

**Haryana Government  
Town & Country Planning Department,  
Notification**

The 14<sup>th</sup> August, 2008

No. CCP(NCR)/AMB/FDP/2008/2286 .- In exercise of powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and with reference to Haryana Government, Town and Country Planning Department, notification No.CCP(NCR)AMB/IDDP/2006/3473, dated the 24<sup>th</sup> November, 2006, the Governor of Haryana hereby publishes the following Final Development Plan-2021 AD for Ambala along with restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled areas specified in Annexure B.

**Drawings**

1. Existing Land Use Plan bearing Drawing No. DTP (A)2863/2006, dated the 11<sup>h</sup> May, 2006, already published in Haryana Government Gazette (Extra Ordinary), dated the 24<sup>th</sup> November, 2006 vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)AMB/IDDP/2006/3473, dated the 24<sup>th</sup> November, 2006.
2. Final Development Plan Drawing No. DTP (A) 2883/2008, dated the 28<sup>th</sup> February, 2008.

**Annexure A**

**Explanatory note on the Final Development Plan-2021 AD for the controlled areas of Ambala City and Ambala Cantonment**

**1 Introduction**

The Final Development Plan-2021 has been prepared for the controlled areas declared outside the towns of Ambala City and Ambala Cantonment A brief description of the towns has been given in the following paras:

**Ambala City**

The town is the headquarter of district Ambala. The town is said to have been founded during the 14th century by one Amba Rajput, from whom it derives its name. Another version assigns the name of the town to Bhawani Amba whose temple, the date of which is not known, exists in the town. The third version; however is that the name is distortion from Amb-wala or the mango village, judging from the number of the mango groves that existed at one time in its immediate neighborhood. There are three historical gurudwaras, namely Badshahi Bagh Gurudwara, Sis Ganj Gurudwara and Manji Sahib Gurudwara associated with Guru Gobind Singh, Guru Teg Bahadur and Guru Hargobind Singh respectively. An old temple of Bhawani Amba is located in the town visited by a number of devotees.

**Ambala Cantonment**

Ambala Cantonment lies on the south-east of Ambala City. It is an important railway junction where Delhi-Kalka and Saharanpur, Ludhiana railway lines intersect. This cantonment was established in 1843. The town has progressed well as a consequence of industrial units having been established in it. The place has assumed importance as centre for the manufacture of scientific and surgical instruments and as an important railway junction.

**2 Location and Regional Setting**

Ambala City is located between 30° 21' to 30° 23' north latitude and 76° 40' to 76° 46' east longitude. It's average height from mean sea level is 277 meters. It is one of the important cities of Haryana and is located at a distance of about 205 kilometers from National Capital, New Delhi and 45 kilometers from the State Capital, Chandigarh. It is here at Ambala City that Grand Trunk Road bifurcates distinctly towards Punjab and Himachal Pradesh. In terms of linkages, Ambala City is gateway to Punjab, Haryana and Himachal Pradesh. There are two railway stations in the town one on the Delhi-Ludhiana railway line and other on Chandigarh line named Dhulkot station.

Ambala Cantonment is located on the south-east of Ambala City. It is located between 30° 19' to 30° 23' north latitude and 76° 46' to 76° 51' east longitude. It's average height above mean sea level is 277 meters. Delhi-Ambala-Amritsar road, the Grand Trunk road (National Highway-1), passes through this town. It's distance from National Capital, New Delhi and State Capital, Chandigarh are 200 kilometers and 50 kilometers respectively. Ambala Cantonment is an important rail junction of northern India.

The connectivity and proximity of both these towns to Delhi and other big markets of India have proved to be a boon to agriculture, trade and commerce.

### **3 Physiography**

The general topography of these towns is plain with ground having gentle slope from north-east to south-west. These towns are bounded by river 'Ghagggar' on the north-west and river Tangri on the south-east. All the major drains of the towns carrying domestic and storm sewage, discharge their load into these rivers. Another feature of the towns is their numerous 'digis' that use to act as reservoirs for disposal of surface run-off. But rapid urbanization has taken its toll on these digis. These have been colonized for human habitation causing serious drainage problems during monsoon.

The highest ground water table in Ambala City is quite high ranging from 1.5 meters to 3.0 meters, depending upon the season. But, over the years the water table is showing sign of decline. The average sub-surface water level in Ambala Cantonment is 4.5 meters. Water in the deeper sub-surface strata is fit for drinking purpose in both the towns. The soil of the area is sandy-loam in texture and its pH value ranges from 7.0 and 8.5, which is suitable for crops. The area adjacent to river Ghagggar and river Tangri are prone to flood during rainy season. Bunds have been constructed by irrigation department along vulnerable parts of these rivers to safeguard the urban and rural areas from the fury of floods during monsoon. The average annual rainfall is 1105 millimeters.

### **4 Availability of Infrastructure**

#### **(i) Utilities**

The existing power demand for both the towns is about 3200 lacs units (LU) per year and supply is about 2900 lacs units per year. The demand is presently met with from 220 Kilovolt sub-station (Bhakra Beas Management Board), at village Dhulkot in district Ambala that receives its supply from Hydel Project, Bhakra Beas Management Board at Ganguwal and 220 Kilo-volt sub-station (Haryana Vidyut Parsharan Nigam) at Shahbad in district Kurukshetra receiving its supply from 400 kilovolt sub station Power Generation Corporation India Limited, Abdulapur, district Yamuna Nagar and Thermal Power Project at Panipat. Although, 100 percent electrification has been achieved in both the urban areas, yet power supply is erratic and not round-the-clock due to gap between demand and supply.

The drinking water supply of Ambala City and Ambala Cantonment is being looked after by the Public Health Department. The water supply system covers about 90 percent of the area in both the towns. At present 16.00 million liter per day water is being supplied jointly by 16 numbers of tubewells and canal based water works functioning at Ambala City. The per capita supply is 110 liters per capita per day against the projected supply of 180 liters per capita per day. The average supply is 110 liters per capita per day against the projected supply of 180 liters per capita per day.

The sewerage status of both the towns is very dismal particularly in Ambala City. Only 10 percent of the area at Ambala City being covered with sewerage system. Out of total 15 million liter per day of sewage generated at Ambala City only 2.25 million liter per day is collected. There is no sewage treatment plant existing in either of the towns. Consequently, untreated sewage is discharged into the open drains running through the town. Three sewerage treatment plants have been proposed for the treatment of sewage.

At Ambala Cantonment 55 percent of the area is covered by sewerage system. Out of total 9.75 million liter per day of sewage generated only 5.35 million liter per day is collected through the system and is discharged untreated into the open drains passing through the town. One sewerage treatment plant has been proposed for proper treatment of the sewage.

The drainage of Ambala City and Ambala Cantonment does not present a very good scenario. There is no proper system of drainage in both the towns. There are many seasonal nallahs/drains flowing through these towns. Although most of the drains stand canalized, yet many of them end up in agricultural fields. Thus in the absence of a proper watercourse for outfall, these drains overflow during monsoon season that results inundation of the surrounding areas.

Telecommunication presents a commendable picture in both the towns. There are 7 electronic exchanges functioning at Ambala City. Approximately 21,118 connections have been issued so far. Besides, 350 Subscriber Tunk Dialing/Public Call Office are also operational in the town. There are seven electronic exchanges

operational at Ambala Cantonment The department has issued about 25,000 connections so far. Besides, 450 Subscriber Trunk Dialing/Public Call Office are also functioning in the town.

**(ii) Social Infrastructure**

**(a) Education**

A combined detail of existing educational infrastructure vis-à-vis the requirement is given below in Table 1:

**Table -1**

Facility	Existing number	Requirement As per HUDA norms	Deficit	Surplus
Nursery-cum-Primary Schools	61	74	13	---
High Schools	36	31	---	5
Colleges	8	4	---	4
Technical Institutes	10	----	----	---

**(b) Health**

The availability of health facilities jointly in both the towns vis-a-vis requirement is given below:

**Table -2**

Facility	Existing number of units	Requirement	Deficit	Surplus
Dispensary	7	30	23	---
Health Centre	5	30	25	---
Hospital	5	4	---	1

Although above figures reflect deficit in health facilities. But these figures pertain to Government run centres only. There are private clinics, nursing homes and hospitals to cater to the medical need of the population of both the towns.

**(c) Entertainment**

There are total 7 cinema houses, 4 in Ambala Cantonment and 3 in Ambala City. Besides, there are two town level parks one each at Ambala City and Ambala Cantonment to take care of the recreational needs of people. There are several dharmshalas, Janj Ghars, marriage palaces and community centres etc. that serve the social needs of the population of the towns.

**5 Economic base of the Town**

The towns remained industrially backward particularly till the beginning of twentieth century. Its manufacturing units were few and unimportant. The only important industry before 1883-84 was Durri (Carpet.) manufacturing at Ambala City. The towns have made some progress in the field of industrial development since 1947. Manufacturing of scientific and surgical instruments is an old and important industry located in the towns. Important centres for the manufacturing of electrical and electronic goods are also located in the towns. Industrial units are engaged in manufacturing of electrical appliances like electric presses, ovens, electric motors of various sizes, electric grinders and mixers, and electronic goods like voltage stabilizers, electric meters and other accessories.

A lot is required to be done on the industrial front this is what the census data of 1991 suggests. Out of total combined population of 2,71,977 of Ambala City, Ambala Cantonment and Babyal census town, about 26.60 percent of their total population i.e. 72,405 has been enumerated as main workers. Out of the total main workers, 3027 are engaged in primary sector; 11,598 in secondary sector and 57,720 in tertiary sector of economy. Thus economy of the town is pre-dominantly dependent on tertiary sector in terms of employment. This sector provides employment to about 80 percent of the total main workers.

The provisional figures of main workers available for census 2001 reveals that out of combined total population of 3,38,454 about 31.60 percent of total population has been enumerated as main workers. This shows a growth of about 5 percent during the decade 1991-2001. Figures pertaining to sector-wise employment of workers are not available yet. Therefore, it is not possible to indicate whether there is any shift in the functional character of the town.

**6 Demography**

The population figures of Ambala City and Ambala Cantonment have been combined for planning purpose to pave the way for development of these towns in an integrated manner. Ambala Cantonment is an urban agglomeration comprising municipal town of Ambala Sadar and Ambala Cantonment The total population

of this urban agglomeration is 1,68,003 as per 2001 census. However, these census figures need to be rectified for planning purpose as a large chunk of population is located outside the municipal limits of Ambala City, Ambala Sadar and cantonment boundary. The two adjoining census towns of Babyal and Kardhan having population of 21,650 and 9,579 respectively / virtually constitute a part of this urban agglomeration as population of these census towns is dependent upon it for all their socio-economic and cultural needs. Besides, there are many villages located on the outskirts of the urban agglomeration. Agricultural land of these villages has been urbanized. Seven such villages have been identified namely Nanehra, Rampur, Boh, Tundla, Salahari, Sondha and Jandli. According to 1991 census the combined population of these urbanized villages was 20,384. As per 1991 census, the total population of urban agglomeration was 1,39,889. If the population figure of Babyal (census town) and these urbanised villages are added to it, then total population of this urban sprawl will work out to 1,73,023, as the total population of these seven villages is 37,305 as per 2001 census.

The population of Ambala City is 1,39,279 as per 2001 census. But for planning purposes the figure has been kept on the higher side because census figures pertain only to municipal area while a good bit of spillover of population of the town is residing in the colonies located on fringe area of the town. This population is dependent on the infrastructure of the town hence needed to be incorporated in the population figure while planning. The total population of this urban agglomeration constituting both municipal towns, cantonment area, two census towns and seven urbanized villages is found to be 3,76,141 persons.

The combined decade-wise growth and projected population of the town is given below in table-3:

**Table – 3**  
**Decade-wise and projected growth of population**

Year	Population	Growth in percentage
1961	1,81,747	-
1971	1,86,126	+ 2.40
1981	2,33,110	+ 25.20
1991	2,92,361	+ 20.25
2001	3,75,000	+ 28.25
2011	5,36,000	+ 34.00
2021	7,50,000	+ 40.00

It is evident from the figures given in the above table that the towns have been showing moderate growth of population. However, considering the industrial policy of the state for encouraging rapid industrialization of the area it has been assumed that it will grow at a rate of 43% and 40% percent during the decade 2001-2011 and 2011-2021.

## **7 Existing Transportation Network**

Ambala Cantt has a major road and rail junction where Saharanpur-Ambala-Amritsar and Delhi-Ambala-Kalka railway lines intersect. Delhi-Ambala-Amritsar railway line passes through Ambala City. Thus both the towns are very well connected with all the major and metropolitan cities of the country through railways. Whereas, on one hand the rail network has given special impetus to the economic growth of the towns, on the other hand it has also impeded the proper physical growth of the towns and is a major planning constraint.

Apart from excellent rail links, four National highways and a State highway passes through the towns, these are:

- (i) Delhi-Ambala-Amritsar Road (National Highway number 1)
- (ii) Ambala-Chandigarh Road (National Highway number 22)
- (iii) Ambala-Hissar Road (National Highway number 65)
- (iv) Ambala-Naraingarh Road (National Highway number 72)
- (v) Ambala-Jagadhari Road (State Highway number 5)

Thus both the towns are connected to all the important cities of the surrounding region and the country through major roads. These are also well linked with their hinterland by way of metalled link roads.

## **8 Need for declaration of controlled areas and preparation of Development Plan:**

To Channelise urban growth in a planned way, the area between Tangri river and boundaries of cantonment and the notified area committee, Ambala Sadar (Now Municipal Council Ambala Sadar) was declared as controlled area for the first time, vide Haryana Government, Town and Country Planning Department notification No. 5254-VDP-70/4086 dated the 14<sup>th</sup> July, 1970 published on dated the 8<sup>th</sup> September, 1970 under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act,

1963. The land between Grand Trunk Road (National Highway No.1) and Delhi-Amritsar Railway line that forms a narrow belt was also included in the controlled area because substantial amount of unplanned growth was taking place in this belt due to its locational advantage. Noticing that the haphazard growth was also taking place on the western side of Tangri river along Ambala-Jagadhri Road, additional controlled area was declared vide Haryana Government, Town and Country Planning Department notification no. 5517-2TCP-76/38964 dated the 26<sup>th</sup> November, 1976 published in Gazette on dated the 30<sup>th</sup> November, 1976. Final Development Plan of the said controlled areas was notified vide Haryana Government, Town and Country Planning Department notification No.10DP-82/4792, dated the 26th March, 1982 published in the Gazette on dated the 18th May, 1982. As due to lack of proper regulations lot of unauthorized constructions were coming up on the out-skirts of the Ambala Cantonment, which mainly consisted of sub-standard colonies. That is why, the area on both sides of the Grand Trunk Road towards Delhi was declared, as additional controlled area part-II and controlled area to the North of Cantonment boundary as additional controlled area part-I vide notification No. TCPA-CCP(NCR)/ACP-2/2085 dated the 17<sup>th</sup> November, 1998 published in Haryana Government Gazette dated the 9<sup>th</sup> February 1999. Final Development Plan of these controlled areas was published in year 1982 for target population of 1,50,000 by 2001 AD.

Similarly lot of unauthorized construction was found to be coming up on the outskirts of the Ambala City along Ambala-Hisar, Delhi-Ambala-Amritsar and Ambala-Naraingarh roads. In order to check this haphazard growth around the town, controlled areas were declared vide notification no. 2547-2TCP-76/21147, dated the 25<sup>th</sup> May, 1976 and notification no. 2TCP-81/5769, dated the 10<sup>th</sup> April, 1981, published in Haryana Government Gazette on dated the 6<sup>th</sup> July, 1976 and on dated the 10<sup>th</sup> April 1981 respectively. The Final Development Plan of these controlled areas was notified vide Haryana Government, Town and Country Planning Department notification No. 25-10DP-85/7212, dated the 19<sup>th</sup> March, 1982 published on dated the 23<sup>rd</sup> April, 1985 for a population of 2,00,000 by 2001 AD.

Although controlled areas have been declared around both the towns separately, yet their boundaries have merged into each other on the south-east and north-west sides after declaration of additional controlled areas part-I and part II around Ambala Cantonment Even the spontaneous growth-taking place on the fringes of both the towns has merged into each other on the south-west side. In fact, Ambala City and Ambala Cantonment should be considered as one urban agglomeration at present comprising Ambala City, Ambala Cantonment and Ambala Sadar. The urban infrastructure for example centers, bazaars, schools, colleges etc. created in both the towns supplements each other and effectively utilized by the populace of both the towns. The construction of interchange at the junction of National Highway number 1 and National Highway number 22 has further improved upon the linkages between Ambala City and Ambala Cantonment The construction of 'Kali Paltan' flyover now links a part of the cantonment area situated across on the western side of Delhi-Ambala-Amritsar railway line. This will further strengthen the linkages between the two towns. In view of the above facts and in order to achieve compact development of both the towns it has been decided to prepare an Integrated Draft Development Plan of various controlled areas declared around both the towns modifying the Final Development Plans published earlier on dated the 18<sup>th</sup> May, 1982 and dated the 23<sup>rd</sup> April, 1985. The Integrated Final Development Plan has been prepared for a projected population of about 7,50,000 by 2021 AD.

## **9 Proposals**

Every town has its own unique constraint and potential that impact its present and as well as future growth. In case of Ambala Cantt and Ambala City, the constraints and the potential that have affected the urbanization proposals are explained below:

### **(i) Constraints**

There are many natural and man made physical barriers existing in both the towns, notwithstanding their expansion on all the four sides. Delhi-Ambala-Amritsar, Delhi-Ambala-Kalka and Ambala-Saharanpur are the three railway tracks that pass through towns. While, on one hand the excellent rail linkages of the towns have given boost to the economy of region through trade and commerce, on the other hand these have become major barrier in physical integration of towns effectively. River Tangari and its tributary Omla pass on the eastern side of Ambala Cantt, while River Ghaggar runs on the western side of Ambala City. Although these rivers are non-perennial, yet bring flood during monsoon season. Special measures, like construction of protection bandh are required to be taken at vulnerable location to safeguard the urbanization proposed in their proximity. There is no proper drainage system existing in both the towns. Domestic sewage and storm water flows through open drains. But most of these drains do not have any proper outfall and end up on to the open fields. These drains become inefficient to carry increased flow during monsoon season resulting in inundation of surrounding areas. A proper drainage system is required to be designed to give relief to the citizens of both the towns from this recurring seasonal problem. Another major deterrent to plan proposals is the presence of 'Ammunition Depot' on Naraingarh Road and also the network of high tension lines originating from Dhulkot power station that make

part-1 of the additional controlled area Ambala Cantt unsuitable for urbanization proposals. Besides, haphazard development that has been taking place over the years in both the towns has made the design of a proper circulation pattern a difficult proposition.

## (ii) Potential

Notwithstanding its physical barriers, the towns of Ambala City and Ambala Cantonment have shown a fair growth rate of 27.70 percent (combined) during the last decade 1991-2001. This has happened due to their important location and excellent connectivity through roads and rails with the surrounding region and all the major cities of the country. The linkages have been helping trade and commerce to grow in both the towns. The wholesale cloth market of Ambala City is one of the biggest in northern India. The retailers from far-flung areas of Punjab and Himachal Pradesh visit the town to make their purchase. Industrial growth of the town is not so encouraging, as no big industrial unit has been set up in the recent past in any of the towns, yet there are many industrial units located in the both the towns engaged in manufacturing of scientific and surgical instruments and electrical appliances. Besides, Industrial Growth Centre at Saha set up about 10 kilometer from Ambala Cantt has started coming up in a very big way. Thus process of industrialization has already begun and it would definitely enhance the potential of the towns by few notches up. Owing to these factors a fair growth rate of 43% and 40% has been assumed to project the population of the towns.

## 10 Land Use Proposals

The Final Development Plans of Ambala Cantonment and Ambala City were prepared for a projected population of 2,00,000 each by 2001 AD. The combined population of these towns has reached approximately 3,75,000 by 2001 AD. The houseless population as per census of 1991 was about 19,900. There are no statistics available for the houseless population in 2001 AD. It has been assumed as 25,000 persons. The projected population of the town is about 7,50,000 by 2021 AD. Therefore, urbanization proposals are to be made to accommodate 4,00,000 persons (3,75,000+25000). The urbanisable proposals spread over an area of about 9632 hectares at a town density of about 78 persons per hectare. The town density appears to be on lower side because Ambala cantonment is very sparsely populated having a meager density of only about 20 persons per hectare. If the projected population of the Ambala cantonment and its area are excluded from the total projected population and the total urbanisable area respectively, the town density becomes realistic at about 100 persons per hectare. The distribution of land uses is given in the table below:

**Table-4: Distribution of Various Land Uses**

Serial number	Land Uses	Area within municipal limit (in hectares)	Area within Extended Municipal limit (in hectares)	Area within controlled area (in hectares)	Area outside controlled area (in hectares)	Total Urbanisable Area (in hectares)	Percentage
1.	Residential	874	200	2092		3166	53.45
2.	Commercial	67	-	181	-	248	4.19
3.	Industrial	179	-	631	-	810	13.67
4.	Transport and Communication	37	-	170	52	259	4.37
5.	Public Utilities	38	-	179	-	217	3.67
6.	Public and Semi Public	89	-	382	-	471	7.95
7.	Open Spaces	67	-	523	52	642	10.84
8.	Special Zone	-	-	110	-	110	1.86
	<b>Total</b>	<b>1351</b>	<b>200</b>	<b>4268</b>	<b>104</b>	<b>5923</b>	<b>100.00</b>

Area under existing towns: 3709 hectares (Out of which 3025 hectares is inside Cantonment boundaries)

Total Urbanisable Area: 5923+ 3709 = 9632 hectares (As no intervention inside Cantonment boundaries can be anticipated)

The entire urbanisable area has been divided into 55 sectors under different land uses.

## 11 Location of various land uses

### (i) Residential

The projected population of the town is about 7,50,000. The population of the town in 2001 AD was about 3,75,000. After making allowance for houseless persons assumed to be about 25,000 in 2001 AD, the total population to be accommodated works out to be about 4,00,000. Residential density in the old town area inside

the municipal limits of two towns comes more than 500 persons per hectare, which has to be brought down considerably to a moderate level during the plan period. The total area under residential use is 3166 hectares. Out of the total 3166 hectares under residential use, about 1480 hectares is built up. Additional population of 4,00,000 at a residential density of about 250 persons per hectare.

**(ii) Commercial**

The total area under this use is approximately 248 hectares. Sector 25(part) have been reserved as District Centers for Ambala City having an area of 90 hectares respectively and Sector-41A is proposed as a City Centre for Ambala Cantonment having an area of 98 hectares. Besides this an area of 90 hectares is allocated in Sector 12 and area of 10 hectare in Sector-8 for wholesale trade and warehousing needs. Present grain and vegetable market was set up by Haryana State Agriculture Marketing Board (HSAMB) over an area of 22 hectares in sector-8 (part) at Ambala City. The remaining part of sector-8 and its surrounding sectors have been developed for residential use. These sectors are now fully developed and populated. So grain market has become incompatible use in sector-8 and would be required to be shifted in future. Anticipating the future demand of space for setting up new wholesale trade area, other such compatible uses and for creation of storage capacity sector-12(part) and 25 (part) measuring about 112 hectares have been earmarked. These sectors abut proposed 75 meter wide peripheral road. After shifting of existing grain market from sector-8 (part), the area under it will also be utilized for a compatible commercial use for example for setting up a district centre. In Ambala Cantonment the existing grain market is located in a very congested area. It is proposed to be shifted in sector 40 A(part) having approach from 75 meters wide peripheral road.

**(iii) Industrial**

Considering the location factor and future proposals of the government, sector 18-B, 18-C, sector 19, sector 19-A, sector 19-B, sector 19-C have been assigned industrial use, Sector 18-C, 19-C abut on Ambala-Chandigarh road, i.e. National Highway No.22, whereas sector 19-A and sector 19-C have direct approach from 75 meter wide proposed peripheral road. Besides this, 30 hectares of land has already been developed within municipal limit accommodating industries like Milk Plant, Motor Market and Industrial Estate in sector-3(part), 4 (part) and 16 (part) respectively.

At Ambala Cantonment Haryana State Industrial Infrastructure Development Corporation, (HSIIDC) has developed a planned industrial Estate over an area of 20 hectares on Ambala-Jagadhari Road. A few authorized and many unauthorized industrial units have also sprung up along this road. Apart from that, Industrial Growth Centre is being developed by Haryana State Industrial Infrastructure Development Corporation at Saha about 10 kilometers away from the existing Industrial Estate of Ambala Cantonment. Considering the trend of Industrial growth sector 38, sector 42, and sector 43 have been reserved for Industrial use on Ambala-Jagadhari Road. The total area allocated for industrial use is approximately 1005 hectares.

**(iv) Transport and Communication**

**(a) Road Network** The plan proposals basically fall on either sides of the four National Highways and a State Highway. These have been retained with their existing Right-of-way. Green belts of 60 meters and 45 meters width have been proposed along National Highways and State Highway respectively outside municipal limit.

Two outer peripheral roads designated as V-1 have been proposed each having 75 meters Right-of-Way with 30 meters green belts on either sides. These have been named as eastern and western peripheral roads. Apart from interlinking and integrating the urbanisable proposals physically, these roads would allow safe and speedy movement to the bye-pass traffic. Eastern ring road will also act as a deterrent for the traffic originating from the areas adjoining cantonment boundary. Presently this traffic passes through cantonment area to reach Ambala-Naraingarh Road and Ambala Cantt-Jagadhri Road. This has been highlighted as security hazard by the Military Authority considering the sensitivity of the cantonment area. Both of these roads would be constructed 3 feet high above the highest flood level of the area with water regulatory arrangement at vulnerable points. Thus apart from facilitating speedy movement of bye-pass traffic, these roads would also act as flood protection bunds to safe-guard the urbanisable proposals from recurring seasonal floods.

Sector dividing roads have been designated as V2 and V3 with 45 meters and 30 meters width respectively. All the major roads will have dual carriageway. The width prescribed for various roads is given below:

**Table – 5**  
**Hierarchy of Major roads**

Serial Number	Classification	Name of the Road	Land Reservation
1	V-I (a)	Delhi-Ambala-Amritsar Road (National Highway number -1)	Existing width with 60 meters green belt on either sides out side municipal limit.
2	V-1(b)	Ambala-Chandigarh Road (National Highway number -22)	Existing width with 60 meters green belt on either sides out side municipal limit.
3	V-1(c)	Ambala-Hisar Road (National Highway number -65)	Existing width with 60 meters green belt on either sides out side municipal limit.
4	V-1(d)	Ambala-Naraingarh Road (National Highway number -72)	Existing width with 60 meters green belt on either sides out side municipal limit.
5	V-1 (e)	Ambala Cantonment – Jagadhri Road (State Road number -5)	Existing width with 45 meters green belt on either sides outside municipal limit.
6	V-1(f)	Proposed sector road	60 meters wide
7	V-1	Proposed Peripheral Roads	75 meters road with 30 meters green belt on either sides.
8	V-2	Sector Roads	45 meters
9	V-3	Sector Roads	30 meters

**(b) Bridges**

Three bridges are proposed to be constructed where the proposed eastern peripheral road crosses the river Tangri.

**(c) Over-bridges and Interchanges**

Four over bridges are proposed to be constructed at the points where proposed peripheral road crosses Delhi-Ambala-Kalka and Delhi-Ambala-Amritsar railway line and Delhi-Ambala-Amritsar Road (National Highway number -1) and Ambala-Hisar road (National Highway number -65) for smooth, speedy and safe movement of traffic. Interchange system has been provided at the intersection of National Highway number -1 and National Highway number -22. Delhi-Ambala-Amritsar Road (National Highway number -1) crosses Delhi-Ambala-Kalka railway line near this intersection. The interchange facility also provides safe and speedy movement of traffic over the railway line also. A similar interchange system is proposed to be constructed at the intersection of proposed peripheral road and Delhi-Ambala-Amritsar Road (National Highway number-1) on southern side. Delhi-Ambala-Amritsar Railway line also runs very closely parallel to National Highway number-1, near the intersection. Similarly, two over bridges are proposed at the points where the eastern peripheral road crosses Delhi-Kalka road (National Highway number-22), Ambala-Naraingarh Road (National Highway number-72) and Ambala-Jagadhri Railway line.

**(d) Transport Nagar**

At present transporters are scattered along a stretch of Delhi-Amritsar Road (National Highway number -1) passing through, north-west side of the town. The nearby vacant pieces of land, National Highway and its service road are used for parking commercial vehicles. This creates traffic hazards, planned Transport Nagars will be required in near future. Anticipating the likely demand, an area has been allocated for this purpose in sector 40 A(part) considering the location and compatibility factors in mind. The total area under Transport and communication uses is 259 hectares.

**(v) Public Utilities**

The projected demand for power would increase from 3200 lacs units per year to 10,000 lacs units per year by 2021 AD. The increased demand would be met from 220 kilovolt sub-station at Tepla that would be fed by 440 kilovolt sub-station PGCIL, Abdulpur, district Yamuna Nagar. In addition to the existing 220 kilovolt sub-station at Dhulkot, 66 kilovolt sub-station at village Sadopur in sector 18, 66 kilovolt sub-station at Layalpur Basti in sector-14, 66 kilovolt sub-station at village Mandhaur, 66 kilovolt sub-station in sector-39 and 66 kilovolt sub-station at village Babyal in sector-44, five new 66 kilovolt sub-stations have been proposed in sector 5, sector 17, sector 18-B, sector 24(part) and sector 25 for distribution of power to the consumers.

The water is being supplied at Ambala City jointly by canal and tubewells based water supply systems. In order to meet future requirement of water approximately 45 hectares, 37 hectares, 10 hectares and 22 hectares of land has been allocated for canal based water works in sector 14-A, 17-part, 29 and 24-part in Ambala City. The canal based water works are already functioning in sector 14-A, while land in sector-24 (part) stands acquired for setting up of canal based water works and construction work is in progress by HUDA. 14 hectares of land has been allotted by HUDA to Public Health Department in Sector-33 part for installation of canal based water supply scheme for Ambala Cantonment At present untreated sewage is discharged into open drains



running through both the towns. However, five sewage treatment plants are proposed to be constructed by Public Health Department on Ghel drain, Ambala drain, Singawala drain, Gurguria Nala and Mahesh Nagar drain under the Ghaggar Action Plan. The total allocation of land under this use is 144 hectares.

Two sites each having an area of 10 hectares have been proposed in agriculture zone on the north-west and south-east sides of the urbanization proposals for solid waste disposal.

**(vi) Public and Semi Public Uses**

The mini-secretariat and part judicial complex are functioning in sector-14-A part. However, there are many offices, which are located far away from the mini-secretariat. To have better co-ordination and smooth functioning, it is proposed that all the offices should be located in sector-14-A by constructing additional administrative blocks. The area available for this purpose is approximately 12 hectares. However, the total allocation made for this use in the sector-14A(part) is about 39 hectares anticipating future expansion. The existing central jail is now part of sector-1. Many educational and medical institutions are functioning in sector-2 part and 5-part. In order to accommodate educational, medical and other Government institutions in future sectors 17, 18, 18A, 26(part), 29 and 41A (part) have been reserved for this purpose. The total land allocation under this use is about 471 hectares. The Haryana Government has acquired about 128 hectares of land of villages Tundla and Tundli for Ministry of Defence, Government of India. The land adjoins north-east boundary of Ambala cantonment and falls in controlled area. This has been marked as defence land with code 650. Its area has not been included in the urbanization proposals.

**(vii) Parks and Open Space**

The total area measuring about 642 hectares has been proposed under parks and open spaces including all the green belts along the major roads. Sector 41 proposed for parks and recreational uses besides four town level parks have been proposed in sector 2, sector 7, sector 27, sector 34, 38, 39 and sector 40. A lake of 20 hectares is proposed in sector 16 so that water of surrounding area at the time of heavy rain can be collected for its draining out.

**(viii) Agriculture Zone**

A sizeable area has been reserved as agriculture zone. In this zone along Amritsar-Ambala-Delhi National Highway No.1 two sites of Dhaba Zone have been earmarked. This would, however not eliminate essential building development within this area such as extension of the existing villages contiguous to Abadi-deh undertaken as a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this area as agricultural land.

**(ix) Special Zone**

An area measuring 110 hectares has been proposed along proposed peripheral road in sector 30. This zone shall include institutions, cyber parks/information technology parks, offices, recreational areas with residential, commercial and other such uses ancillary to main uses mentioned above, provided that the gross area under each main use shall not be less than 10 acres.

**Zoning Regulations:**

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

**Annexure -B**

**Zoning Regulations:**

Governing use and development of land in the controlled areas around Ambala City and Ambala Cantonment as shown in Drawing No. DTP (A) 2883/2008 dated the 28<sup>th</sup> February, 2008.

**1 General:**

- (1) These zoning regulations, forming part of the development plan for the controlled areas around Ambala City and Ambala Cantt shall be called zoning regulations of the development plan for controlled area, Ambala City and Ambala Cantonment
- (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 Restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed there under.

## II Definitions:

In these regulations:

- (a) 'Approved' means approved under the rules;
- (b) 'Building Rules' mean rules contained in part-VII of the rules;
- (c) 'Drawing' means Drawing No. DTP (A) 2883/2008 dated the 28th February, 2008;
- (d) 'Floor Area Ratio (F.A.R.)' 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, odors, 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 odors;
- (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 (if the cost of machinery is more than one crore rupees);
- (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 notifications of various controlled areas declared as under:

Serial number	Name of the controlled area and notification No.	Material date
1.	Controlled Area notified vide Haryana Government Gazette notification No.5254 -VDP-70/4086, dated the 14th July, 1970 published on 8 <sup>th</sup> September, 1970	8th September, 1970
2.	Controlled area declared vide Haryana Government Gazette notification No. 2547-2TCP 76/21147 dated 25th May 1976 published on 6th July 1976.	6th July, 1976
3.	Additional Controlled Area notified vide Haryana Government Gazette notification No.5517-2TCP-76/38964, dated the 26th November 1976 published on 30th November, 1976.	30th November, 1976
4.	Additional controlled area declared vide Haryana Government Gazette notification No. 2TCP 81/5769 dated 10th April, 1981 published on 10th April 1981	10 <sup>th</sup> April, 1981
5.	Additional Controlled Area Part-I and Part-II notified vide Haryana Government Gazette notification No. TCPA-ACA(NCR)ACA-2/2085 dated 17th November, 1998 Published on 9th February, 1999.	9th February, 1999
6	Additional Controlled Area Part-III notified vide Haryana Government Gazette notification No. CCP(NCR)CAA/2005/1337 dated 11 <sup>th</sup> August, 2005 published on 11 <sup>th</sup> August, 2005	11 <sup>th</sup> August, 2005
7.	Additional Controlled Area-IV notified vide Haryana Government Gazette notification No.CCP(NCR)/AMB/ACA-IV/2006/3175, dated 25 <sup>th</sup> October, 2006 published on 25 <sup>th</sup> October, 2006.	25 <sup>th</sup> October, 2006

- (m)'Non-conforming use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan.
- (n)'Public Utility Service Building' means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;

- (o)'rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (r) '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 farmhouse shall be governed 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 meters;
- (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 grain, 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-1 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.
- (ze) "Green Belt" shall mean, strip of land along sector/arterial road shown in the development plan, primarily meant for the widening of 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,( 41 of 1963).

- (1) **III Major Land Uses / Zone:**
  - (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
- (ix) Special 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) 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 mentioned above.

#### **VIII Land Reservations for Major Roads:**

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

Serial number	Classification	Name of the Road	Land Reservation
1	V-I (a)	Delhi-Ambala-Amritsar Road (National Highway number -I)	Existing width with 60 meters green belt on either sides out side municipal limit.
2	V-1(b)	Ambala-Chandigarh Road (National Highway number -22)	Existing width with 60 meters green belt on either sides out side municipal limit.
3	V-1(c)	Ambala-Hisar Road (National Highway number -65)	Existing width with 60 meters green belt on either sides out side municipal limit.
4	V-1(d)	Ambala-Naraingarh Road (National Highway number -72)	Existing width with 60 meters green belt on either sides out side municipal limit.
5	V-1 (e)	Ambala Cantonment – Jagadhri Road (State road number-5)	Existing width with 45 meters green belt on either sides outside municipal limit.
6	V-1(f)	Proposed sector road	60 meters wide
7	V-1	Proposed Peripheral roads	75 meters road with 30 meters green belt on either sides.
8	V-2	Sector Roads	45 meters
9	V-3	Sector Roads	30 meters

(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  | : 250 Square meters  |
| (vii) Medium industry plot  | : 8000 Square meters |
- (2) The minimum area under a Group Housing Scheme will be 5 acres if it forms a part of licenced colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban

Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

**XIV Site coverage, Height and bulk of building under various types of buildings.-** Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial 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.

- “(c) (i) for use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the Controlled Areas of High/Hyper potential zones falling in Industrially backward blocks on public roads/rastas (other than scheduled road and National Highway) of minimum 12 meters width after leaving at least 20 meters wide strip of green belt along the road to be used for its development in future.
- (ii) for use of non/less polluting Medium and Large Scale Units in Agriculture Zone of Controlled Areas of High/Hyper potential zones falling in industrially backward blocks mentioned in industrial policy on roads of minimum 24 meters width (including scheduled road) after leaving at least 30 meters wide green belt along the road to be used for its development in future.
- (iii) the site should not fall within restricted belt notified under " the Works of Defence Act, 1903' around Defence installations, if any.”

**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:

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

**(iii) Set back:** It shall be at least 15 metres 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 metres
- (b) Where the road is a scheduled road : 30 metres or as shown in the development plan
- (c) Any other road : 15 metres

**(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;

**(i) 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

**(ii) 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) 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 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.



## 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: any road/ revenue rasta of any width
- (ii) Agricultural Zone : any road/ revenue rasta of any width
- 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		<b>Residential</b>	Residential Sector on neighborhood pattern
200		<b>Commercial</b>	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		<b>Industrial</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		<b>Transport and Communication</b>	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		<b>Public Utilities</b>	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
600		<b>Public and semi public</b>	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions

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

## 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) Cyber Parks/Information Technology Park
- (xvii) Communication Towers
- (xviii) Any other use, which the Government may in public interest decide

As per the policy/parametres 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.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.

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

- (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 star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

Sr. No.	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 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %	Minimum 18 meters
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %	Minimum 18 meters
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 meters

Five Star Hotels as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 % (commercial)	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: -

Sr. No.	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 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 50 acres. The area utilisation shall be as under:-

No.	Land Use	Percentage of Total Area of the Colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings & Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

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.

- (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: -

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

At \_\_\_\_\_ sites  
earmarked in  
the sector plan

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

#### VII OPEN SPACES

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) Cemetreies 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 Country  
Planning,  
Haryana

#### VIII USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

## IX AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xii) Weather stations
- (xiii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiv) Telephone and electric transmission lines and poles
- (xv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xvi) Cremation and burial grounds
- (xvii) Petrol filling station and service garages
- (xviii) Hydro electric/thermal power plant sub-station
- (xix) 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.
  - (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:

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. meters	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. meters	1 acre	15%	30%	150%
3	Banquet Hall	2.5 acres	-	10%	30%	50%
4	Motel without banquet facilities	1 acres	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 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

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

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
  - Palm top Computer/PDA
- (B) Network Controller Card/ Memories including**
  - Network Interface Card (NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
  - SIMMs Memory
  - DIMMs Memory
  - Central Processing Unit (CPU)
  - Controller SCSI/Array
  - Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including**
  - Hard Disk Drives/Hard Drives
  - RAID Devices and their Controllers
  - Floppy Disk Drives
  - C.D. ROM Drives
  - Tape Drives DLT Drives/DAT
  - Optical Disk Drives
  - Other Digital Storage Devices
- (D) Other**
  - Key Board
  - Monitor
  - Mouse
  - Multi-media Kits
- (E) Printers and Output Devices including**
  - Dot matrix
  - Laserjet
  - Inkjet
  - Deskjet
  - LED Printers
  - Line Printers
  - Plotters
  - Pass-book Printers
- (F) Networking products including**
  - Hubs
  - Routers
  - Switches
  - Concentrators
  - Trans-receivers
- (G) Software including**
  - Application Software
  - Operating system
  - Middleware/Firmware
- (H) Power supplies to Computer Systems including**
  - Switch Mode Power Supplies
  - Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**
  - (related to IT Industry)

- Fibre Cable  
Copper Cable  
Cables  
Connectors, Terminal Blocks  
Jack Panels, Patch Cord  
Mounting Cord/Wiring Blocks  
Surface Mount Boxes
- (J) **Consumables including**  
C.D.ROM /Compact Disk  
Floppy Disk  
Tapes DAT/DLT  
Ribbons  
Toners  
Inkjet Cartridges  
Inks for Output devices
- (K) **Electronic Components**  
Printed Circuit Board/Populated PCB  
Printed Circuit Board/PCB  
Transistors  
Integrated Circuits/ICs  
Diodes/Thyristor/LED  
Resistors  
Capacitors  
Switches(On/Off, Push button, Rocker, etc.)  
Plugs/sockets/relays  
Magnetic heads, Print heads  
Connectors  
Microphones/Speakers  
Fuses
- (L) **Telecommunication Equipment including:**  
Telephones  
Videophones  
Fascimile machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
Antenna 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:-
- Remote production/manufacturing units
  - The Corporate offices of companies or their local branches
  - 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.

D.S.Dhesi,  
Financial Commissioner and Principal Secretary to Government, Haryana,  
Town and Country Planning Department.