belts	615	7.52
8	Existing town	1577	19.28
	Total	8179	100%

8. Major Road System

The existing bye-pass to Delhi-Mathura road passing through the town will continue to function as main artery of the town till such time the city is developed and alternative alignment of portion of it, is constructed. With a view to ensure free movement of the intercity traffic a 60 metres wide bye-pass skirting the proposed town on western side has been proposed. The road is proposed to be developed of the standard of M-II A type.

The alignment of 60 metres wide M-II B Khurja - Palwal road has been so fixed that it may not be exploited by unscrupulous elements, similarly the alignment of Khurja - Palwal - Rewari railway regional bye-pass has been proposed keeping in view the existing features and enable it to act as a physical barrier for the town.

Other existing roads which presently connecting Palwal with Sohna, Nuh and Uttar Pradesh have been retained and proposed to be upgraded to the level of sector road designated as M-III roads in the plan. However, the alignment of a portion of Hathin road falling in urbanisable area has been proposed to be modified and realigned along the sector roads. The new roads have been proposed on the rectangular grid iron pattern. Entire urbanisable area of 8179 acres has been proposed to be subdivided into various land use zones designated as sectors and each sector has been given a number. Each sector is proposed to be bounded by a minimum 30 metres wide M-III roads or some physical feature.

9. Proposed Demographic Structure of the Town :

The final development plan envisages a total population of 4,00,000 persons for the town by 2021 AD. This population level can only be achieved if concerted efforts are made for industrial development and offices of the Government of India and its undertakings are shifted as envisaged in the Regional Plan 2001. Demographic structure of the town has been conceived assuming that the above recommendations would be implemented.

Besides above, keeping in view the prevailing level of unemployment, under-employment and increasing number of women workers entering the labour market, it is assumed that the participation ratio of 35% would be safely achieved. On achieving the proposed level of population, the total working force will be of the order of about 1,40,000 persons.

The occupational structure of the town has been proposed as under :—

Serial No.	Sector of Economy	Percentage of total workers	Total
1	Primary	5	7,000
2	Secondary (industry ,construction)	28	39,200
3	Tertiary	67	93,800
	Total	100	1,40,000

10. Description of Land Uses :

Regional Plan - 2001 recommended a town density of 50 persons per acre for all priority towns. An urbanisable area of about 8,000 acres would be needed to accommodate the projected population of 4 lacs persons by 2021 AD. Though presently the physical spread of the existing town encompasses about 1577 acres of land but lot of low lying areas which get inundated during rainy season are lying vacant. Such area being located within and adjacent to existing town cannot be left out of urbanisable area for reasons of continuity. Therefore, keeping in view the above factors and town density prescribed by the Regional Plan - 2001 and urbanisable area of 8179 acres, has been proposed for various uses. The description of the land uses is given below :—

Residential :

In 1991 about 59,000 persons were living in the area shown as existing town with mixed land uses. It is assumed that vacant pockets lying in between the existing town will take care of the decongestion of existing high density area and the present mixed land uses in the existing town will

not be disturbed till 2021 AD.

New sectors have been proposed to be developed on an average gross residential density of 115 to 120 persons per acre.

To accommodate the additional population 3,41,000 persons 2,980 acres of residential area is required. The development plan envisages the residential area of 2980 acres.

Commercial :

Each new residential sector is proposed to be developed on the concept of self-sufficient neighbourhood having all the modern amenities including sector shopping centres. All important roads of existing town have already been developed as shopping streets which will continue to serve the needs of existing town. Whole sale fruit and vegetable and grain markets have also been established near the railway station. These markets will not be able to cope with the increased demand created by the proposed population. Therefore, with a view to meet the requirements of the projected population additional area for whole sale markets has also been proposed. Highly potential area designated as sector 3 having an area of 155 acres has been proposed as central business district (city centre).

Total area proposed for commercial use comes to about 585 acres.

Industrial :

The percentage of industrial workers to total working force was 8% in 1991. This shows the lack of sound industrial base of this town. There is need to establish some big labour intensive industrial units in joint and assisted sectors. In view of the nature of the proposed economic base of the town, it is visualised that out of 39200 workers of secondary sector, 70% about 27440 would be engaged in manufacturing and about 30% i.e. about 11760 in construction and allied activities. Regional Plan - 2001 envisages a density of 25 workers per acre of industrial area for the priority towns. The requirement of the industrial area for industrial working force of the order of 27440 workers comes to about 1100 acres. Keeping in view the demand for certain unforeseen industrial uses, an additional area of about 110 acres has been proposed which can be finalised after midterm review of the plan. Thus in all, the development plan proposes an area of 1210 acres for industrial use. Existing trend of industrial growth, accessibility, wind direction, equitable spatial distribution, work - residence place relationship, future traffic flow pattern etc. are the main criteria for determining the location of industrial zones in the form of industrial sectors.

Transport and Communication :

An area of about 225 acres near existing railway station has been proposed for transport and communication zone where freight container depot may also be set up. Railway siding can also be made available easily to this zone. Total area under this zone including the area of proposed major roads other than M-III roads and proposed railway line in urbanisable area is 677 acres.

Public Utilities :

A site having an area of about 110 acres has been proposed in sector 16 part for setting up of head water works and electric sub-station. The culvert on railway line near this site will facilitate the passage of water supply main lines without incurring extra cost. Besides above, public utilities like gas godown etc. may also be allowed in this zone. Keeping in view the natural slope, it is suggested

that disposal works should be located on the south west of the town near Bhanguri distributary which can be used for disposal of treated water for irrigation purposes. However, actual location of site for disposal works may be selected by a joint site selection Committee.

Public and Semi-Public Uses :

As per recommendations of regional plan, offices of the Government of India and its undertakings are to be shifted in Palwal. Therefore, an area of 425 acres has been proposed for Public and Semi-Public uses to meet the requirement of the town.

Open Spaces :

Low lying area near existing town being unfit for building activities has been proposed for development as town park / open spaces. The area under the proposed open spaces and green belts is about 615 acres. Besides this, every sector will have its own parks and open spaces as per planning norms.

Agriculture Zone :

Rest of the controlled area has been designated as Rural Zone with a view to keep it free from large scale building activities so that it could be further utilised for the expansion of the town. However, rural and small scale industries and farm houses are permissible in this zone subject to the condition stipulated in zoning regulations and policy framed by the Government.

Zoning Regulation :

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

ANNEXURE B

Zoning Regulations

Governing uses and development of land in the controlled area around Palwal as shown in drawing No. DTP (F) 1928 / 98, dated the 15th December, 1998 .

(1) General :

(1) These zoning regulations forming part of the development plan for the controlled area around Palwal shall be called zoning regulations of the development plan for the Palwal controlled area.

(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 and the rules framed thereunder.

II. Definitions -

In these regulations,

- (a) 'Approved' means approved under the rules ;
- (b) 'Building Rules' mean rules contained in part VII of the Rules ;
- (c) 'Drawing' means Drawing No. DTP (F) 1928/98, dated the 15th December, 1998;
- (d) 'Floor Area Ratio (F.A.R.)' 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 buildings designated in the form of flatbed development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Department, Haryana.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas fumes or 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 household utensils, shoe making and repairing, fuel depots 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 is extensive, employing more than 100 workers and may use any kind of motive power or 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 hazard to the health and safety of the community.
- (l) 'Material Date' means the 4th July, 1974, 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, Town and Country Planning Department notification No. 3522-2TCP- 74/ 24936, dated the 4th July, 1974, appearing in Haryana Government Gazette, dated the 17th September, 1974 ;
- (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' shall mean the number of persons per acres in sector area or colony area, as the case may be ;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of the sector or of the colony as bounded with in the major road system shown on the drawing.

Explanation :

(1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 per cent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building 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 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', 'Coloniser', 'Development Plan' 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 and Rules, 1965 ;
- (t) 'Farm House' shall mean 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 restriction given under clause regarding 'provision of farm houses 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' mean 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 metre ;
 - (v) 'Loft' means an intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for

- storage purposes ;
- (w) 'Mezzanine floor' means an intermediate floor above ground level with area of mazzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
 - (x) Subservient to Agriculture shall mean development and activities which are required to assist in carrying out the process of agriculture such as tube wells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants etc.;
 - (y) 'Rural Industries Scheme' means industrial unit which is registered as Rural Industries by the Industries Department ;
 - (z) 'Small Scale Industry' means an industrial unit which is registered as small scale industry by the industries department.
 - (z(a)) 'Agro based industries' means an industrial unit which uses foodgrains, fruits or agro waste as raw material.

Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and Rules 1965.

I Major Land uses / Zones :

- (1) (i) Residential Zone;
 - (ii) Industrial Zone;
 - (iii) Commercial Zone;
 - (iv) Public and Semi Public uses (Institutional Zone);
 - (v) Major open spaces;
 - (vi) Transport and Communication zone;
 - (vii) Public utilities ; and
 - (viii) Agricultural Zone.
- (2) Classification of major land uses shall be according to Appendix A.

IV Division into sectors

Major land uses mentioned at serial No (i) to (vii) in regulation- III above which are land use for building purposes have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by number as indicated on the drawing.

V Detailed Land uses Within Major uses :

Main ancillary and allied uses which subject to the other requirements of these regulations and of the rules may be permitted in the respective major land use zone are listed in Appendix B subjoined to these 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 considerations of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangements and other facilities for the sector are assured to

his satisfaction.

VII Sectors to be Developed Exclusively Through Government Enterprises :

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government Undertaking or a public authority approved by 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 any of the agencies mentioned above.

VIII Land Reservation for Major Roads :

Land Reservations for Major Roads shall be as under :-

(i) Existing National Highway No. 2 indicated as M-I on drawing	Existing National Highway No. 2 width with 30 metres wide green belt in urbanisable area and 100 metres wide green belt on both sides of road in Agriculture zone.
(ii) Major roads indicated as M-I-A on drawing	Existing road width
(iii) Major roads indicated as M-I-B on drawing	Existing road width with 30 metres wide green belt on both sides of road.
(iv) Major roads indicated as M-II-A	60 metres width with 100 metres wide green belt on both sides of the road.
(v) Major roads indicated as M-II-B	60 metres width with 60 metres wide green belt on both sides of road.
(vi) Major roads indicated as M-II-C	Existing road width 30 metres wide green belt on both sides of road in urbanisable area and 60 metres wide in agricultural zone.
(vii) Major roads indicated as M-II-D	60 metres width with 30 metres wide green belt on both sides of road.
(viii) Major road indicated as M-III	30 metres wide sector roads.

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan.

IX. Industrial Non-conforming Uses :

With regard to the existing industries shown in zones other than industrial zones 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 the site as and when called upon by the Director to do so in this behalf ; and
- (b) during the interim period makes satisfactory arrangement for discharge of effluent to the satisfaction of the Director ; and .

- (c) no further expansion shall be allowed within area of non-conforming use.

X Discontinuation 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 redeveloped only according to the conforming use.

(2) If a non conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.

(3) After a lapse of period fixed under clause IX 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 ;
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII Minimum Size of Plots for Various Types of Buildings :

The minimum size of the plots for various types of uses shall be as below :—

(i)	Residential plot	50 Square metres
(ii)	Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Government	35 Square metres
(iii)	Shop-cum-residential plot	100 Square metres
(iv)	Shopping booths including covered corridor or pavement in front	20 Square metres
(v)	Local services industry plot	100 Square metres
(vi)	Light industry plot	250 Square metres
(vii)	Medium industry plot	8000 Square metres.

- (2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres , if it is developed independently.

XIV Site Coverage / Height and Bulk of Building Under Various Types of Buildings :

Site coverage and the 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 coverage and the floor area ratio subject to Architectural Control as may be imposed under regulation XVI shall be as under :—

Serial No.	Types of use	Maximum Ground Floor Coverage	Maximum FAR	Remarks
1	2	3	4	5
1	Group Housing	35%	175	—
2	Government Officers	25%	150	—
3	Commercial			
	(a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.
	(b) Individual	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotable area of the sector.
4	Ware-housing	75%	150	—

N.B.- 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 Side 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 if applicable as per Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII Relaxation of Land use within Agricultural Zone

In the case of any land lying in Rural 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 development prior to the Material Date and the colonizer secures permission for this purpose as per rules;
- (b) for use of land as in 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; and
 - (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 this regulation shall mean acquisition of full proprietary rights and not lease or title such as agreements to purchase etc.

XVIII Density

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

XIX Provision of Farm House outside Abadi-Deh in Agricultural Zone / Rural Zone :

A farm house in rural 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	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground for farm shed(ancillary building)
(i) Site coverage 2 Acres	100 Square metres	1 Per cent of farm land (not more than 40 per cent shall be used for labour / servant quarter).

For every additional 0.25 acres, 10 square metres in main building subject to maximum of 200 Square metres.

Maximum Height		
	Main dwelling unit	Ancillary building
(ii) height and Storey	6 metres Single storeyed	4 metres single storeyed
(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 roads as under :-		
(a)	Where the road is a bye-pass to a scheduled road	100 metres
(b)	Where the road is a scheduled road	30 metres
(c)	Any other road	15 metres
(iv)	Approach road	
	(a) the approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet)	
	(b) when the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).	
(v)	'Basement' : Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bath room 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 :-	
	(a) Good potable water supply should be available in the farm for human consumption in case farm house is built.	
	(b) 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.	
	(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the controlled area rules.	
	(d) The distance between the septic tank and open well or tubewell shall be as provided in the controlled area rules.	
2.	(i) Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State government / State Agency for the proper utilizations of the rural 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.

APPENDIX A
CLASSIFICATION OF LAND USES

Main Code	Sub Code	Main Group	Sub Group
1	2	3	4
100	-	Residential	Residential sector on neighbourhood pattern
200	210	Commercial	Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Offices
	250		Restaurants, Hotels and Transit Boarding Houses including Public Assistance institutions providing residential accommodation like Dharmshala, Tourist Houses etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300	-	Industrial	Service Industry
	310		Light Industry
	320		Extensive Industry
	330		Heavy Industry
	340		
400		Transport and Communication	Railway Yards, Railway Stations and Sidings
	410		Roads, Road Transport Depots and Parking Areas.
	420		Jettys, Dock yards
	430		Airport / Air Stations
	440		

Main Code	Sub Code	Main Group	Sub Group
1	2	3	4
	450		Telegraph Office, Telephone Exchange etc.
	460		Broadcasting stations
	470		Television stations
500		Public Utilities	
	510		Water supply installation including treatment plants.
	520		Drainage and Sanitary installations including disposal works.
	530		Electric power plants, sub station etc.
	540		Gas installation and Gas work.
600		Public and Semi Public	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governors 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		Land belonging to Defence.
700		Open spaces	
	710		Sports Grounds, Stadium , Play Grounds
	720		Parks
	730		Other Recreational uses
	740		Cemeteries , Crematories etc.
	750		Fuel Filling Stations and Bus Queue Shelters

Main Code	Sub Code	Main Group	Sub Group
1	2	3	4
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land under staple crops
	840		Grazing land and Pastures
	850		Forest land
	860		Marshy land
	870		Barren land
	880		Land under water

APPENDIX B

1. Residential Zone

- (i) Residences
- (ii) Boarding houses
- (iii) Social Community religious and recreational buildings
- (iv) Public utility buildings
- (v) Educational buildings and all types of school and colleges where necessary

- (vi) Health Institutions
- (vii) Cinemas
- (viii) Commercial and professional offices
- (ix) Retail shops and restaurants
- (x) Local Service industries
- (xi) Petrol filling stations
- (xii) Bus stops, tonga, taxi, scooter and Rickshaw stand
- (xiii) Nurseries and green house
- (xiv) Any other minor needs ancillary to residential use

As required for the local needs of major uses and needs of the town, at site approved by Director in the Sector/ Colony Plan.

2. Commercial Zone

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Warehouses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala Tourist houses etc.

- (vi) Cinemas, Hotels, Motels and other places of public assembly like Theatres, Club, Dramatic Club etc. run on commercial basis

(vii) Professional establishments

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

(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) Any other use which the Director in Public
interest may decide.

3. 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 areas

(viii) Truck stands / bus stops, taxi , tonga, rickshaw
stand

(ix) Public utility community buildings and retail shops

(x) Petrol filling stations and service garages

(xi) L.P.G. Gas godown permitted by Director

(xii) Any other use permitted by Director.

At sites earmarked for them in the
sector plan or in the approved layout
plan of the colonies.

	At sites earmarked in the sector plan.
4. Transport and Communication Zone	(i) Railway yards, railway stations and siding (ii) Transport Nagar, Roads and Transport depots and parking areas (iii) Freight container Depot (iv) Airports and Air Stations (v) Telegraph offices and telephone exchange (vi) Broadcasting stations (vii) Television stations (viii) Agricultural, horticulture and nurseries at approved sites and places (ix) Petrol filling stations and service garages (x) Parking spaces, bus stops, shelter, taxi, tonga and rickshaw stands.
5. Public and Semi Public Uses Zone	(i) Government offices, Government Administration centres, secretariats and police station (ii) Educational, cultural and religious institutions (iii) Medical health institutions (iv) Civic, Cultural and social institutions like theatre, opera houses etc. of predominantly non commercial nature. (v) Land belonging to defence (vi) Any other use which Government in public interest may decide.
6. Open Spaces	(i) Sports grounds, stadium and play grounds (ii) Park and green belts (iii) Cemeteries, crematories etc.

<ul style="list-style-type: none"> (iv) Motor Fuel filling stations, bus queue shelter along roads with the permission of the Director (v) Any other recreational use with the permission of the Director. 	At sites approved by Director Town and Country Planning Haryana.
<p>7. Public Utilities</p> <ul style="list-style-type: none"> (i) Water supply installations (ii) Treatment plants (iii) Drainage and sanitary installations (iv) Disposal works 	
<ul style="list-style-type: none"> (v) Electric power plant and sub station including grid Sub Station. (vi) Gas installation and Gas works. 	At sites earmarked in the sector plan.
<p>8. Use Strictly Prohibited</p> <p>Storage of petroleum and other inflammable material without proper licence.</p>	
<p>9. Agriculture Zone</p> <ul style="list-style-type: none"> (i) Agricultural, horticultural, dairy and poultry farming (ii) Village house 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 its 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 pasteurisation plant (vii) Bus stand and railway station (viii) Air ports with necessary buildings (ix) Wireless stations (x) Grain godowns, storage spaces at sites approved by the Director 	Approved by Director Town and Country Planning Haryana.

- (xi) Weather Station
- (xii) Land drainage and irrigation, hydro electric 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 sites.
- (xv) Cremation and burial grounds
- (xvi) petrol filling station and service garages
- (xvii) Hydro electric / thermal power plants / sub stations
- (xviii) L.P.G. Gas storage godowns with the approval of the Director
- (xix) (A) Non polluting industries registered as Rural Industries Scheme, - Small Scale Industries units subject to one of the following conditions :-

 - (1) Located within half kilometer belt encircling the existing village abadi and approachable from a public road / rasta other than Scheduled Road , National Highway and State Highway.
 - (2) On public road / rasta not less than 30 feet wide (other than Scheduled Roads, National Highway and State Highway) out side the half kilometer zone referred to in (1) above, up to a depth of 100 metres along the approach road.

- (B) Non polluting medium and large scale agro-based industries on public roads / revenue rasta not less than 30 feet wide other than Scheduled Roads, National Highway and State Highway :
- (C) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Any other use which government may in public interest decide

As approved by the Director,
Town and Country planning
Department, Haryana

(Sd.) . . . ,

(S.C. CHOUDHARY)
Commissioner and Secretary to Government, Haryana
Town and Country Planning Department.