

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 24th July, 2001

No. CCP(NCR)KCA—1/2001/1533.— 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) and all other powers enabling him in this behalf, the Governor of Haryana hereby publishes the following draft development plan for the controlled areas declared *vide* Haryana Government, Town and Country Planning Department, notification No.10164-VDP-71/3882, dated the 10th September, 1971, No.734-2TCP-73/5252-A, dated the 19th February, 1973 and No. 4818-10DP-84/10611, dated the 19th November, 1984 and in suppression of final development plan notified *vide* Haryana Government, Town and Country Planning Department, notification No.134-2TCP-77/483, dated the 5th January, 1978 and No. 10DP-81/20527, dated the 10th December, 1981, along with restrictions and conditions as given in Annexures 'A' and 'B' proposed to be made applicable to the controlled areas covered by the said notifications.

Notice is hereby given that the development 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 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 this plan before the expiry of the period so specified.

DRAWINGS

1. Existing Land Use Plan Drawing No. DTP(K) 1039/98, dated the 12th November, 1998.
2. Draft Development Plan Drawing No. DTP(K) 1040/98, dated the 12th November, 1998.

ANNEXURE A

**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN-2021 A.D. FOR CONTROLLED AREA I AND
ADDITIONAL CONTROLLED AREAS III, IV AND V AROUND KARNAL AND CONTROLLED AREA II
AROUND MUGHAL BRIDGE.**

INTRODUCTION

The town of Karnal is situated on the National Highway No.1 (Delhi- Ambala-Amritsar, G.T.Road) at a distance of about 123 kilometers from Delhi and 130 kilometers from Chandigarh. The town is well linked with other major towns of the State and that of the adjoining States by a good network of roads. Amritsar-Delhi main double broad-gauge Railway line also passes through the town making it easily accessible from other parts of the Country. By and large, the surrounding area of the town is flat, alluvium plain with a gradual slope from North-West to South-East. The area is mostly free from flooding and the potable sub-soil water is available in abundance.

The economy of the District is mostly agro-based and the area is famous for good paddy crop. There are number of cold storages and rice shellers in and around the town. Lately the town has come on the industrial map of the State and a few important industries such as manufacturing of agricultural implements, shoe-making, chemicals, welding, electric rods manufacturing, sugar mill, card board industries, electric motors and rice husking, etc. have been set up. The town is self-sufficient in educational facilities. At present there are six degree Colleges, One B.Ed. College for Women and an Industrial Training Institute with Vocational Education Institute. Other institutions of National importance are National Dairy Research Institute (Deemed University); Regional Wheat Research Centre, Indian Agricultural Research Institute, Regional Centre of Indira Gandhi National Open University and Haryana Agriculture University, Central Soil Salinity Research Institute and Sugarcane Breeding Regional Research Centre. The town is growing steadily both in population and size. The Haryana Urban Development Authority has done most of urban development works in Karnal town by acquiring and developing the land in the town in accordance with published Development Plan where Sectors 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and 16 have been exclusively developed by Haryana Urban Development Authority. Lands have also been allotted to Haryana Housing Board and Haryana State Industrial Development Corporation, for further development and constructions.

2. EXISTING LAND USE PATTERN, INFRASTRUCTURAL FACILITIES AND GROWTH TRENDS

The old town of Karnal is confined to walled city and Sadar Bazar area. In 1850 the Britishers set up the Civil Lines area and after partition, the rehabilitation colonies such as Model Town on the East, 8 Marla Housing Colony

and mud-hut camp housing colony on the West of the Railway Line have been developed. The in-between vacant pockets have been filled up with piece meal development by private colonisers and is mostly in the form of haphazard and slum development. The area outside municipal limit is predominantly rural in nature. However, there is haphazard linear development of industries along major roads.

In order to channelise the development in a planned manner and to control the haphazard and piecemeal growth, the Government in September, 1971 declared a sizeable area approximately 5400 hectares around the Municipal town as controlled area under Section 4(I)(a) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963). The additional controlled areas were declared around old Mughal Bridge at Madhuban (1973), additional controlled area III, IV and V in year 1984.

DEMOGRAPHIC CHARACTER AND POPULATION PROJECTION

The population of Karnal town has grown from 23550 in 1901 to 176131 in 1991 as indicated in the table below :—

Year	Population	Decennial Growth Rate
1901	23,550	—
1911	NA	—
1921	22,845	—
1931	NA	—
1941	37,444	—
1951	59,790	(+)60%
1961	72,109	(+) 20.7%
1971	92,835	(+) 28.7%
1981	1,32,107	(+) 42.3%
1991	1,76,131	(+) 33.3%

ECONOMIC BASE

The growth of population during the decade 1961-1971 also reveals that the town was growing at a faster rate. This is due to strategic location on National Highway No.1, availability of potable underground water in abundance, coupled with green and white revolution around and in the region and also emergence of town in the field of agricultural implements and shoe-making at the national level. There are 50,287 workers as per 1991 census, which includes 3,853 persons in Primary Sector, 24,193 in Secondary Sector and 22,241 in the Tertiary Sector.

Considering its regional setting *vis-a-vis* higher rate of migration due to changing economy of the town, the growth rate for the perspective period 1991-2021 has been assumed at 40%. This would give a population of approximately 2,47,000 by the year 2001 and 3,46,000 by the year 2011 is expected to touch 5,00,000 persons by the year 2021 A.D.

PROPOSALS

The development plan for Karnal controlled area I was published in January, 1978 upto Year 1991. The projected population upto 1991 was kept as 2 lacs and the planning proposals were made for this population. The development plan for additional controlled area around Mughal Bridge at Madhuban was published in May, 1976. In view of decision to prepare development plans for all controlled areas for the perspective year 2021 AD, it has been decided to prepare integrated land use proposals for controlled area and additional controlled area III, IV and V around Karnal and controlled area around Mughal Bridge.

The main barriers for the growth of the town towards west and north are railway line, Western Jamuna Canal and National Dairy Research Institute respectively. One Institutional sector between Grand Trunk Road and Indri road and 3 residential sectors between Kunjpura Road and Indri Road have been proposed. On eastern side, 3 residential sectors between Kunjpura Road and Meerut Road have been planned. The institutional area of Madhuban is integrated with rest of the town. Based upon the wind direction which is predominantly North-West to South-East industrial land uses have been proposed in Sector 1, 2 and 37. Sector 3 is an existing industrial sector. Major expansion of town also envisaged towards south of the existing town.

In view of a large chunk of low lying area between Sectors 39, 40, Bazida Road, Karnal-Delhi Railway Line and Grand Trunk Road approximately. 445 hectares area is proposed for recreational use. Since Karnal town is centrally located between Delhi and Chandigarh on major traffic arteries *i.e.* Delhi-Amritsar Railway Line and Grand Trunk Road (National Highway No.1) Development of large scale tourism facilities like zoo, botanical garden, lake,

race course, polo ground, golf club, sport stadias, adventure sports centres, tourist camping huts etc. will provide impetus to its development. On Karnal-Kunjpora Road, Karnal Aviation Club is located with a small air strip. In order to promote aero based adventures sports like air gliding, para trooping, baloon riding, hang gliding etc., it is proposed to expand this aviation club. Since this is proposed outside the urbanisable area the area of recreational zone and Aviation Club has not been included in the urbanization proposals.

The area around Madhuban was reserved for special zone in earlier published plan (for expansion of Haryana Armed Police Complex only) has been designated for public and semi-public use with additional institutional areas around it. Here educational institutions of higher order, i.e., Medical College, Engineering College and other professional and educational institutions can be provided.

In order to provide smooth flow of inter-state and inter-district traffic, a Bye Pass road of 60 metres width with 100 metres wide green belt on both sides is proposed on eastern boundary of proposed urbanisable area.

The new proposals are in continuation of the existing town and already published plan. It is proposed to develop Karnal as a low density town with an overall town density of 85 persons per hectare and therefore an area of approximately 5900 hectares (including the area within municipal limits) has been proposed for urbanisation.

The proposals within the municipal limits have been shown for integrated and co-ordinated development of town. The extent of major land use proposals upto 2021 A.D. are given as under:-

LAND USES

Land Use	Area within Controlled Area (hectare)	Area within Municipal Limits (hectare)	Total Area (hectare)	Percentage to total
1. Residential	1452	1129	2581	43.75
2. Commercial	267	99	366	6.20
3. Industrial	163	146	309	5.24
4. Transport and Communication	222	226	448	7.59
5. Public utility	90	33	123	2.09
6. Public and Semi- Public	774	687	1461	24.76
7. Open Spaces (including Green belt)	439	173	612	10.37
Total	3407	2493	5900	100.00

DESCRIPTION OF LAND USES

1. RESIDENTIAL

The existing residential area of the town is approximately 930 hectares. At present the old town is very congested. Its density varies from 450 to 675 persons per hectare. It is proposed to bring down the residential density to 200 persons per hectare in the Development Plan. The total area under the residential use inclusive of ancillary and allied facilities like schools, shopping centres, community facilities etc. (including the existing residential area) will be approximately 2581 hectares, which will take care of decongesting the existing town as well as providing accommodation for the additional population. The whole residential area has been divided into residential Sectors namely 4 Part, 5, 6, 7, 8, 9, 12 Part, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Part, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35 and 36 which will be designed on the principles of neighborhood planning.

2. COMMERCIAL

The existing commercial area of the town is approximately 95 hectares. There are sufficient existing commercial areas to cater to the needs of the population. A new Grain Market of an area of about 66 hectares is coming up in Sector-38 adjoining G.T.Road towards Delhi. Rest of the area of this sector is also to be utilised for commercial purposes. The total commercial area proposed is 366 hectares which includes area adjoining New Grain Market in Sector-39 and 40 which is mainly reserved for Warehousing, Cold Storages, Godown and Container Depot, etc. Since

Mini Secretariat and Judicial Complex are going to be constructed in Sector-12, the present site of such Government offices and Courts, which falls within municipal limits are also to be used for commercial purposes from the point of view of optimum utilisation of Government lands for revenue generation after construction of Mini Secretariat and Judicial Complex.

3. INDUSTRIAL

The existing area under industrial use is approximately 102 hectares. Keeping in view the location, wind direction, available infrastructure, topography and drainage, an industrial area of 309 hectares for providing employment to approximately 23175 workers (at the rate of 75 workers per hectare) has been earmarked in Sectors 1, 2 and 37 between and along G.T.Road and railway line.

4. TRANSPORT AND COMMUNICATION

There is sufficient existing provisions of Transport and Communication facilities within the town which can cater to the needs of the present population suitably. As regards to the future needs, necessary provisions of such facilities shall be made within the proposed sectors as per the requirements from time to time.

Road-System

To solve the existing and anticipated traffic problems in future a specific road network which is combination of grid iron and spider web pattern have been evolved. The hierarchy of the roads as shown on the development plan with their land reservation is given below :—

Classification	Land Reservation
(i) V-1	60 metres wide road with 100 metres green belt on both sides.
(ii) V-1(a)	45 metres wide road with 30 metres green belt on both sides.
(iii) V-1(aa)	Existing bye-Pass with 100 metres green belt on both sides.
(iv) V-1(b)	Existing National Highway No.1 with 50 metres green belt on both sides.
(v) V-1(bb)	Existing National Highway No.1 with 30 metres green belt on both sides.
(vi) V-1(c)	Existing road to be widened to 30 metres with 30 metres green belt on both sides.
(vii) V-2	60 metres wide.
(viii) V-3	30 metres wide Sector roads.

As restricted green belt of 30 metres width has been provided along all scheduled roads passing through Controlled Area.

5. PUBLIC UTILITIES

At present an area of approximately 36 hectares is being used as Grid Sub-stations and for disposal works in the town. Public Health Department has also acquired and developed 21 hectares land for Treatment Plant and Oxidation Plant in Sector-36 adjoining Western Jamuna Canal towards west of town. In addition to above, for disposal of sewage of Sectors 27, 28, 29, 30 an area of 2 hectares has been earmarked near Kailash Majra abutting Budha Khara Distributory across outer peripheral road. Two sites of Electric Sub-stations have also been earmarked in Sector 27 and Sector 43 near village Uchani. An area of 81 hectares land has been earmarked for public utilities in the development proposal.

6. PUBLIC AND SEMI PUBLIC USES

An area of about 32 hectares stands earmarked for development of Mini-Secretariat and Judicial Complex in Sector 12 within municipal limits. Keeping in view the journey to work concept the site is most ideally located in relation to the existing town as well as for the proposed development of Sectors 10, 30, 31, 31A, 42, 43, 44 where have been earmarked for public and semi-public uses. The total area under National Dairy Research Institute, CSSRI and other institutions of LARI, i.e. Haryana Agriculture University Complex, NBAGR, NIAG and Haryana Armed Police Complex, PTC Complex Madhuban is institutions of 1283 hectares due to the ratio of area under Public and Semi-Public is on higher side. The area of National Dairy Research Institute, CSSRI, which is 383 hectares outside planned area, has not been included in the urbanisable area.

7. OPEN SPACES

Presently the town has two parks, namely, Karan Park and Karan Tal in addition to a big stadium named after

Sh. Moti Lal Nehru. As regards other recreational areas there is a lake complex at a distance of about 5 kilometres from the town towards North. A town park with an area of 24 hectares is developed by Haryana Urban Development Authority in Sector 8, Part-II and Sector 41 has been earmarked for recreational uses. In addition to the above, green belts of various widths depending upon the hierarchy of roads have been provided on either side of the road reservation within and outside the urbanisable area. However, the land under green belts along National Highway No.1 and Scheduled Roads shall be governed by the provisions of Section 3 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed thereunder in addition to the conditions and restrictions mentioned in the development plan. Area of recreational zone not included in the details of area.

8. 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 I around Karnal and additional controlled area III, IV and V and controlled area II around Mughal Bridge as shown in drawing DTP(K) 1040/98 dated the 12th November, 1998.

I. General

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, Additional Controlled Area around Karnal and controlled area around Mughal Bridge shall be called Zoning Regulations of Development Plan for Karnal Controlled Area and Additional Controlled Area around Karnal, and Controlled Area II around Mughal Bridge.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed thereunder.

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) 1040/98, dated the 12th November, 1998;
- (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:

Serial No.	Name of the controlled area and notification No.	Material date
1.	Controlled Area notified <i>vide</i> Haryana Government Gazette notification No.10164-VDP-71/3882, dated the 10th September, 1971 published on 21st September, 1971.	21st September, 1971.
2.	Controlled Area notified <i>vide</i> Haryana Government Gazette notification No.734-2TCP-73/5252-A, dated the 19th February, 1973 published on 20th March, 1973.	20th March 1973.
3.	Controlled Area (Part-III, IV and V) notified <i>vide</i> Haryana Government Gazette notification No.481B-10DP/84/10611, dated the 19th November, 1984 published on 4th December 1984.	4th December 1984.

- (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 colony area, as the case may be;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation :

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or 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 (41 of 1963) and rules ;
- (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 regarding by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural / agricultural zone".
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (u) 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter ;
- (v) 'Loft' an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter 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' 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 industrials 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 grain, 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 (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-1 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, wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (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.

III. Major Land Uses Zone :

- (i) Residential Zone

- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public and Semi Public Zone (Institutional Zone)
- (vi) Public Utility 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 there on 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

Classification	Land Reservation
(i) V-1	60 metres wide road with 100 metres green belt on both sides.
(ii) V-1(a)	45 metres wide road with 30 metres green belt on both sides.
(iii) V-1(aa)	Existing bye-pass with 100 metres green belt on both sides.
(iv) V-1(b)	Existing National Highway No.1 with 50 metres green belt on both sides.
(v) V-1(bb)	Existing National Highway No.1 with 30 metres green belt on both sides.
(vi) V-1(c)	Existing road to be widened to 30 metres with 30 metres green belt on both sides.
(vii) V-2	60 metres wide
(viii) V-3	30 metres wide Sector roads.

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

IX. Industrial Non-conforming uses :—

With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial 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 industry concerned :

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- (c) no further expansion shall be allowed within the area of the non-conforming use.

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 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 per cent 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 a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

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

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

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

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through a 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 plot 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 metres
(iii) Shop-cum-residential plot	100 Square metres
(iv) Shopping booths including covered corridor or pavement in front	20 Square metres
(v) Local service industry plot	100 Square metres
(vi) Light industry plot	250 Square metres
(vii) Medium industry plot	8000 Square metres

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

XIV. Site coverage, Height and bulk of building under various types of buildings

Site coverage and the height upto which 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 coverage and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under :-

Sr.No.	Type of Use	Max. G.F. coverage	Max. FAR	Remarks
1.	Group Housing	35%	175	—
2.	Government Offices	25%	150	—
3.	Commercial:			
	(a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plot able area while working out the total plotted area of the sector.
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 purpose.

XV. Building lines in front and rear of building

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 :—

- 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.
- for use of land as an individual site (as distinct from an industrial colony).

Provided that :

- the land was purchased prior to the material date ;
- the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
- the owner of the land secures permission for building as required under the rules ;
- 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 right 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 per cent 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 :—

	Size of farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground shed (ancillary building)
(i) Site coverage	2 Acres	100 square metres	1 per cent of the farm land (not more than 40 per cent shall be used for labour / servant quarters)

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

	Maximum height	
(ii) Height and storey	Main dwelling unit 6 metres single storeyed	Ancillary building 4 metres single storeyed

(iii) Set back:

It shall be atleast 15metres 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 metres.
(b) Where the road is a scheduled road.	30 metres.
(c) Any other road.	15 metres.

(iv) Approach Road :

- The approach road to the farm shall have a minimum right of way to 13.5 metres (45feet).
- When the approach road serves more than one farm than the minimum right of way should be 18.30 metres (60 feet).

(v) Basement :

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and 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 and drainage :

- Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- Open Sanitary drains or covered drains to be provided to clean the sheds incase 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 utilisation 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	Upto 2 acres
2.	Cyber Park / Information Technology Park	10 to 15 Acres
3.	Cyber City	Minimum 100 Acres

(iii) Miscellaneous**I Parking**

- (a) One Equivalent Car Space for every 50 square metres of floor area shall be provided for parking in Cyber Park / Information Technology Park, Information Technology Industrial Unit and Cyber City.
- (b) Twin level basement shall be allowed only for parking under the zoned area.

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
1	2	3	4
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office

1	2	3	4
	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.
300	270	Industrial	Professional Establishments
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
400	340		Heavy Industry
		Transport and Communication	
	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
500	470	Public Utilities	Television Station
	510		Water Supply installation including treatment plant
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
600	540	Public and Semi Public	Gas Installation and Gas work.
	610		Government Administrative Central Secretariat
	620		District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	630		Education, Cultural and Religious Institutions
	640		Medical and Health Institutions
	650		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
700		Open Spaces	Land belonging to defence
	710		Sports Grounds, Stadium and Play grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc.
800	750	Agricultural Land	Fuel filling stations and Bus Queue Shelters
	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.
- (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

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.

- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park.

As per the policy/parameters decided by the Government.

II. Commercial Zone :

- (i) Retail Trade.
- (ii) Whole sale 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.
- (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) Any other use which the Director in public interest may decide

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.

III. Industrial Zone :

- (i) Light Industry
- (ii) Medium Industry
- (iii) Obnoxious and Hazardous.
- (iv) Heavy Industry.
- (v) Service Industry.
- (vi) Warehouse and storage.
- (vii) Parking, loading and unloading area.
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand.
- (ix) Public Utility, community buildings and retail shops.
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

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

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 Stand

At sites earmarked in the sector plan.

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, open 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

At sites approved by Director, Town and Country Planning, Haryana.

VII. Public Utilities :

- (i) Water supply installations including Treatment plants.
- (ii) Drainage, Sanitary installations including 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.

VIII. Uses Strictly Prohibited :

- (i) 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 continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or semi Government
- (vi) Milk Chilling Station and Pasteurization Plant.

As approved by Director, Town and Country Planning Department, Haryana.

- (vii) Bus Stand and Railway Station.
- (viii) Air ports necessary buildings.
- (ix) Wireless station.
- (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 extractions 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 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 kilometre 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 kilometre 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.

As approved by Director, Town and Country Planning Department, Haryana.

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
- Palma 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 & 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) **Net working/Cabling & 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.

BHASKAR CHATTERJEE,
Commissioner and Secretary to Government, Haryana,
Town and Country Planning Department.