

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 22nd December, 2008

No. CCP(NCR)/FCA-F T D/R D D P/2008/3475.—In exercise of the powers conferred by sub-section (4) of the 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 following revised draft development plan for the controlled area, Fatehabad declared vide Haryana Government, Town and Country Planning Department, notification No. 10092-VDP-71/3864, dated the 10th September, 1971, published in Haryana Government Gazette, dated the 21st September, 1971, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled area by the said notification.

Notice is hereby given that the revised draft development plan shall be taken into consideration by the Government on or after expiry of a period of thirty days from the date of publication of this notification in the Official Gazette, together with any objections or 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 the revised draft development plan before the expiry of the period so specified.

DRAWINGS

- (1) Existing land use plan Drawing No. DTP(H)921/72 has already been published in Haryana Government Gazette vide notification No. 8369-VDP-72/3957, dated the 22nd August, 1972.
- (2) Revised Draft Development Plan 2021 A.D. Fatehabad bearing Drawing No. DTP(F)96/2008, dated the 19th June, 2008.

Annexure A**Explanatory note on the revised draft development plan for controlled area 2021 AD Fatehabad****I Introduction:**

Fatehabad town is well known for cotton produce and historical monuments. It was named after Fateh Khan s/o Feroze Shah Tuglak in 1352 AD. The important monument is the 'LAT' or a stone pillar of Feroze Shah measuring slightly less than 5 metres in height and 1.90 metres in circumference at the base. It stands in the centre of the Idgah.

Humayun Ki Masjid is another monument. It is a small and unassuming but proportionate and well decorated small mosque. According to a legend, the Mughal Emperor, on his way to Amarkot, after his fateful defeat at the hands of the Sher Shah Suri, happened to pass through Fatehabad on Friday and is said to have prayed at the mosque. Humayun's inscription was originally found here and later studded into the screen wall of the Idgah.

II Location and Regional settings:

The town of Fatehabad is situated on Delhi-Hisar Sulemanki road, National Highway number 10 and 48 kilometres in the north-west of Hisar. The town is located at 29°-31' north latitudes and 75°-28' east longitudes. It is district headquarter. Fatehabad is not connected by rail and the nearest railway station is Bhattu situated at a distance of about 17 kilometres from Fatehabad.

The town being centrally located has become an important Mandi town with agriculture as its main economic base. The town has got following important facilities:-

III Physiography:

The town has experienced considerable changes in its physical and functional structure, only in the recent past as a result of which lot of haphazard growth has taken place. Delhi-Hisar-Sulemanki road passes through the town, thus the shape of the town has emerged into linear form due to developments along the Highway. Fatehabad distributary flows in the western side of the town. It is also acting as a source of water supply to the area. The Fatehabad minor flows from north to south-west dividing the town in two parts. On the north side of the town there is low lying area. The town is floodable in the area between Ratia road and Bhunna road. The soil is sandy loamy and the bearing capacity of soil is 1.08 kilogram per cubic centimeter. Ground water table exists average 80 feet deep.

The slope of the town is towards Ratia road. The town was flooded in 1991 and the area falling between Ratia and Bhunna road was submerged.

IV Availability of infrastructure:

- (a) **Public Utilities:-** The town has one 33 kilovolt sub station, one 132 kilovolt and one 220 Grid Station. There is one 440 kilovolt grid station under construction. The power is sufficient to meet the daily demand of various types of consumers. The town has one over head service reservoir with 5,00,000 liters capacity supported by Bhakra Canal water supply and there are 14 tube wells which are catering the need of the town. The existing water supply per capita is 25 gallons per day. The drinking water is supplied thrice a day and there is no scarcity of drinking water.

The existing town is partly covered by the sewerage system. There is no sewerage treatment plant and the town has one disposal system which pumps the effluent in the open fields for agriculture purposes. The town has one telephone exchange and one mobile tower alongwith internet facilities.

- (b) **Social Infrastructure :-** The town has one boys degree college, one girls college, one industrial training institute, six senior secondary schools, eleven high schools, two middle schools and twenty primary and nursery schools. The town has one government hospital, one government Ayurvedic dispensary, twenty private clinics and one government veterinary hospital. The town has three clubs namely Fatehabad club, Lions club and Rotary club. There is one Tourist Complex named 'Papiha' which is attached to a town park also. There are five Dharamshalas in the town. The town has one stadium for sports. There is ~~no~~ community centre in the town for social gathering.

V Economic base of the town/functional status:

Out of existing population (45,500) of Fatehabad town of year 1991, 18628 persons are engaged in cultivation, 10,772 persons as agricultural labourers, 223 persons as live stock, forestry, fishing and allied activities, 154 persons in manufacturing processing serving and repair in household industry, 921 persons in other industry, 376 persons in construction work, 839 persons in trade and commerce, 312 persons in Transport and Communications and 1625 persons in other services. The literacy rate of the district increased from 54.71 (1991) to 68.71 (2001) in males and 29.77 (1991) to 46.40 (2001) in females. The percentage decadal variation in population has been 90.07 (1951-61), 49.83 (1961-71), 32.07 (1971-81), 26.08 (1981-91), 24.76 (1991-01). The district is totally agro-based and important activities of the town are services like; trade and commerce followed by manufacturing and household industries forming significant occupation in the economic base of the town. The town is well connected with the surrounding areas through road network. It has a large grain market. It also commands cotton market.

VI Demography:

Since the year 1951 population trends of Fatehabad have been quite encouraging. In 1951 town has a meager population of 2968 persons only which increased to more than seven times by 1971 and about 20 times upto 2001. The growth rate during 1991-2001 was 31.57% i.e. increasing population 45,500 (1991) to 59863 (2001). The population during the past decades, increased due to setting up of industrial units, a planned Mandi Town and several other features like courts, rest house, colleges, more employment opportunities. The decennial population growth from 1951 to 2021 is given below:-

Table - 1

Year	Population	Decennial Growth Rate
1951	2,968	-
1961	12,461	+ 319.84
1971	22,630	+ 81.60
1981	33,050	+ 46.04
1991	45,500	+ 37.67

2001	59,863	+ 31.57
2011	1,20,215 (Projected)	+ 100.81
2021	2,70,000 (Projected)	+ 124.60

VII Existing transportation network:

The town is well connected by National Highway No. 10 named as Delhi-Hisar Sulimanki road which connects Sirsa and Hisar towns. Fatehabad is connected to Chandigarh by Fehabad-Bhunna-Uklana-Narwana-Kaithal-Ambala-Chandigarh scheduled road. The town is also well connected to other State i.e. Punjab State and by Rajasthan State by Fatehabad-Ratia-Budlada scheduled road and Bhattu-Bhadra road. The town is not connected with rail link which affects the transportation of agriculture products of the town. The town is well connected by Mandi Towns namely Bhattu Mandi, Ratia Mandi, Tohana Mandi, Dharsul Mandi and Bhunna Mandi.

VIII Need for declaration of Controlled Area:

The town has experienced considerable changes in its physical and functional structures, only in the recent past as a result of which lot of haphazard growth has taken place. Therefore, in order to check the haphazard and unplanned growth of the town. A sizeable area around Fatehabad town has been declared as controlled area under The Punjab Scheduled Roads and Controlled Areas, Restrictions of Unregulated Development Act, 1963, (Punjab Act 41 of 1963), vide Haryana Government, Town and Country planning Department, notification No. 10092-VDP-71/3864, dated the 10th September, 1971 and the Development Plan for this controlled area was prepared and published vide Haryana Government, Town and Country planning Department, notification No. 1411-2TCP-73/10815-A, dated 10th April, 1973, which was published in Haryana Government Gazette on 1st May, 1973. In year 1997 the town was declared as district headquarter. The revised development plan upto 2021 A.D. for a population of 2.7 Lacs has been prepared (see table-I). The following are the main factors for revising Development Plan:-

Necessity of residential, commercial, industrial, Institutional uses.

Due to change in the status of town from Sub Divisional to District Headquarter it will require more residential, institutional, commercial and industrial areas. Further keeping in view the possibility of increase in industrial activities, institutional activity and commercial activity in the town, there is necessity of setting up a Transport Nagar and the infrastructure like District Commercial centre, wholesale market, warehousing etc.

IX Proposals:

(a) Constraints/limitations and potentials

The town does not have any railway link Part of the town is flooded towards Ratia, which hamper further extension of the town. Fatehabad minor is also a hindrance because it divides the master plan area. Soil is sandy loamy which is also a barrier for good quality and quantity of agricultural produces.

(b) Population projections

The population of the town in 1991 had been 45500 persons and which increased to 59863 persons in 2001. Due to availability of infrastructure in the town with a growth rate of 31.57 percent. The population of the town in coming decade i.e. 2011 is expected to be getting a boost and shall reach as 1,20,215 persons due to good transport linkage, good infrastructures, recreational activities etc. The projected population upto 2021 A.D. is expected about 2.7 lacs persons.

X Land Use Proposal:

The revised draft development Plan has been prepared for the projected population of 2.7 lacs persons by 2021 A.D. To meet the requirement of various socio-economic activities in the town, land is rationally earmarked for different land uses taking into account the nature of town; inter-linkages of town and the new status of town as district headquarter. Total 3420 hectare area is proposed for urbanization for the population of 2.7 lacs assuming over all density of 80 persons per hectare The extent of various uses is given below:-

Land uses:

Serial number	Land use	Area within municipal committee limit	Area within extended municipal committee limit	Area within controlled area	Total area	% age
1.	Residential	666	146	513	1325	38.74
2.	Commercial	53	21	86	160	4.68
3.	Industrial	-	85	40	125	3.66
4.	Transport and communication	60	35	265	360	10.53
5.	Public utility	-	-	200	200	5.53
6.	Public and semi public	18	-	137	155	4.53
7.	Open spaces	5	89	741	835	24.41
8.	Existing town	260	-	-	260	7.60
	Total	1062	376	1982	3420	100.00

Description of land uses:**(i) Residential:**

Land required for residential and its ancillary purposes is estimated to be 1325 hectares by 2021 A.D. This estimate includes both, land within Municipal limits as well as in the controlled area. The sectors designated for this use are 1,2,3 (part) 4,5, 7-A, 8, 8-A, 9,11, 11A, 12, 12-A,15 and 21 existing town named as sector 13. Each sector is assigned its own population density. The average density of residential sector work out to be 200 persons per hectare.

(ii) Commercial:

The town has a planned grain market developed by the Colonization Department area for commercial purpose is earmarked 160 hectare in sector-3 (part) 10, 13A 14 and 16 (part) which includes retail trade, were houses, godowns and storages etc. Provision of additional grain market has also been kept in sector-16 part.

(iii) Industrial:

The Industrial sector have been proposed along the both sides of Hisar-Sirsra road in sector 17 and 20. The total land earmarked for Industrial use is 125 hectare. These industrial sector will cater all type of industries small medium and large scale.

(iv) Transport and communication:

Keeping in view the trend of expansion of urbanisable area towards north-east side at town and to protect the city from flood, Northern Bye-Pass has been proposed. Peripheral road has been proposed along the Southern urbanisable limit of the town. An area of about 3.24 hectare has been earmarked for bus stand in sector-5-part keeping in view the future demand of traffic. An area of about 47 hectares is kept for the transport nagar in Sector-18 for the parking of trucks and transport related activities. The major roads have been proposed in the Development Plan interlink the existing town with the new sectors. The proposed peripheral V-2 road will connect sector-18, 16, 12-A, 9, 8, 8-A and 6. The road width prescribed for various road is as given below:-

Serial number	Type	Name	Land reservation
(i)	V-I	National Highways number - 10	Existing width with 30/60 meters green belt on both sides.
(ii)	V-I-A	By Pass	75 meters width with 100 meters green belt on both sides.
(iii)	V-2	Periphery road	45 meters wide road with 45 meters green belt on both sides.
(iv)	V-3	Sector roads	45 meters wide
(v)	V-4	Schedule roads (Fatehabad-Ratia, Fatehabad-Bhuna and Fatehabad Bhattu road	Existing width with 45 meters green belt on both side

- (v) **Public utilities:** An area of about 200 hectare has been proposed for Public utility services like water supply, grid sub-station, sewerage disposal, solid waste disposal etc. For solid waste disposal 20 hectare land has been earmarked in agriculture zone on road leading to village Hijrawn Kalan road. For extension of water works pocket of land has also been proposed in sector 6, 18 and 19. Similarly for sewerage disposal and for electrical grid station site has been earmarked in sector 5-A.
- (vi) **Public and semi public uses (Institutional):** An area measuring 155 hectares is earmarked for this use in sector-3 (part), 5 (part), 7 and 16 (part) includes administrative complex i.e. court, tehsil police line/jail and mini secretariat, Public building like educational, medical and health institution, theatres and Cultural building of non-commercial nature.
- (vii) **Open spaces:** An area of 835 hectares has been earmarked for open spaces including green belt along the roads mentioned in the table. At present there is a town park attached to Papiha restaurant in the town. An area of about 60 hectares is marked for town-park in sector-2-A.
- (viii) **Agricultural zone:** A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area such as the extension of existing villages contiguous to abadi deh if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of the area as an agricultural area.

Zoning Regulations:

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major and uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Annexure B

Zoning regulations:

Governing use and development of land in the controlled area around Fatehabad as shown in Drawing No. DTP(F) 96/2008, dated the 19th June, 2008

I General

- (1) These zoning regulations, forming part of the development plan for the controlled area around Fatehabad, shall be called zoning regulations of the development plan for the Fatehabad controlled area.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Rules 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(F) 96/2008, dated the 19th June, 2008;
- (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 Chakkies 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 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 controlled area declared as under:

Serial number	Name of controlled area and notification No.	Material date
1	Controlled Area around Municipal Town Fatehabad notified vide Notification No. 10092-VDP-71/3864, dated the 10 th September, 1971, published in Haryana Government Gazette, dated the 21 st September, 1971.	21 st September, 1971

- (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 hectare in sector area or 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 and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plottable area/FAR in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;
- (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", "Colonizer", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (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:-

- (i) Dwelling unit i.e. main use;
- (ii) Farm shed i.e. Ancillary use;

Notes:-

(1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";

(2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;

(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 residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;

(w) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to $\frac{1}{3}$ rd 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 tubewells, 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) "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;

(zc) "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;

(zd) "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;

"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;

(zf) 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);

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) 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 (vii) 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) For the development of sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the sector area as per the layout plan approved by competent authority. Balance 90% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.
- (2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies indicated above.

VIII Land Reservations for Major Roads

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

Serial number	Type	Name	Land reservation
(i)	V-I	National Highways number - 10	Existing width with 30/60 meters green belt on both sides.
(ii)	V-I-A	By Pass	75 meters width with 100 meters green belt on both sides.
(iii)	V-2	Periphery road	45 meters wide road with 45 meters green belt on both sides.
(iv)	V-3	Sector roads	45 meters wide
(v)	V-4	Schedule roads (Fatehabad-Ratia, Fatehabad-Bhuna and Fatehabad Bhattu road	Existing width with 45 meters green belt on both side

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

IX Non-conforming uses either existing or having valid Change of Land Use permission

- (1) With regard to the existing 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:
 - (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 arrangements for the discharge of effluent to the satisfaction of the Director; and
 - (c) shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid Change of Land Use 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:
 - (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 arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses:

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

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

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

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

No permission for erection or re-erection of building on a plot shall be given unless-

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through 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:

- (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 on subsidised 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	: 2.50 Square meters
(vii) Medium industry plot	: 8000 Square meters

- (2) The minimum area for Group Housing Colony to be developed either as a part of plotted licenced colony or as independent Group Housing Colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be 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 Number	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio
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

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

XV Building lines in front and rear of buildings:-

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

XVI Architectural control:-

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

XVII Relaxation of agricultural zone:-

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

- (a) for use and development of the land into a residential or industrial colony provided the 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 agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	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-
(ii) Height and storey.		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 or an expressway : 100 meters
- (b) Where the road is a scheduled road : 30 meters or as shown in the development plan
- (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 under sub-clause (u), (v) and (w) of clause-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 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 agricultural zone.

XX Relaxation of development plan:-

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

XXI Provisions of Information Technology Units and Cyber Parks/Cyber Cities:-

(i) Location

- (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 minimum 60 meters ROW sector 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 number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	minimum 50 Acres

1. General

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

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

time.

XXII Setting up of Communication Towers

I Location

The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.

II Approach

The following norms for approach road would apply as per location of the tower:

- (i) Residential, Commercial, Industrial, Institutional Zone : 30 feet wide
- (ii) Agricultural Zone : 11 feet wide

III Height

The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from the competent Authorities.

Appendix A

CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	Retail Trade Wholesale Trade Warehousing and Storage Office and Banks including Government Office Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc. Cinema and other places of public assembly on a commercial basis.
300		Industrial	Professional Establishments Service Industry Light Industry Extensive Industry Heavy Industry.
400		Transport and Communication	Railway Yards, Railway Station and Sidings. Roads, Road Transport Depots and Parking Areas Dockyards, Jetties Airport/Air Stations Telegraph offices, Telephone Exchanges etc Broadcasting Station Television Station
500		Public Utilities	Water Supply installation including treatment plants Drainage and Sanitary installation including disposal works Electric power plants substation etc. Gas Installation and Gas work.
600		Public and semi public	Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence. Education, Cultural and Religious Institutions

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	630	Medical and Health Institutions	(iv)
	640	Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature	(ii)
	650	Land belonging to defence	(x)
700		Open Spaces	
	710	Sports Grounds, Stadium and Play Grounds	(ii)
	720	Parks	(ii)
	730	Green Belts, Garden and other Recreational Uses.	(iv)
	740	Cemeteries, crematories etc	(v)
	750	Fuel filling stations and Bus Queue shelters	(iv)
	760	Water Bodies/lakes	(i)
800		Agricultural land	
	810	Market Garden	(ii)
	820	Orchards and Nurseries	(iii)
	830	Land Under staple crops	(v)
	840	Grazing and Land pastures	(v)
	850	Forest Land.	(iv)
	860	Marshy Land	(iv)
	870	Barren Land	(iii)
	880	Land under water	(v)

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.
- (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 houses.
- (xiv) Any other minor needs to ancillary to residential use
- (xv) Starred hotels
- (xvi) Cyber Parks/Information Technology Park
- (xvii) Communication Towers
- (xviii) Any other use, which the Government may in public interest decide

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.

As per the policy/ parameters decided by the Government

II COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.

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

- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Communication Towers
- (xvi) Any other use which the Director in public interest may decide

III INDUSTRIAL ZONE

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

Serial number	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 square metres	1000 square metres	2	50 square metres	50 %	40 %	Minimum 18 metres
2	Restaurants	1000 square metres	2000 square metres	2	10 %	30 %	150 %	Minimum 18 metres
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 metres
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

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

Serial number	Name of Facility	Area		No. of facilities in a sector	Residential component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 square metres	500 square metres	2	Nil	60 %	100 %
4	Clinic	250 square metres	500 square metres	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 15 acres. The area utilisation shall be as under: -

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

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

Serial number	Land Use	Percentage of Total Area of the Colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

- (xiv) Communication Towers
- (xv) Any other use permitted by the Director.

IV TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands
- (x) Communication Towers
- (xi) Warehouses upto a maximum limit of 5% of the total area of the sector

At sites earmarked in the sector plan

V PUBLIC UTILITIES

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

At sites earmarked in the sector plan

VI PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices ,Government Administration 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) Communication Towers
- (vii) Dhabas, Restaurants as under:-

At sites earmarked in the sector plan

Serial number	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 square metres	1000 square metres	2	50 square metres	50 %	40 %
2	Restaurants	1000 square metres	2000 square metres	2	10 %	30 %	150 %

- (viii) Any other use which Government in public interest may decide
- (ix) Communication Towers

Serial number	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 square meters	1 acre	50 Square metres	40%	40%
2	Restaurant	2000 square meters	1 acre		15%	30%
3	Banquet Hall	2.5 acres	-		10%	30%
4	Motel without banquet facilities	1 acres	3 acres		15%	30%
5	Motel with banquet facilities	2.5 acres	5 acres		15%	30%
6	5-Star Hotel	4 acres	15 acres		13%	30%
7	Resort	4 acres	10 acres		15%	30%
8	Amusement Park/Theme Park	2.5 acres	10 acres		15%	30%

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

- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Communication Towers
- (xxiii) Any other use, which Government may in Public Interest, decide

APPENDIX -C

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

(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 DAP/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 :—

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

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

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

VII OPEN SPACES

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

At sites approved by
Director, Town and
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Haryana

VIII USES STRICTLY PROHIBITED:

Storage 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 outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 meters along the approach road.
 - (iii) Up to area of 2 acres.

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Department, Haryana

- (b) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,
- (xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

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Department, Haryana