

- (?) वर्तमान गांव आबादी के आसपास की पट्टी के आधे किमी० में स्थित हो और अनुसूचित सड़कों, राजमार्ग और राज्य राजमार्ग से भिन्न किसी सार्वजनिक सड़क / रास्ते द्वारा उस तक पहुंचा जा सकता हो ।
- (२) सार्वजनिक सड़क / रास्ते पर जो कम से कम ३० फुट चौड़े हों, अनुसूचित सड़कों, राष्ट्रीय राजमार्ग और राज्य राजमार्ग से भिन्न उक्त (?) में उल्लेखित आधा किमी० की ओन से बाहर पहुंच सड़क के साथ-साथ १०० मीटर के अन्दर की ओर ।
- (ख) प्रदूषण रहित मध्यम और बड़े पैमाने के कृषि आधारित उद्योग, अनुसूचित सड़कों, राष्ट्रीय राजमार्ग और राज्य राजमार्ग से भिन्न, कम से कम ३० फुट चौड़ी सार्वजनिक सड़कों / राजस्व रास्तों पर,
- (ग) यह स्थल रक्षा स्थापनाओं के चारों ओर की १०० मीटर प्रतिबन्धित पट्टी में नहीं आना चाहिए ।
- (xx) राष्ट्रीय राजमार्ग के साथ छोटे रैस्तरां एवं मोटल्स
- (xxi) माईक्रोवेव स्टूप/स्टेशन, भूकम्पन केन्द्र तथा दूरसंचार केन्द्र
- (xxii) कोई अन्य उपयोग, जिसके लिए सरकार लोकहित में निर्णय ले सकती है ।

निदेशक, नगर तथा ग्राम आयोजना विभाग, हरियाणा  
द्वारा अनुमोदित अनुसार

~~एम.सी.चौधरी,~~  
आयुक्त एवं सचिव हरियाणा सरकार  
नगर तथा ग्राम आयोजना विभाग ।

HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT  
Notification

The 25<sup>th</sup> April 2000

No. CCP (NCR)/H.C.A- 4 /2000/677. 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 all other powers enabling him in this behalf, and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP (NCR)/H.C.A-4/99/523, dated the 15th March, 1999, published in Haryana Government Gazette (Extra ordinary) dated the 15th March, 1999, the Governor of Haryana after considering the objections, suggestions and representations received alongwith the recommendation of

Director, Town and Country Planning Department Haryana, hereby publishes the final development plan signifying the nature of restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled area covered by the said notification.

#### Drawings -

- (i) Existing land use Plan Drawing No. DTP(H) 1809/87, dated the 2nd March 1987  
(Already published in Haryana Government, Town and Country Planning Department, notification No. CCP (NCR)/H.C.A-4/99/523, dated the 15th March, 1999)
- (ii) Final Development Plan Drawing No. DTP(H) 3193/99, dated the 17th June, 1999.

#### ANNEXURE A

#### EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN FOR THE CONTROLLED AREA, MAYYAR

##### Introduction

Village Mayyar is located about 15 kilometres away from Hisar right on the D.H.S Road leading from Hisar to Delhi. It is a small village of nearly 4000 population developed on both sides of the National Highway No. 10. The village has almost all the facilities and amenities ought to be required for such size of settlement.

##### Need to Declare Controlled Area

The village is located almost in between the controlled area, Hisar and controlled area, Hansi.

The National Highway No. 10 remained uncontrolled for the last many years in and around the village. As a result of this gap in between this controlled area, unauthorised constructions have started coming up in the form of industrial development. Keeping in view the growing unplanned growth along the D.H.S Road, controlled area was declared around the Middle School, Mayyar, and published in the Haryana Government Gazette dated the 30th December 1986- vide Haryana Government, Town and country Planning Department notification No. 1344-10 DP-86/18258, dated the 18th December, 1986. The main aim to declare the controlled area around Mayyar was to check and regulate the unauthorised and haphazard growth of urbanisation along D.H.S Road.

##### Development Proposals

The reason for the declaration of controlled area around the Middle School, Mayyar was different from that of the controlled area declared around other urban settlements. Keeping in view the vulnerability of the portion of D.H.S Road through this village whole of the controlled area has been earmarked as agricultural zone excluding the 30 metres green belt left on both sides of the highway.

The following table shows the details of areas earmarked under various land uses.

TABLE

Sr. No.	Code	Land use Category	Total area in Hectares
1	2	3	4
1	400	Transport and communication	16.56
2	700	Open spaces	14.63
Total			31.19

These governing uses are shown on the Final Development Plan of controlled area, Mayyar Drawing No. DTP(H) -3193/99 dated 17th June 1999 and to be read alongwith the zoning regulations at Annexure B.

## ANNEXURE B

## Zoning Regulation

Governing use and development of land in the controlled area around Mayyar as shown in Drawing No. DTP(H)-3193/99, dated the 17th June, 1999

## (i) General

(i) These zoning regulations forming part of the development plan for the controlled area around Mayyar shall be called zoning regulations of the development plan for the Mayyar controlled areas.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Developments Act, 1963 (Punjab Act 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 rules contained in Part - VII of the rules. :
- (c) 'Drawing' means Drawing No. DTP(H)-3193/99, dated the 17th June, 1999;
- (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 site;
- (e) 'Group Housing' shall be buildings designated in the form of flatted development for residential purposes or any ancillary or appurtenant building including community facilities public amenties and public utility as may be prescribed and approved by the Director, Town and Country Planning 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 chakkies with power, laundry, dry cleaning and dyeing, repair and service of automobiles, scooter and cycle, repair of house-hold 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 omitting 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 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 Goverment (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 date of publication of notification of various controlled area 'Material date' means the 30th December, 1986 in respect of the land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963, (Punjab Act 41 of 1963), - vide Haryana Government, Town and Country Planning Department, notification No. 1344-10DP-86/18258 dated the 18th December, 1986 published in Haryana Government Gazette dated the 30th, December, 1986.
- (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 area in the Revised Draft Development Plan;
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal service 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 hectare;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of the sector or of colony as bounded within the major road system shown on drawing.

**Explanation :-**

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent 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 percent of the sector area or the 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 term 'Act' Colony 'Coloniser' Development Plan' 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 (Punjab Act 41 of 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:-
- Dwelling unit, i.e. main use, and
  - 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 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' 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 metre;
- (v) 'Loft' means an intermediary floor on a residential 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 a intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and within 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 tubewells, pump chambers, windmills, irrigation drains, pucca platform, fencing and boundary walls, water hydrants, etc;
- (y) 'Rural Industries' means industrial units which are registered under Rural Industries Scheme by the Industries Departments;
- (z) 'Small Scale Industries' means industrial unit which is registered as Small Scale Industry 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 term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(Punjab Act 41 of 1963).

### III. Major Land Uses/ Zones

- (I) (i) Transport and Communication Zone :
  - (ii) Public Open Spaces ; and
  - (iii) Agricultural Zone.
- (2) Classification of major land uses is according to Appendix A

### IV. Detailed Land uses within Major Uses

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

### V. Industrial Non- conforming Uses

With regard to the existing industries shown in the 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;

- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director; and
- (c) Is not allowed any further expansion within the area of non-conforming use.

## **VI 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 reproduction value by fire, floods, explosions, 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 V the land shall be allowed to be redeveloped or used only conforming use.

## **VII BUILDING LINE IN FRONT SIDE AND REAR OF BUILDING**

These shall be provided in accordance with rules 51, 52 and 53 of the Rules.

## **VIII ARCHITECTURAL CONTROL**

Every building shall conform to architectural control prepared under rule 50 of the Rules if applicable.

## **IX RELAXATION OF LAND USE WITHIN AGRICULTURE 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 coloniser has purchased the land for the said use and development prior to the material date and the coloniser 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 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 interm period satisfactory arrangement for discharge of effluent.

## **EXPLANATION**

The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

**X. PROVISION OF FARM HOUSES OUTSIDE ABADI-DEH IN RURAL/  
AGRICULTURE 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 Acre	100 square metres	1 percent of the farm land(not more than 40% shall be used for labour/servant quarters)

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

**MAXIMUM HEIGHT**

(ii) Height and storey	Main dwelling unit 6 metres, single storied	Ancillary building 4 metre, single storied
(iii) Set back - It shall be atleast 15 metres away from the edge of the agricultural land on all side provided that if land attached to the farm house abut a road the house shall be constructed with a minimum setback from the edge of the road as under :-		
(a) Where the road is 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 of 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 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 Mazzanine Floor-Ledge, Loft and Mazzanine 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 of farm house is built.		

(H7)

- (b) Open sanitary drains or covered drain to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animal waste as per provisions of the Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the 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 utilisation of the rural zone.

#### XI. RELAXATION OF DEVELOPMENT PLAN

Government may in case of hardship or with a view to some 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	-	Commercial	
	210		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	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry
400	-	Transport and Communication	
	410		Railway yards, railway stations and sidings
	420		Roads, Road transport, Depots and parking areas.
	430		Jettys, Dock yards
	440		Airport / Air Stations
	450		Telegraph Office, Telephone Exchange etc.

1	2	3	4
	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
800		Agricultural zone	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land under staple crops

1	2	3	4
	840		Grazing and land pastures
	850		forest land
	860		Marshy land
	870		Barren land
	880		Land under water
900		Non-conforming use	

## APPENDIX B

## I. Transport and Communication Zone

- (i) Railway yards, railway station and sidings
- (ii) Transport Nagar, Roads and transport depots and parking area
- (iii) Air ports and Air Station
- (iv) Telegraph Offices and telephone exchange
- (v) Broadcasting stations
- (vi) Television station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stops/ shelter, taxi, tonga and rickshaw stand

At sites earmarked in sector Plan

## II Open Spaces

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) Cemetaries, crematories etc.
- (iv) Motor fuel filling station bus queue shelers along roads with the permission of Director
- (v) Any other recreational with the permission of Director
- (vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads

At sites approved by Director, Town and Country Planning Department

## III Uses Strictly Prohibited

Storage of petroleum and other inflammable material without proper license

## IV Agriculture Zone

- (i) Agricultural, Horticultural, Diary and Poultry Farming
- (ii) Village houses within abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation X
- (iv) Afforestation development of any of its part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken under a project approved or sponsored by the Central Government or State Government
- (vi) Milk chilling station and Pasteurisation plant

- (vii) Airports with necessary buildings
- (viii) Bus stand and railway station
- (ix) Wireless stations
- (x) Grain godowns, storage spaces at sites approved by the Director
- (xi) Weather station
- (xii) Land drainage and irrigation, hydro electric works and tube-well 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 plant/sub station
- (xviii) L.P.G. Gas Storage godowns with the approval of Director
- (xix) (A) Non Polluting industries registered as RIS/SSI units subject to one of the following conditions :
  - (i) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than Scheduled road, National Highway and State Highway
  - (ii) On public road/rasta not less 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (i) above, upto 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) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use which Government may in public interest decide.

As Approved by  
Director Town  
and Country  
Planning Department

*[Signature]*  
S.C. CHOUDHARY

Commissioner and Secretary to Government Haryana  
Town and Country Planning Department