

(Extract from the Haryana Government Gazette, dated the 15th February, 1972)

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 10th January, 1972

No. 13780-VDP-71/158.—In exercise of the powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft development plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) at Rohtak approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWING

- (1) Existing Land Use Plan Drawing No. RTP/NCR/245/71.
- (2) Draft Development Plan Drawing No. RTP/NCR/260/71.

ANNEXURE 'A'

EXPLANATORY NOTE ON THE DEVELOPMENT PLAN OF ROHTAK

Introductory.—Towns and cities are showing signs of overall growth in population as well as in their size. This is true during peace times. The growth of towns and cities is further attributed due to hands being relieved from agriculture and diverted towards machine and mechanisation of agriculture etc. Towns and cities play a vital role in the economy of any State or a Nation and as such they grow simultaneously with the growth of this factor.

Delhi (Capital City) which is a Metropolis town in whole of Northern India extends its influence to considerable areas falling on its outskirts. Therefore, the areas lying on the outskirts of Delhi are adversely affected economically, socially and agriculturally. Accordingly the Town and Country Planning Organisation Government of India in conjunction with the Planning Departments of the adjoining States namely U.P., Rajasthan and Haryana have brought out a National Capital Regional Plan (Draft) in order to balance the development of their regions *vis-a-vis* the Delhi Metropolis.

Rohtak town is one of the 8 corridor towns falling in Haryana as recognised in the draft Regional Plan of the National Capital Region. This town is proposed to cater to a population of 2 lacs by 1981 as against the present population of 1.24 lacs as per 1971 census.

In order, therefore, to have planned development, the State Government notified sizable chunk of land around Rohtak town as a Controlled Area,—*vide* Government notification No. 4587-VDP-69/3719, dated the 11th June, 1969 (published in the *Haryana Government Gazette* dated the 8th July, 1969) under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

Rohtak lies at a distance of 44 miles from Delhi towards its north-west on the Delhi Hissar Road National Highway No. 10. This town is quite important on account of the following factors :—

- (1) It, besides being a District Headquarter, accommodates a large number of Government offices.
- (2) Seat of 7 Superintending Engineers since large scale development works in and around are going on.
- (3) The town is very well connected by a network of roads with the surrounding areas and on account of this, Rohtak has emerged into a huge market in grains. It is second largest grain market in the State. In cloth it commands the first position.
- (4) Enjoys a pride position for the only Medical College in the State located here. Besides this, there are 6 academic colleges, one Regional Centre and an Industrial Training Institute. The Town has, of course, not made any headway for coming on the industrial map of the State as the only industry is one sugar mill and one spinning mill. Besides these, there are very small industrial units numbering about 60. The location of the town does suggest that it has a great potentiality for industrial development provided some incentives are given and water scarcity is removed.

Existing Physical Features :

Delhi Hissar Road passes through the town and this has resulted in development along the Highway. The shape of the town thus has emerged into linear town. Bye pass on Delhi Hissar Road runs in the north of the town and is bisected by road from Sonepat road from Gohana, and road from Jind. In the east flows a distributary in the name of Bhalout Distributary. This apart from an irrigation channel is source of water supply for the town. The drain No. 8 which runs on the west of the town was a source of heavy flooding in the past but with a diversion channel having been constructed near Gohana, the danger of flooding has now been considerably reduced.

An undulating area of about 500 acres is situated in the north of the town. This has been reserved by the Archaeological Department, Government of India, for Archaeological findings as it is believed by the historians that old Rohtasgarh town which vanished with the time lay buried over here. The existing old town is situated on the elevated tract and the rest of the development is almost on the plain land. There is local flooding in some of the areas from where the discharge of water through gravity is not possible and as such pumping operations are carried out.

There is acute shortage of water supply, water supply is canal based as the ground water is brackish and absolutely unfit for human consumption as well as for other uses. Sufficient water can be obtained from Bhalout Distributary for augmentation of water supply for present as well as the future needs. Should this be done, the town would easily grow to the desired magnitude, i.e., of 2 lacs of population by 1981.

Proposals.—As explained above the population of the town has been kept at 2 lacs by 1981. The perspective since is small it has been extended to 20 years and as such the Development Plan has been prepared for a population of 2.75 lacs on the presumption that population in decade 1981-91 would rise by 0.75 lacs.

In the preparation of Development Plan, major area for proposed development has been chosen in the north of Rohtak Hissar Bye pass ; since it is comparatively higher than the other areas. The existing town covers an area of about 3,880 acres and planning here is conspicuously absent except a residential colony in the name of Model Town and a few other private colonies formulated under the framework of Punjab Municipal Act, 1911. In the preparation of Development Plan, effort has been made in integrating the proposed development with the existing town. The Development Plan has been prepared on the Grid Iron pattern giving rise to 18 sectors in all.

The provision of major land uses in the Development Plan of Controlled Area is as under :—

Residential	..	2253 Acres	
Industrial	..	883 Acres	(In addition to the existing industries of 170 acres).
Commercial—			
(a) Commercial-cum-Business-cum-Civic Centre	..	147 Acres	
(b) Commercial belts	..	40 Acres	} 187 Acres
Warehousing and Wholesale Marketing	..	50 Acres	
Major open spaces—			
(a) Town Park	..	90 Acres	
(b) Green belt along ring road and other open spaces	..	186 Acres	} 583 Acres
(c) Area reserved as special zone for Archaeological findings (Sector 14)	..	307 Acres	
Major Roads			
Railways	..	188 Acres	
Total Proposed areas	..	4,294 Acres	
Existing Town	..	3,880 Acres	
Total area of Town			8,174 Acres

A bypass in the south of the town has been provided in such a manner that it passes through the rural zone and does not get infected with any kind of development.

Road System.—The road system is on the grid iron pattern and it provides for the following types of roads with their land reservations as below :—

V-1 Byepass	.. 60 meters
V-1-a to V-1-+	.. Existing widths
V-2 Outer Ring Road in the north	.. 60 meters
V-2-a	.. 60 meters
V-3 Peripheral roads around sectors	.. 30 meters

Industrial Zone.—In order to provide free flow of traffic on the proposed bypass (in the south) an overbridge on the Delhi Rohtak Railway Line needs to be provided. Two more overbridges are also necessary on the existing bypass one on the Rohtak Gohana Railway Line and the other on the Rohtak Jind Railway Line.

Industrial Zone.—In order to provide strong economic base to the Town it is imperative to infuse industrial development through allout efforts from the Government as well as the public. An area of 577 acres has been zoned as industrial for light and medium industry in between Bhalout Distributary and Rohtak Gohana Railway Line along the proposed outer ring road in the north. A green belt of 75 meters has been provided to serve as buffer with the residential areas. Besides this existing industries and the contiguous area on the southwest of the town and across the railway line have been zoned for light industry. This primarily has been done to regulate the existing development and further development to come up in a planned manner.

Special Zone.—A chunk of land about 307 acres (Sector 14) on the north of existing old town has been put under special zone since it has been reserved by the Archaeological Department, Government of India, for Archaeological findings. This area ultimately to be utilized as town park and area for excursion and recreational purposes.

Rural Zone.—A sizeable area has been reserved as a rural 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 this as a rural area.

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

ANNEXURE "B"

ZONING REGULATIONS

Governing uses and development of land in the Controlled Area around Rohtak as shown in Drawing No. RTP/NCR/260/71, dated 29th November, 1971.

1. *General.*—(1) These Regulations, forming part of the Development Plan for the Controlled Area around Rohtak shall be called Zoning Regulations of the Development Plan for Rohtak 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 thereunder :—

11. *Definitions.*—In these regulations :—

- (a) "Approved" means approved under the Rules;
- (b) 'Building Rules' mean Rules contained in Part VII of Rules;
- (c) 'Drawing' means Drawing No. RTP/NCR/260/71, dated 29th November, 1971;
- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage between the total floor area of building on all floors and the total area of the site ;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities;

- (f) 'Light Industry' means 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 household utensils, shoe-making and repairing, fuel depots etc.;
- (h) 'Material date' means the 8th July, 1969, in respect of land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963—*vide* Haryana Government notification No. 4587-VDP-69/3719, dated 11th June, 1969, appearing in Haryana Government Gazette of 8th July, 1969.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours;
- (j) '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;
- (k) 'Public Utility Building' means any building required for running of public utility services—*as* water-supply, drainage, electricity, post and telegraph and transport and for any Municipal services including a fire station;
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (m) 'Sector density' and 'Colony Density' shall mean the number of persons per acre in sector area or colony area as the case may be.

Explanation.—(i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony, as bounded with 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 a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain of two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot in the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (n) 'Site coverage' means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site;
- (o) 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 Rules, 1965; and
- (p) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. Major Land uses/zones.—(1) For purposes of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and to be designated as under :—

- (i) Residential Zone.
- (ii) Light Industry Zone.
- (iii) Medium Industry Light Industry Zone.
- (iv) General Business-cum-Commercial-cum-Civic Zone.
- (v) Wholesale Marketing and Warehousing Zone.
- (vi) Major open spaces.
- (vii) Railway Reservations.
- (viii) Reservations for major roads.
- (ix) Rural Zone.

IV. Division into Sectors.—Major land uses mentioned at serial Nos. (i) to (v) in 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 subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zones are listed in Appendix 'A' subjoined to these regulations.

VI. Sectors not ripe for development.—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the controlled area till such time as availability of water-supply, drainage arrangements and other facilities for 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 the General Business-cum-Commercial-cum-Civil Zone and 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 provisions 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 reservation of major roads.—(1) Land reservation of major roads shall be as under :—

- | | |
|--|--------------|
| (i) Major road indicated as V-1 on the Drawing | 60 metres |
| (ii) Major road indicated as : | |
| V-1(a) Delhi-Hissar Road | } |
| V-1(b) Sonepat Road | |
| V-1(c) Gohana Road | |
| V-1(d) Jind Road | |
| V-1(e) Bhiwani Road | |
| V-1(f) Jhajjar Road | |
| V-1(g) Existing bye-pass Road | |
| (iii) Major road as V-2 & V-2(a) on the Drawing | .. 60 metres |
| (iv) Major roads indicated as V-3 on the drawing (roads along the boundaries of sectors) | 30 metres |
- Existing widths

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

IX. Industrial Non-conforming uses.—With regard to the existing industries show in zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned—

- undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of this 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.—(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused 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, floods, explosion, earthquake, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

XI. Relaxation of land use within rural zone.—In the case of any land lying in rural zone Government may relax the provisions of this Development Plan :—

- for use and development of the land into a residential or industrial colony, provided the coloniser had purchased the land for the said use and development prior to the material date, on stamped paper and the coloniser secures permission for this purpose as per rules ; and

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

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

XII. *The Development to conform to Sector and Zoning Plan.*—No land within a 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 and zoning plans and/or the approved layout plan of the colony in which the land is situated.

XIII. *Density size and distribution of plots.*—(1) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed in either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI, the colony density of the colony area shall not exceed the limits as laid down below :—

For areas upto 100 hectares	.. 60
For area larger than 100 hectares	.. 45

XIV. *Individual sites to form part of approved layouts.*—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 such for which relaxation has been granted as provided in Regulation XI above, and
- (ii) the plot is accessible through a road laid out and constructed upto the location of the plot to the satisfaction of the Director.

XV. *Minimum size of the plots for various uses.*—The minimum sizes of plots for various types of uses shall be as below :—

(i) Residential plot	.. 100 sq. meter
(ii) Residential housing or slum dwellers housing schemes, approved by the Government	.. 75 sq. meter
(iii) Shop-cum-residential plot	.. 100 sq. meter
(iv) Shopping booth including covered corridor or pavement in front	.. 20 sq. meters
(v) Local service industry plot	.. 200 sq. meter
(vi) Light industry plot	.. 800 sq. meter
(vii) Medium industry plot	.. 0.8 hectare

2. The minimum area under a group housing estate shall be 0.4 hectare.

XVI. *Site coverage and height of buildings in various uses.*—Site coverage and height upto which building may be erected within independent residential and industrial plot shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall subject to architectural control as may be imposed under Regulation XVIII be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33½ per cent	150 per cent
(ii) Government offices	.. 25 per cent	150 per cent
(iii) Commercial plots within Central Business zone	50 per cent if air-conditioning is not done and 75 per cent if air-conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	.. 50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XVII. *Building, lines in front, side and rear.*—This shall be provided in accordance with rule 51, 52 and 53.

XVIII. *Architectural Control.*—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets, prepared under rule 50.

XIX. Provision of farm houses outside Abadi Deh in Rural zone. A farm house in rural zone outside abadi Deh village may be allowed where the agricultural land attached, exceeds 0.4 hectre.

Size of farm	maximum cover of for a house	Maximum height and storey
0.4 to 1.2 hectares above 1.2 hectares	45 sq. meters. 135 sq. meters	Single storey 6 meter —Do—
Minimum set back for dwelling shall be;		
(a) 15 M from any boundary line of property.		
(b) 30 M from any village road.		
(c) 60 M from any state road connecting the towns.		
(d) 300 M from any National Highway and Scheduled Roads.		
(e) 400 M from any bye-pass.		

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 principle of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'

Residential Zone :—

- (i) Residences.
- (ii) Boarding houses.
- (iii) Social Community religious and recreative building.
- (iv) Public utility buildings
- (v) Educational buildings—all types of schools and where necessary colleges.
- (vi) Health Institutions.
- (vii) Retail shops and restaurants.
- (viii) Commercial and professional offices.
- (ix) Local Service Industries.
- (x) Cinemas.
- (xi) Petrol filling stations and service garages
- (xii) Bus stands and bus stops.
- (xiii) Tonga, Taxi, Scooter and Rickshaw stand.
- (xiv) Any other need ancillary to residential use.
- (xv) Nurseries, green houses.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies

Light Industry Zone :—

- (i) Light Industry.
- (ii) Local Service Industry.
- (iii) Warehousing and storage.
- (iv) Public utility buildings, community recreative and social buildings, retail shops.
- (v) Parking, loading and unloading areas.
- (vi) Bus stops, taxi, tonga and rickshaw stand.

As required for the local need of the area and as per sites and shown on the sector plans and or on the approved plan of the colony.

(vii) Petrol filling stations and service garages.

Medium Industry Zone:—

- (i) Medium Industry.
- (ii) All uses allowed within Light Industry Zone.

General Business-cum-Commercial-cum-Civic Zone :—

- (i) Retail shops.
- (ii) Restaurants and entertainment places including cinemas and theatres.
- (iii) Business and professional offices.
- (iv) Residences on the first and higher floors.
- (v) Warehousing and covered storage.
- (vi) Local Service Industry.
- (vii) Civic, Cultural, Social and Community buildings.
- (viii) Local and Government offices.
- (ix) Public utility buildings.
- (x) Petrol filling stations and service garages.
- (xi) Loading and unloading yards.
- (xii) Fish and Fruit and other wholesale markets.
- (xiii) Parking spaces, bus stops, taxi, tonga and rickshaw stand.
- (xiv) Any other use which Government in the public interest may decide.

As per sites shown on the sector plans and zoning plans.

Wholesale Marketing and Warehousing Zones :—

- (i) Wholesale markets, wholesale and retail shops and storages.
- (ii) Business offices and restaurants.
- (iii) Residences if located in the first or higher floors.
- (iv) Public utility buildings.
- (v) All accessory uses clearly incidental to above use including petrol filling stations, service garages, truck stand etc.

As per sites shown on the sector plans and zoning plan

Uses strictly prohibited :—

Storage of petroleum and other inflammable material.

Major open spaces :—

- (i) Parks and play-grounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the areas, i.e., park at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticultural at approved places and for approved periods.

Railway Reservations :—

All requirements of the Railway Department.

Rural Zone :—

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Farm houses within Abadi Deh subject to restriction as laid down in regulation XIX.
- (iii) Village houses within Abadi Deh.
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurisation plants.
- (vi) Bus and Railway Stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainage, irrigation and hydro-electric works.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Cremation and burial grounds.
- (xiii) Mining and extractive operations, including lime and brick-kilns, stone quarries and crushing subject to rules and approved site provided that none of these operations are sited within 300 meter of the edge of any National, State or District Highway.
- (xiv) Petrol filling stations.
- (xv) Any other use which Government may in public interest decide.

} As approved by the Director.

} As approved by the Director.

M. L. BATRA,
Secretary to Government, Haryana,
Town and Country Planning Department, Haryana,
Chandigarh.