

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

The 2<sup>nd</sup> May, 2007

**No. CCP (NCR)/DDP/ASD(KNL)/2007/1782** .- In exercise of the powers conferred by sub section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the draft development plan for the controlled area declared around Assandh vide Haryana Government, Town and Country Planning Department, notification No CCP (NCR) CAA(K)/2006/26, dated the 3<sup>rd</sup> January, 2006, published in Haryana Government Gazette dated the 17<sup>th</sup> January, 2006, along with restrictions and conditions as given in Annexures A and B for the said draft development plan proposed to be made applicable to the controlled area covered by it for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft development plan-2021 AD shall be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, Aayojna Bhawan, Sector-18, Chandigarh, from any person in writing in respect of this plan before the expiry of the period so specified.

**Drawings**

1. Existing land use plan-Drawing No. DTP(K)1285/06, dated the 24<sup>th</sup> May, 2006.
2. Draft development plan Drawing No.DTP(K)1286/06, dated the 31<sup>st</sup> May, 2006.

**ANNEXURE-A**

**Explanatory note on the draft development plan 2021A.D. for the controlled area around municipal town Assandh.**

**I. Background :**

It is municipal town having Sub Divisional Headquarter approximately 45 kilometers away from the Karnal city on Karnal-Jind road. It is said to be the capital of the kingdom of "JARASANDHA" one of the heroes mentioned in the Mahabharata. The antiquity of this town however goes back to the Vedic period and it finds mention in the Brahmins literature as the site of two sacrifices, one of which, an Ashvamedha, was performed by king "Janamejaya" son of Parikshit. The huge mound which in all probability contained evidence of its prehistoric associate's is all but destroyed now. "Remains of a Stoop" probably of the Kushana period can still be seen in the eastern part of abadi

The residents of this town and surrounding areas have played a prominent part during 1857 uprising. The villagers refused to pay revenue and drove out the police and Government. officials. After re-establishing their authority, the British allowed Assandh to be looted, demolished the fort, punished the villagers, inflicted heavy fines and increased the land revenue by 10 percent. After independence, the Government. has established a "Shahidi Samark" to commemorate the part played by the people of the area in the freedom movement.

**II. Location and Regional Setting:**

The town of Assandh is situated at the Karnal-Jind scheduled road at a distance of 45 kilometers from Karnal, 45 kilometers from Kaithal, 45 kilometers from Jind, 45 kilometers from Panipat, 15 kilometers from Safidon, 30 kilometers from Kohand, 30 kilometers from Nissing and well connected by roads to the above town as well as with the other states like Punjab, Uttar Pradesh etc. Approximately 200 Nos. of buses passes through the town daily at the frequency of 20 minutes for the different destinations.

Geographically it is situated at 20° 32' North latitude and 76° 45' East longitudes at 237 metres above sea-level. The municipal areas of the town is 3.95 square kilometers i.e. 395 hectare as per 2001 census.

**III. Physiography:**

Assandh town is flanked by Uplana minor in the north and Nardak distributary in the south. by and large the surrounding area of the town is flat, alluvial plain with a gradual slope from north-east to south-west.

The potable sub-soil water is sufficiently available. Beside this water supply is also available from above mentioned minor and distributary. The area is slightly flood prone. The Government. has constructed a "bandh" around existing town to protect it from flooding.

**IV. Availability of Infrastructure :**

- (A) **Utilities:** There is one 132 kilovolt and one 33 kilovolt electric sub-station in the town. There are 4285 numbers of electric connections of various categories. Public Health Department provides canal based water supply of 70 liters per capita per day. There is no sewerage facilities in the town and there are only open drains.

- (B) **Social Infrastructure :** There are ten nursery school (2 government and 8 private), fourteen Primary School (4 Government and 10 private), one Government High School and eleven Senior Secondary School (one Government and 10 private) in the town. There is 30 beds Community Health Centre, a Veterinary Hospital and one breeding centre and 8 private nursing homes in the town.

**V. Economic base of the Town/ Function Status:**

The economy of this area is agro based and major agricultural produces are paddy, wheat and sugarcane etc. In order to cater to wholesale commercial needs for agro products in this region, the Haryana State Agriculture Marketing Board has recently established a Modern Grain Market having an area of approximately 25 acres just adjacent to town on Karnal road. There are four grain godowns one each of Central Warehousing Corporation, Haryana Warehousing Corporation., Food Corporation of India and Haryana State Supply and Marketing Federation Limited . There are 6 banks in the town. Twelve rice mills are existed in and around the town.

**VI. Population / Demography:**

The town is fast growing in Population as well as in shape and size. The Population was 8272 in 1961 and due to have a good employment opportunities, it became 11943 in the year 1971 to 13209 in 1981, 16749 in 1991, and 22707 in 2001. The Population has increased from 16749 in 1991 to 22207 in 2001 with a decennial growth rate of above 35.57%.

Year	Population	Decennial Growth Rate
1961	8272	-----
1971	11943	44.37%
1981	13209	10.6%
1991	16749	26.8%
2001	22707+4426(population of village adjoining urbanizable zone)=27133	35.57%
2011	46126(Projected)	70%
2021	78415(Projected)	70%

The above figures clearly indicated an increasing trend in the decennial growth decreasing growth rate over the past decade. In the present scenario of rapid urbanization, keeping in view the various considerations i.e. induced industrial growth ,induced economic activities growth of village adjoining the urbanisable areas, the growth rate has been projected to be 70 % by 2011 and 70 % by 2021 A.D. Accordingly, the estimated population for 2011 AD and 2021AD is 46126 Persons and 78415 persons(say 79000) respectively. The development plan has been prepared for the population of 79,000 up to 2021 AD.

**VII. Existing Transport Network:**

The town is situated at Karnal-Jind State Highway as well as connected to the different towns and villages by road. Ten major roads emanate from here in all directions. Two Scheduled Roads i.e. Karnal-Assandh-Jind and Panipat-Assandh-Kaithal roads pass through this town. Adequate bus service is provided by Haryana Roadways. The town is not connected by railway line.

**VIII. Need for declaration of controlled area :**

In order to channelise the development in a planned manner and to provide modern living to the people and to control the haphazard and piecemeal growth, it had become necessary for the Government to declare the controlled area around Assandh town. Thus vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)CAA(K)/2006/26, dated the 3rd January, 2006 controlled area was declared which was published in Haryana Government Gazette dated the 17<sup>th</sup> January, 2006. The controlled areas was declared under section 4(1)(a) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), vide Drawing No. DTP(K) 1241/2004, dated the 22<sup>nd</sup> July, 2004.

**PROPOSALS:**

Keeping in view the above projections, the town is being planned for a population of 79000 persons by the year 2021 A.D. The development of existing Assandh town is within municipal committee and mostly along the Karnal road. The said factor has been kept in mind on priority while planning the area and the maximum planned residential area for this town has been kept along Karnal road. To keep harmony with the present growth trends the proposed development of the town is envisaged in the form of extension of the existing town. The overall development plan proposed to divide the entire development plan area into sixteen sectors containing various urban land uses like residential, institutional, industrial, commercial etc. The location of these land uses has been proposed keeping in view the existing conditions, geographical aspect, easy traffic flow and convenience to the future and the present land uses. This town is proposed to be developed as a low density town with an overall density of 80 Person per acre and would thus need an urbanisable area of 2629 acres approximately (including the area within the existing municipal limits).

(Area in acre)				
Land Use	Area within controlled area	Area within municipal committee limit	Total area	%age
1 Residential	550	440	990	37.65
2 Commercial	188	103	291	11.06
3 Industrial	254	15	269	10.23
4 Transport and Communication	335	120	455	17.34
5 Public Utilities	78	22	100	3.80
6 Public and Semi Public	60	45	105	3.99
7 Open Spaces (Including green belt)	404	15	419	15.93
<b>Total</b>	<b>1869</b>	<b>760</b>	<b>2629</b>	<b>100</b>

**Residential:**

The entire residential area is divided into 10 sectors. Sector 10 (Part), 11A, 12A, 13A, 14, 16A, and 16B are proposed as new residential sectors, whereas area shown as sector 1, 2, 3A, 3B, 4, 12(Part), and 13(Part) are part of the existing town. The proposed net residential density is 80 persons per acre. The total residential area required to accommodate 79,000 population is 990 acres. This area will include the ancillary and allied activities like schools, shopping centers, health centre, religious facilities and local level open spaces etc.

**Commercial:**

Within the existing town the retail commercial activity is mostly located along the main roads of the town in the form of bazaar. Though the residential sector would have adequate provisions in the form of neighborhood shopping centre for day to day shopping of residents, an area of about 90 acres is reserved as “city centre” in sector 12B and 35 acres in sector 10 for commercial activities. For the future expansion of Grain Market 21 acres of land is reserved in sector-9. Assandh town has a big tractor market, which has developed in an unorganized manner, so for planned development an “Auto Market” having an area of 60 acres is proposed as sector 15 in between Kaithal and Jind road. Rest of the area is under existing commercial activities including existing Grain Market.

**Industrial:**

Presently there is some agro based industries like rice mills in the town. Assandh has been declared as industrially backward block by the Government of Haryana. The percentage of workers is low i.e. only 30% of the total population. For the industrial use an area of about 269 acres has been reserved as sector 6 and 7.

**Transport and Communication:**

The town of Assandh is very well connected with entire region by roads. Ten roads emanate from here in all the directions. Three schedule roads i.e. Karnal–Assandh–Jind and Panipat–Assandh–Kaithal and Karnal–Assandh–Kaithal passes through this town. The major part of the traffic on the roads of the town is intercity traffic. This creates huge congestion on the internal roads. So as to decongest the internal roads and provide a proper passage to the traffic crossing in the town a peripheral road (V-2) is proposed around the town connecting all the emanating roads.

The part of the Karnal - Assandh, Assandh – Kaithal, Assandh – Jind and Assandh – Safidon schedule roads falling within urbanisable zone designated as V-I(a) are proposed to be widened to 60 metres. with 45 metres wide green belts on either sides. Part of the schedule roads outside the urbanizable zone are designated as V-I(b) as existing width with 45 metres wide green belts on both sides. The sector dividing roads are V-3, within the sectors; however, lower category of roads will provide access to the individual uses located therein.

The width/reservation of various roads provided in the development plan are as under:-

Serial Number	Classification of roads	Land reservation
(i)	V-1(a)	Existing width to be increased to 60 metres with 45 metres green belt on both sides.
(ii)	V-1(b)	Existing width with 45 metres green belt on both sides
(iii)	V-2 Peripheral road	75 metres width with 50 metres green belt on both sides
(iv)	V-3 sector roads	45 metres wide

As area of 135 acres is reserved for transport nagar in sector- 9 adjacent to new grain market and industrial sector -7. The proposals of transport and communication zone in the present urbanisable limit covers 455 acres.

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by Haryana Urban Development Authority and private developers. The floor area ratio and saleable area shall continue to be permitted only on the net planned area.

#### **Public Utilities:**

At present an area of approximately 6 acres are being used as 132 kilovolt electric sub-station. This area forms a part of the proposed sector-10 and is retained as such and 8 acres are reserved for its expansion. 56 acres of land is reserved in sector 5 including 32 acres of existing water works. An area of 16 acres are reserved for water works near adjoining village Jai Singh Pura and 20 acres of land is reserved in sector 14 abutting Dera Pandoria road for public utilities.

#### **Public and Semi Public:**

Assandh at present is a sub-divisional and a tehsil headquarter. A new administrative complex including the Sub-Divisional Magistrate office and tehsil office has been established recently on the Balla road. An area of approximately 105 acres including the existing administrative complex is reserved in sector 3A and in sector 8 on Balla road.

#### **Open Spaces:**

Open spaces comprising an area of about 419 acres is proposed within urbanisable zone. This includes 67 acres of land for stadium, playgrounds, etc. in sector 13B and 22 acres for park in sector 11B. The rest of area is under green belts of V-2, V-1(a) and V-1( b), 30 meters wide buffer belt between transport sector-9 and residential sector-10.

The green belt shown along the sector/ arterial roads shall be primarily meant for the widening of the sector/arterial road in future. However, till such time the widening does not take place, the said area may be utilized for nursery/plantations, fuel-filling station, communication lines, utility services etc. with the prior approval of the Director.

#### **Agriculture Zone:**

The remaining area surrounding the urbanisable proposals is proposed as agriculture zone. It however would not eliminate the essential building development within this area. Such as the extension of the existing village contiguous to abadi deh. If undertaken under a project approved or sponsored by the government and other ancillary facilities necessary for the maintenance and improvement of this agricultural land.

### **ANNEXURE B**

#### **Zoning Regulation**

Governing use and development of land in the controlled area around Assandh town as shown in Drawing No. DTP (K)1286/06, dated the 31<sup>st</sup> May, 2006.

#### **I GENERAL**

- (1) These zoning regulations forming part of the draft development plan for the controlled area around Assandh town shall be called zoning regulations of the draft development plan for controlled area, Assandh.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the draft development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development 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 the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP (K)1286/06, dated the 31<sup>st</sup> May, 2006.
- (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 in extensive 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:-

Name of controlled area and notification no.	Material Date
Controlled area Assandh notified vide Haryana Government, Town and Country Planning Department, notification No. C.C.P.(NCR)/ CAA(K)/2006/26, dated the 3 <sup>rd</sup> January, 2006 published on dated the 17 <sup>th</sup> January, 2006.	3 <sup>rd</sup> January, 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 as bounded within the major road system shown on drawing;

**Explanation:**

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of Sector and on the approved layout plan of the Colony in the case of colony excluding the land under major roads and their adjoining green belts, if any, 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 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 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", "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 (Punjab 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:-
- dwelling unit i.e. main use; and
  - farm shed i.e. ancillary use.

**Notes:-**

- 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";
- 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 roofs, 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 tube wells, pump chambers, wind mills, irrigation's 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 (Punjab Act 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**

- (1)
  - (i) Residential Zone
  - (ii) Commercial Zone
  - (iii) Industrial Zone
  - (iv) Transport and Communication Zone
  - (v) Public Utility Zone
  - (vi) Public and Semi Public Zone (institutional Zone)
  - (vii) Parks and Open Spaces Zone
  - (viii) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

### **IV. Division into Sectors**

Major land uses mentioned at serial Nos.(i) to (viii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations 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) Change of land use and development in sectors which are reserved for the commercial zone and the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

### VIII. Land Reservations for Major Roads

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

Serial Number	Classification of roads	Land reservation
(i)	V-1(a)	Existing width to be increased to 60 metres with 45 Metres green belt on both sides.
(ii)	V-1(b)	Existing width with 45 Metres green belt on both sides
(iii)	V-2 Peripheral road	75 metres width with 50 metres green belt on both sides
(iv)	V-3 sector roads	45 metres wide

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

(3) The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by Haryana Urban Development Authority and private developers. The floor area ratio and saleable area shall continue to be permitted only on the net planned area.

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

(1) With regard to the existing projects located in the zones other than conforming-use zone in the Development Plan, such 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 building concerned:

- 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;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- 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 permissions, 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:

- 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,
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

### X. Discontinuance of non conforming uses:

- 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 been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- 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.
- After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- 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-

- 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
- the plot is accessible through roads 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 building

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

- (i) Residential plot 50 Square meters
- (ii) Residential plot unsubsidized 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 scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites shall be as specified in the scheme.

#### **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 No.	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1	Group housing	35%	175	-
2	Government offices	25%	150	-
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
4	Warehousing	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 and rear of buildings**

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

#### **XVI. Architectural control**

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

#### **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 coloniser has purchased the land for the said use and developed 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 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 rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

	<b>Size of farm house</b>	<b>Main building of the dwelling unit.</b>	<b>Ancillary building of main dwelling unit.</b>
<b>(i)Site coverage</b>	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	-do-
<b>(ii) Height and storey.</b>		11 Meters, three storeyed	4 meters, single storey.

**(iii) Set back:**

It shall be at least 15 meters away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

- |     |  |            |
|-----|--|------------|
| (a) | Where the road is bye-pass to a scheduled road | 100 meters |
| (b) | Where the road is a scheduled road             | 30 meters  |
| (c) | Any other road                                 | 15 meters  |

**(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**

- 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 Rules.
- 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 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.

**XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES****(i) LOCATION**

- (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

**(ii) SIZE**

Serial No.	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 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) three 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 gross 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 /Rural 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.**

**APPENDIX A**  
**CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
100		<b>Residential</b>	Residential Sector on neighborhood pattern
200		<b>Commercial</b>	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient 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
<b>300</b>		<b>Industrial</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
<b>400</b>		<b>Transport and Communication</b>	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
<b>500</b>		<b>Public Utilities</b>	
	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 work.
<b>600</b>		<b>Public and semi public</b>	
	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
<b>700</b>		<b>Open Spaces</b>	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc
	750		Fuel filling stations and Bus Queue shelters
<b>800</b>		<b>Agricultural land</b>	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		Land under water

## APPENDIX B

### I. RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.

As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.

<ul style="list-style-type: none"> <li>(vii) Cinemas</li> <li>(viii) Commercial and professional offices.</li> <li>(ix) Retail shops and restaurants.</li> <li>(x) Local service industries.</li> <li>(xi) Petrol filling stations.</li> <li>(xii) Bus stops, tonga, taxi, scooter and rickshaw stand.</li> <li>(xiii) Nurseries and green houses.</li> <li>(xiv) Any other minor needs to ancillary to residential use</li> </ul>	
<ul style="list-style-type: none"> <li>(xv) Starred hotels</li> <li>(xvi) Any other use, which the Government may in public interest decide</li> <li>(xvii) Cyber Parks/Information Technology Park</li> </ul>	<p>As per the policy/ parameters decided by the Government</p>
<p><b>II. COMMERCIAL ZONE</b></p> <ul style="list-style-type: none"> <li>(i) Retail Trade.</li> <li>(ii) Wholesale Trade.</li> <li>(iii) Warehouses and storages.</li> <li>(iv) Commercial offices and banks.</li> <li>(v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc</li> <li>(vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.</li> <li>(vii) Professional establishments.</li> <li>(viii) Residences on the first and higher floors.</li> <li>(ix) Local service industry.</li> <li>(x) Public utility buildings.</li> <li>(xi) Petrol filling stations and service garages.</li> <li>(xii) Loading and unloading yards.</li> <li>(xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.</li> <li>(xiv) Town parks.</li> <li>(xv) Any other use which the Director in public interest may decide</li> </ul>	<p>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</p>
<p><b>III. INDUSTRIAL ZONE</b></p> <ul style="list-style-type: none"> <li>(i) Light industry</li> <li>(ii) Medium industry</li> <li>(iii) Obnoxious and Hazardous Industry</li> <li>(iv) Heavy industry</li> <li>(v) Service industry</li> <li>(vi) Warehouse and storages</li> <li>(vii) Parking, loading and unloading area</li> <li>(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand</li> <li>(ix) Public utility, community buildings and retail shops</li> <li>(x) Petrol filling stations and service garages.</li> <li>(xi) Liquid Petroleum Gas godowns permitted by the Director.</li> <li>(xii) Any other use permitted by the Director.</li> <li>(xiii) Cyber Parks/Information Technology Parks/Information Technology Industrial Units</li> </ul>	<p>At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.</p>
<p><b>IV. TRANSPORT AND COMMUNICATION ZONE</b></p> <ul style="list-style-type: none"> <li>(i) Railway yards, railway station and siding</li> <li>(ii) Transport Nagar, Roads and Transport depots and parking areas</li> <li>(iii) Airports and Air Stations</li> <li>(iv) Telegraph offices and Telephone exchange</li> <li>(v) Broadcasting stations</li> <li>(vi) Televisions station</li> <li>(vii) Agricultural, horticulture and nurseries at approved sites and places</li> <li>(viii) Petrol filling stations and service garages</li> </ul>	<p>At sites earmarked in the sector plan</p>

- (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands

#### **V. 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 theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Any other use which Government in public interest may decide

At sites earmarked in the sector plan

#### **VI. 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) Any other recreational use 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

#### **VII. 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.

#### **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 pasteurisation 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 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 (1) 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

#### **APPENDIX -1**

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
  - Processors 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 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:-

- (i) Remote production/manufacturing units
- (ii) The Corporate offices of companies or their local branches
- (iii) Virtual business on Internet.

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

- (i) Back-Office Operations
- (ii) Call Centres
- (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.

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