

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

**Notification**

The 1st February, 2008

**No. CCP(NCR)/KNL(NT)/2008/380.**—In exercise of the powers conferred by Sub-section (4) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the following Draft of amendment in the Haryana Government Town and Country Planning Department Notification No. CCP(NCR)/KNL(NT)/2006/3170, dated the 19th October, 2006, published in the Haryana Government Gazette (Extraordinary), 19th October, 2006 for the information of all persons likely to be affected thereby.

Notice is hereby given that the 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 objections and suggestions, if any, which may be received by the Director, Town and Country Planning Department, 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.

**DRAFT OF AMENDMENT**

Haryana Government Town and Country Planning Department Notification No. CCP(NCR)/KNL(NT)DDP/2006/3170, dated the 19th October, 2006 :—

1. Under heading "DRAWING" for serial number 2 and entries thereagainst, the following serial number and entries thereagainst shall respectively be substituted, namely :—

"2. Draft Development Plan Drawing No. DTP(K) 1290/06, dated the 21st June, 2006 revised on Drawing No. 1333/07, dated 26th November, 2007.

2. In Annexure A,—

(i) For the figures and letters "2021 AD" wherever occurring, the figures and letters "2025 AD" shall be substituted;

(ii) Under heading "Population/Demography", for the existing Table-II, the following table shall respectively be substituted, namely :—

**"Table-II**

Serial No.	Respective Year	Population	Assumed Decadal Growth Rate (%)
1.	2001	48,420 (Existing)	—
2.	2011	77,478	60%
3.	2021	1.25 lakhs	60%
4.	2025	1,62,000	29.6%;



3. in sub heading "PROPOSALS" for the figures and sign "1.25 lakh" and "65 persons" the figures and sign "1.62 lakh" and "83 persons" shall be substituted for the existing Table-III, the following table shall respectively be substituted, namely:—

Table-III

Serial No.	Land Use	Present FAR (Area in acre)	Percentage
1.	Residential	1550	31.96
2.	Commercial	387	7.98
3.	Industrial	770	15.88
4.	Transport and Communication	690	14.23
5.	Public Utilities	77	1.59
6.	Public and Semi Public	160	3.30
7.	Open Spaces (Including Green belt)	822	16.95
8.	Special Zone	393	8.11
Total		4849	100

4. in sub heading "RESIDENTIAL USES" for the figures and sign "80" and "1.25 Lakhs" the figures and sign "100" and "1,62,000" shall respectively be substituted,—

5. In Annexure "B" :—

1. in heading "VII. Sectors to be developed exclusively through Government Enterprises", sub-para (1), the words "and the semi public zone" shall be omitted;

2. after heading "XXI. PROVISIONS OF INTRODUCTION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES", the following heading shall be added at the end, namely :—

"XXII. SETTING UP OF COMMUNICATION TOWERS"

- I. Location :—Residential Zone, Commercial Zone, Industrial Zone, Transport and Communication Zone, Public and Semi-Public Zone, Open Spaces, Special Zone and Agricultural Zone.

- II. Approach :—Any revenue rasta.

- III. Height :—The maximum height of the tower from the ground level should not exceed 75 meters subject to clearance from Defence, Civil Aviation and Doordarshan";

6. In Appendix-B,—

- (i) in heading "I. RESIDENTIAL ZONE", after clause (xvii), the following clause shall be added :

at the end, namely :—

“(xviii) Communication Towers”;

(ii) in heading “II. COMMERCIAL ZONE”, after clause (xv), the following clause shall be added at the end, namely :—

“(xvi) Communication Towers”;

(iii) under the heading “III. INDUSTRIAL ZONE”,—

(a) for the existing clause (ix), the following clause shall be substituted, namely :—

“(ix) Public Utility, Community Buildings, Retail Shops, Banks, Restaurants, Hotels and Insurance Office”;

(b) after clause (xiii), the following clauses shall be added at the end, namely :—

“(xiv) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic;

(xv) Communication Towers”;

(iv) in heading “IV. TRANSPORT AND COMMUNICATION ZONE”, after clause (ix), following clause shall be added at the end, namely :—

“(x) Communication Towers”;

(v) in heading “V. PUBLIC AND SEMI PUBLIC USES ZONE”, after clause (vi), the following clauses shall be added at the end, namely :—

“(vii) Hotels, Restaurants, Dhabas;

(viii) Communication Towers”;

(vi) in heading “VI. OPEN SPACES”, after clause (vi), the following clause shall be added at the end, namely :—

“(vii) Communication Towers”;

(vii) under heading “IX. AGRICULTURAL ZONE”,—

(a) for the existing clause (xx), the following clause shall be substituted, namely :—

“(xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/Theme Park along National Highways/Scheduled Roads in the area outside restricted/green belt as under :



Serial No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1.	Dhabas	1000 square meters	1 acre	50 square meters	40%	40%
2.	Restaurant	2000 square meters	1 acre	15%	30%	150%
3.	Banquet Hall	Minimum 2.5 acre	—	10%	30%	50%
4.	Motel Without banquet facilities	1 acre	3 acres	15%	30%	150%
5.	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
6.	5-Star Hotel	4 acres	15 acres	15%	30%	150%
7.	Resort	4 acres	10 acres	15%	30%	150%
8.	Amusement Park/ Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided that 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."

(b) after the clause (xxi), the following clause shall be inserted, namely :—

"(xxia) Communication Towers."

D. S. DHESI,

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