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EXPLANATORY NOTE OF DEVELOPMENT PLAN UP TO 2025 A.D. OF PINJORE-KALKA TOWNS  
COMPLEX

Pinjore-Kalka towns are situated on Ambala-Shimla National Highway No. 22. Both the towns fall within the Periphery Controlled Area declared vide notification No. 2415-IVDP-72/1329 dated 21<sup>st</sup> March 1972, in exercise of the powers conferred by section-3 of the Punjab New Capital (Periphery) Control Act, 1952, Amendment Act 1972. The Development Plan for Periphery Controlled Area is already prepared vide Drawing No. DTP (P) 597/2000, dated 3.8.2000 in which the area around Pinjore-Kalka towns is proposed as urbanisable area for further development of these towns.

These towns have their own historic background. The historic temple of Shri Raghunath Ji is located at Kalka from which Kalka town derives its name. Kalka was earlier part of Pathankot tehsil. In 1853 the Britishers annexed it with District Shimla. In 1899 Kalka was made part of District Ambala and later on 15<sup>th</sup> August 1995 when Panchkula District was created, Kalka town became part of Panchkula. Now it is also a sub-division. The Britishers during their regime built broad gauge rail tracks between Ambala-Kalka and further connected it with Shimla through narrow gauge Railways and this route witnessed development during British rule as it was a gateway to Himachal.

Pinjore town also has its own historic importance. About 5,000 years ago this town was known as Panchpur. It is also believed that the Pandavs stayed here during their exile period. At that time there were thick forests in this region. The Laksha grah in which Duryodhan wanted to kill Pandavs through conspiracy was also built at Pinjore. Prior to independence Pinjore was part of Sirimour Estate. Later on it came under Pathankot Estate and then in 1966 it was transferred to Haryana. HMT is located at Pinjore which also has its Residential Colony within the same premises. Civil Aviation Club is also located at Pinjore training to Commercial Pilots and rides on gliders to tourists, which is an attraction point.

Both the towns are situated at a distance of 5 kms, and have their separate M.C.C.O. Office. Due to strategic location on NH No.22 the development has taken place on both sides of the highway hence there is no gap between these two towns. As such an integrated Development Plan has been prepared for these towns.

#### ANNEXURE A

##### PHYSIOGRAPHY

These towns are situated on the Shivalik Foothills. The area along NH- 22 and NH-10 is flat, leveled but as one moves further, the area is mainly characterized with hills. Kaushliya, Biran and Jhajjar are the main rivulets in the Urbanisable area. Kaushliya and Jhajjar Nadi mee river Ganga, which is Chandigarh cantonment. There are number of Nullahs flowing through the towns. The slope is from North to South. The urbanisable area is also bounded by reserved/Protected forest on Northern East and Southern West side.

##### EXISTING POPULATION STRUCTURE AND PROJECTED POPULATION

The population structure of Kalka-Pinjore towns and the villages falling in the urbanisable area per census is as follows:-

Sr. No.	Year	Population	Increase/ Decrease	Growth rate in %
1.	1971	29,548	-	-
2.	1981	39,451	9,903	33.52%
3.	1991	57,000	17,549	44.50 %

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2001	77,447	20,447	35.88%	Say 77,500
say	77,500			
2011	1,35,625	58,125	75%	Projected
2021	2,57,688	1,22,063	90%	Projected
2025	4,89,607	2,31,619	90%	Say 4,93,400
		Says 4,93,400 lacs		

The population of Pinjore and Kalka towns according to Census 2001 is 77,447 says 77500 and keeping in view the growth rate of past decades and other factors like location of the towns it is assumed that the growth rate for the decade 2001-11 would be 75% and that for the decade 2011-21 would be 90% and for 2021-25 would be 90%. The projected population for the year 2025 is assumed as 3 Lacs persons. The growth rate is assumed on higher side to that of the natural rate because of the following reasons -

1. The towns are well connected with Railway Line. The Ambala-Shimla NH-22 passes through these towns and Pinjore-Nalagarh NH-21 A is also an important link connecting Barotiwala and Baddi Industrial Estates developed by Himachal Pradesh Government at a distance of 10 kms. approx., from Pinjore town.
2. For adequate residential facilities and higher order educational and medical facilities the people working in these industrial estates are dependent on Chandigarh and adjacent towns.
3. Panchkula is already developed. HUDA has undertaken development works in Panchkula Extension and Mansa Devi Urban Complex. There is no scope of further expansion of Panchkula. Due to above reason these towns would witness unprecedented growth rate.

EXISTING BUILT UP AREA		2007 00 Acres	
PROPOSED LAND USES		Area in Acres	Percentage
Sr. No.	Land uses		
1.	Residential	3354	34.29
2.	Commercial	487	4.98
3.	Industrial	610	6.24
4.	Transport and Communication Zone.	1213	12.40
5.	Public Utilities,	127	1.30
6.	Public & Semi Public	215	2.20
7.	Open Spaces	3518.34	35.97
8.	Information Technology	123	1.26
9.	Special Zone	133.14	1.36
	Total	9780.48	100.00
	Grand Total (Existing & Proposed) (2007+9780.48)	11787.48	Say 11800

#### 1. RESIDENTIAL

The built up area within urbanisable zone is 2007 acres having population of 77500 persons or per 2001 census data. It is assumed that this area will accommodate an additional population of 80000 persons up to 2025 AD at the proposed density of 40 persons per acre. So the built up area of 2007 acres will accommodate the total of  $(77500 + 80280) = 157780$  persons say 158000 persons.

In addition to the area within the Municipal boundaries of Pinjore and Kalka Residential Colony (HMT), Amravati Enclave has also come up. Outside M.C. limit with the approval of the Govt. of H.P. In view of existing development the residential sectors have been proposed in the area along NH-22 both sides of NH-22 between Pinjore and Kalka, adjacent to HMT colony, and Amravati Enclave areas. An area of 3354 acres has been proposed as residential which will accommodate the total population of 158000 persons by assuming density of 100 persons per acre. The population of 158000 persons will be 158000 persons.

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assumed to be accommodated in the built up area. The total ultimate population of 493400 persons will be adjusted in the proposal of Development plan upto 2025 AD.

## 2. COMMERCIAL

At present the Commercial area mainly exists along the NH-22 in both the towns. Additional Commercial area of 487 acres is proposed in the form of Commercial belts along the 60 Mts. wide road linking Nalagarh Road with Kalka Town. The area between Kaushalya River & NH-22 near Surajpur is also proposed to be developed as Commercial Sector 1 & 6 and sector 22 proposed as city centre and sector-31-A as District Centre. There would be neighborhood Shopping Centers within each residential sector.

## 3. INDUSTRIAL

Except for Industrial Area of H.M.T., Kalka and Pinjore towns lack in Industrial activities. 610 acres is proposed under industrial use along the Pinjore-Nalagarh road. Since the town is well connected with rail and road network it has potential for industrial development. The Industrial area of Panchkula is already exhausted. Therefore, Pinjore has great scope for Industrialists of Panchkula. Only non-polluting industries will be allowed to be set in the proposed Industrial area Phase II along Pinjore Nalagarh Road (NH-21-A). The town also has the potential to provide base for ancillary industries for H.M.T and other industries located at Baddi, Barotiwala and Parwanoo.

## 4. TRANSPORT & COMMUNICATION ZONE

Pinjore and Kalka are well connected with Rail and Road networks. The area along NH-22 is thickly built up. Over the years the traffic has increased many folds. There are frequent traffic jams in the main bazaars. Therefore a bye-pass is of utmost necessity. But the area is mainly characterized by hills and rivulets; the area along the NH-22 is thickly built up and beyond Kalka, there is Parwanoo in Himachal Pradesh which is again hilly area and construction has come up on both sides of NH-22. All these factors have constrained the proposal of bye pass, especially the take off point and meeting point of bye-pass to NH-22. The Himachal Pradesh Government has also realised this problem and hence proposed a 60 Mtrs wide bye-pass for Pinjore-Kalka towns has been dovetailed with the bye-pass proposed at Pinjore. A ring road 100 Mtrs width has been proposed which would start at Surajpur and meet Pinjore Nalagarh road near Civil Aviation Club. This would benefit the traffic coming from Panchkula side & bound for Nalagarh, as they would not be required to pass through the congested town of Pinjore. This ring road is further extended & linked with Kalka-Paploha road. This link would benefit the traffic coming from Nalagarh side & bound for Kalka/Shimla.

The proposed road network is planned on the hierarchical pattern as given below:-

(i) M-1	Proposed Pinjore-Parwanoo Bye-pass 60.0 mtrs wide with 100 Mtrs Green belts on both sides
(ii) M-2 (a)	Ambala-Kalka-Shimla NH-2 proposed to be widened to 45.0 Mtrs with 100 mtrs. Green belt on both sides. (Outside M.C. limit)
(iii) M-2 (b)	Existing Pinjore-Nalagarh NH-21A to be widened to 45.0 Mtrs. with 100 mtrs. green belt on both sides. (Outside M.C. Limit).
(iv) M-3	Proposed 100 Mtrs. wide ring road from Surajpur to Nalagarh road. Nalagarh road to Kalka, with 100 mtrs. green belt on both sides. (Outside M.C. Limit)
(v) M-4	Proposed 60 Mtrs. wide road starting from 100 mtrs. wide M-3 road up to Nalagarh A near Himachal Pradesh border
(vi) M-5	Proposed 45 Mtrs wide sector dividing roads

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At present Railway Station & Bus Stand facilities are available only at Kalka. Since Pinjore would come up as important hub of Industrial activity, therefore an additional railway station & Bus Stand are proposed at Pinjore which would not only serve the existing town but would also benefit the residents of Nalagarh & Barotiwala. Civil Aviation Club having area approximate 105 Acres on Pinjore-Nalagarh Road is also important transport facility existing in this area. The total area proposed under transport communication zone is 1213 Acres.

#### 5. PUBLIC UTILITIES.

Since the towns are being developed for 4,93,400 persons therefore it is essential to propose sewerage treatment plant and solid waste disposal site. An area measuring 20 acres is proposed between 100 mts. wide M-3 road and Jhajjra river for this purpose. Similarly 60 acres is proposed under Water Works in Sector 21 where the main residential area is proposed to be developed. The total area under public utility is proposed as 127 acres.

#### 6. PUBLIC & SEMI PUBLIC.

At present the various offices are scattered in Pinjore & Kalka towns therefore it is very important to earmark Public and Semi Public zones at strategic locations. The towns also lack in higher order medical and educational facilities. It is also obvious that these towns would have catchment area up to Parwanoo, Baddi and Barotiwala. Therefore, sizeable public and semi public zones are required to be proposed in the plan to provide these facilities. An area of 215 acres is proposed for Public and Semi Public use. Since Kalka is sub-division therefore one sector is proposed near the existing town where BDPO office, DSP office and Circuit House have already been constructed. Similarly Pinjore-Nalagarh road is an important link, therefore one sector has been proposed for public and semi public use along this road.

#### 7. OPEN SPACES

Yadvindra Garden is the only organized park, which is famous in the surrounding region otherwise both the towns lack organized open spaces. 100 Mtrs green belt is proposed on both sides of the Railway line, NH- 22 & 21-A. Similarly 100 Mtrs green belt is proposed along bye pass. The area along Jhajjra Nadi has been proposed as Leisure Valley. Other low-lying areas along rivulets would also be developed as recreational spaces. In addition parks would be developed in each residential sector at appropriate places on acquisition of land by following neighborhood concept of sector planning. A stadium is proposed along Jhajjra Nadi which would be accessible from NH-22. An approximately 3518.34 acres has been proposed under parks and recreational use.

#### 8. INFORMATION TECHNOLOGY.

An area of 123 acres have been proposed for Information Technology in Industrial area Phase-I.

#### 9. Special Zone:

An area of 133.14 acres across the Ambala-Chandigarh Railway line has been proposed as Special Zone wherein the uses like residential, recreational, institutional and commercial and other such uses ancillary to main uses mentioned above would be permitted.

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## ZONING REGULATIONS

## ANNEXURE B

Governing use and development of land in the urbanisable area around Pinjore and Kalka Town as shown in the Drawing no. DTP (P) 910/05 Dated 18.3.05.

### 1. GENERAL

1. These zoning regulations, forming part of development plan for Pinjore-Kalka Urban Complex shall be called zoning regulations of the development plan for Pinjore-Kalka Urban Complex-2025 AD.
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 (Act No. 41 of 1963), and the rules framed there under.

### II DEFINITIONS

In these regulations:

- a) "Approved" Means approved under the rules.
- b) "Building Rules" means Rules contained in Part VII of the Act No. 41 of Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Act, 1963.
- c) "Drawings" means Drawing No. DTP (P) 910/05 dated 18.3.05.
- d) "Floor Area Ratio (FAR)" means the ratio expressed in the percentage between the total floor area of a building on all floors and the total area of the site.
- e) "Group Housing" shall mean 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 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 and chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycle, repair of household 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 is 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 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 it highly capital intensive associated with such features as excessive smoke, noise, vibration, stencil, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;

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- l) "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 the part of area in the Development plan.
- m) "Public Utility Service Building" means any building required for running of public utility service such as water supply, drainage, electricity, Post and telegraph and Transport and for any municipal service including a fire station.
- n) "Rules" means the Punjab Schedule I Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- o) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.
- p) "Sector Area" or "Colony Area" shall mean the area of the sector or colony as bounded within the major road system or as shown on the drawing.
- Explanation:**
1. In the case of sector and on the approved layout plan of the colony in the case of colony including 50% land under the major roads surrounding the sector and excluding land under the major roads 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% 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 per 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.
- q) "Site coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- r) The Term "Act", "Colony", "Colonizer", "Development Plan", "Sector" and "Sector plan" shall have the same meaning as assigned in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules 1965 and the Haryana Development and Regulations of Urban Areas Act, 1975 and Rules, 1976.
- s) "Farm House" Farm Houses outside Abadi deh in rural/ Agricultural zone shall be permitted as per the policy of the Government.
- t) "Ledge or Tand" means a shelf like projection supported in any manner what so ever except by means of vertical supports within a room itself but not having projection wider than one metre.
- u) "Loft" An intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes.
- v) "Mezzanine Floor": - An intermediary floor above ground level with area of mezzanine restricted to one third of the area of that floor and with a minimum height of 2.2 meter.
- w) "Subservient to agriculture" means development and activities which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrant etc.
- x) "Rural Industries Scheme" means Industrial units, which are registered as rural industrial Schemes by the Industries Department.
- y) "Small Scale Industry" means an industrial unit, which is registered as Small Industries by the Industries Department.
- z) "Agro Based Industry" means an industrial unit, which uses food grain, fruits, or agro waste as a raw material.

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- z-a) "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 or, as may be defined by the Government of Haryana from time to time.
- z-b) "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.
- z-c) "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, germination of medium and large software companies and Information Technology Enabled Services, wherein no manufacturing units shall be permitted.
- z-d) "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.
- z-f) Any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

### III MAJOR LAND USE/ZONES

- 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.
- VIII) Special Zone

(2) Classification of major land uses is according to Appendix A.

### IV DIVISION INTO SECTORS

Major land uses mentioned at Serial no. (i) to (viii) 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 or as shown on the drawing 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 the rules may be permitted in the respective major land use zone as listed in Appendix B subjoined to these zoning regulations.

### VI SECTOR NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purpose the Director may not permit any change in their land use or allow construction of building thereon from considerations 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

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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 RESERVATION FOR MAJOR ROADS:

- (1) Land reservation for major roads shall be as under:-

i)	M-1	Proposed Pinjore-Parwanoo Bye-pass 60.0 wide with 100 Mtrs. Green belts on both sides.
ii)	M-2 (a)	Existing Ambala-Kalka-Shimla NH-22 to be widened to 45.0 Mtrs. with 100 mtrs. Green belt on both side.(Outside M.C. Limit)
iii)	M-2 (b)	Existing Pinjore-Nalagarh NH-21-A to be widened to 45.0 Mtrs, with 100 mtrs, green belt on both side, (Outside M.C. Limit)
iv)	M-3	Proposed 100 Mtrs. wide ring road from Surajpur to Nalagarh road to Kalka, with 100 mtrs, green belt on both sides. (Outside M.C. Limit)
v)	M-4	Proposed 60 Mtrs. wide road starting from 100 Mtrs. wide M-3 road upto NH 21-A near Himachal Pardesh Border.
vi)	M-5	Proposed 45 Mtrs wide sector-dividing roads.

- (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 PERMISSION:-

- (1) With regard to the existing projects located in the zones other than conforming use zone in the development plan, such non-confirming 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:
- 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;
  - During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director, and
  - Shall not be allowed to expand the existing project within the area of non-conforming use.
- (2) With regard to the projects having valid 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 :
- 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
  - During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director

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#### DISCONTINUANCE OF NON CONFORMING USE:

- (1) If a non-conforming use of land has remained discontinued continuously for a period two years or more it shall be deemed to have terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.
- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be developed 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 with in major land use shall be allowed to be used and developed for building purposes, unless the proposed use and development is according to the development 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 up to the elevation of the plot to the satisfaction of the Director

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#### MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDING:

1. The minimum size of plot for various types of uses shall be as below:

i)	Residential plot	50 Square meters
ii)	Residential plot in subsidized Industrial housing or slum dwellers Housing scheme approved by the govt.	35 Square meters
iii)	Shop-cum-Residential plot	100 Square meters
iv)	Shopping booth including covered corridor or pavement along front	20 Square meters
v)	Local service Industry plot	100 Square meters
vi)	Light Industry plot	200 Square meters
vii)	Medium Industry plot	500 Square meters

2. The minimum area under a group-housing scheme shall be 5 acres if it forms part of a town 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 up to which building may be erected on an individual residential and industrial plot, shall be according to the provisions contained in clause-XVI. In the case of other categories, the maximum coverage and the floor area ratio shall be subject to the controls as may be imposed under regulation XVI shall be as under:

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Sr. No.	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1.	Group housing	35%	
2.	Government offices	25%	175
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
N.B:	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 BUILDING:

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 controls prepared under Rule-50 if applicable as per Punjab scheduled roads and controlled areas restriction of unregulated development rules, 1965.

#### XVII. DENSITY:

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawings subject to a maximum of 20% variation allowed on either side of the prescribed sector density.

#### XVIII. RELXATION 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 payment of such development charges and on such other conditions as it may deem fit to impose.

#### XIX. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS /CYBER CITIES:

##### 1. Location

- a) Information technology industrial units will be located in industrial area/industrial zones only.
- b) Cyber parks/information technology parks will be located either in industrial area or industrial /residential zones abutting on 45 meters wide roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- c) Cyber Cities: The government will decide the location of such a facility.

##### 2) Size

Sr. No.	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

##### 3) MISCELLANEOUS

###### I. Parking:

- a) one equivalent car space for every 50 square meters of floor area shall be provided for parking in cyber park / information technology park information technology industrial units and cyber city;

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- 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 bank, restaurant, insurance office 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 area shall be permitted for commercial/ institutional uses.
- c) No residential plotted development shall be allowed in a cyber city.
- d) For cyber city project if allowed in agriculture /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.**

**XX. 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	-	Residential	Residential sector on neighborhood pattern.
200		Commercial	
	210		Retail trade
	220		Whole – sale trade
	230		Warehousing and storage
	240		Office and banks including govt. office.
	250		Restaurants, hotels and transit boarding houses including public assistance institutions providing residential accommodation like Dharmshala tourist house etc.

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	260		Cinema and other places of public assembly on commercial basis.
	270		Professional establishments
300	Industrial		Cinema and other places of public assembly on commercial basis. Professional establishments
		310	Service industry
		320	Light industry
		330	Extensive industry
		340	Heavy industry
400		Transport & Communication	
	410		Railways yards, railway stations and sidings
	420		Roads, roads transport depots and parking area
	430		Dockyards, jetties
	440		Airport /air stations
	450		Telegraph office telephone exchange etc.
	460		Broadcasting stations
	470		Television stations
500	Public Utilities		
		510	Water supply installations including treatment plant.
		520	Drainage and sanitary installation including disposal work, solid waste.
		530	Electric power plants /sub station etc.
		540	Gas installation and gas work.
600	Public and Semi Public		
	610		Government administrative central secretariat, district office, law courts, jails, police stations and governor's residence.
	620		Educational, cultural and religious institutions.
	630		Medical and health institutions
	640		Cultural institutions like theaters, opera house etc. of a predominantly non – commercial nature.
	650		Land belonging to defence.
700	Open Spaces		
		710	Sports grounds, stadium and playgrounds.
		720	Parks
		730	Green Belts, garden and other recreational uses.
		740	Cemeteries, crematories etc.
		750	Fuel filling stations and bus queue shelters.
		760	Water Bodies/lakes
800	Special Zone		Residential, recreational, institutional and commercial and other uses ancillary to main uses.

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## APPENDIX B

1. 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 colleges where necessary	
vi) Cinemas	As required for the local needs of major uses and needs of the town, at sites approved by the director.
vii) Commercial and professional offices.	
viii) Health institutions	
ix) Retail shops and restaurants	
x) Local service industries	
xi) Petrol filling stations.	
xii) Bus stops, tongas, taxi, scooter and rickshaw stand	
xiii) Nurseries and green houses	
xiv) Any other minor needs ancillary to residential use.	
xv) Starred hotels	
xvi) Cyber parks /information technology park.	As per the policy / parameters decided by the government.
xvii) Communication Towers	
xviii) Any other use, which the government may in public interest decide.	
2. COMMERCIAL ZONE.	
i) Retail trade	
ii) Wholesale trade	
iii) Warehouses and storage.	
iv) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharam-shala tourist house etc.	As required for the needs of major uses at sites earmarked for them in the sector plan or in the approved layout plan of the colonies
v) Commercial offices and banks.	
vi) Cinema, Hotels, Motels and other places of public assembly i.e. theatre, club, dramatic club etc. run on commercial basis	
vii) Professional establishments	
viii) Residence on the first and higher floors	
ix) Local service industry	
x) Public utility buildings	
xi) Petrol filling stations and service garages	
xii) Loading and unloading yards	
xiii) Parking spaces, bus stops, taxis, Tonga and rickshaw stand	
xiv) Town parks	
xv) Communication Towers	
xvi) Any other use, which the director in public interest may decide.	
3. INDUSTRIAL ZONE	
i) Light industry	
ii) Service industry	
iii) Medium industry	

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- iv) Heavy industry
  - v) Obnoxious and Hazardous Industry
  - vi) Warehouse and storages.
  - vii) Parking loading and unloading area
  - viii) Truck stands /bus stops, taxi, tonga and rickshaw stand
  - ix) Public utility, community buildings and 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	Minimum Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq mts.	1000 sq mts.	2	50 sq mts.	50%	40%	18 mts.
2	Restaurants	1000 sq mts.	2000 sq mts.	2	10%	30%	150%	18 mts.
3	Two/Three Star Hotels	1.0 acre	2.5 acres	2	15%	30%		24 mts.

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

#### 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	Minimum Approach Road
		Minimum	Maximum					
1	Five Star Hotels	2.5 acres	4.0 acres	1		30%	As per commercial policy	Secto. 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 mts.	500 sq mts.	2	Nil	60%	100%
4	Clinic	250 sq mts	500 sq mts	2	Nil	60%	100%

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

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

- xv) Communication Towers
- xvi) Any other uses permitted by the director

#### 4. TRANSPORT AND COMMUNICATION ZONE

- i) Railways yards, railway station and sidings
- ii) Transport nagar roads and transport depots and parking area
- iii) Airports and air stations
- iv) Telegraph office and telephone exchange
- v) Broadcasting stations

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As sites  
earmarked  
in the sector  
plan

- vi) Television stations
- vii) Agriculture and horticulture nurseries at approved sites and places.
- viii) Petrol filling stations and service garages
- ix) Parking spaces, bus stops / shelter, taxi, tonga and rickshaw stands.
- x) Communication Towers
- xi) Warehouses upto a maximum limit of 5% of the total area of the sector

#### 5. PUBLIC UTILITY ZONE

- i) Water supply installation including treatment plant
- ii) Drainage and sanitary installation including disposal works, solid waste.
- iii) Electric power plants sub station etc
- iv) Gas installations and gas works.

At sites  
earmarked  
in the  
sector plan.

#### 6. PUBLIC AND SEMI PUBLIC ZONES

- i) Government offices, government Administration centers secretariat and police stations.
- ii) Educational, cultural and religious institutions
- iii) Medical health institutions
- iv) Civic /cultural and social institutions like theaters, Opera houses etc. of predominantly non commercial 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 mts.	Maximum sq. mts.				
1	Dhabas	500 sq. mts.	1000 sq. mts.	2	50 sq. mts.	50%	40%
2	Restaurants	1000 sq. mts.	2000 sq. mts.	2	10%	30%	150%

- viii) Any other use, which the Govt. in public interest may decide.

At sites  
earmarked  
in the sector  
plan.

#### 7. OPEN SPACES

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

At sites  
approved by  
Director  
Town and  
Country  
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#### 8. Special Zone:

Residential, recreational, institutional and commercial and other uses ancillary to main uses.

#### 8. USES STRICTLY PROHIBITED:

Storage of petroleum and other inflammable material without proper license

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APPENDIX -1

Categories of industries included in the scope / definition of information Technology Industry.

**A COMPUTING DEVICES INCLUDING**

- Desktop
- Personal computer
- Servers
- Workstation
- Nodes
- Terminals
- Network PC
- Home PC
- Laptop computers
- Notebook computers
- Palm top computer /PDA

**B NETWORK CONTROLLER CARD/MEMORIES INCLUDING:**

- Network interface card (NIC)
- Adapter Ethernet /PCI /EISA/COBO/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 & other controllers
- Floppy disk drives
- CD ROM drives
- Tape drives
- DLT drives/DAT
- Optical disk drives
- Other digital storage devices

**OTHER**

- Keyboard
- Monitor
- Mouse
- Multi-media kits

**PRINTERS AND OUTPUT DEVICES INCLUDING:**

- Dot matrix
- Laser jet
- Ink jet
- LED printers
- Line printers
- Plotters
- Pass book printers

**NETWORKING PRODUCTS INCLUDING**

- Hubs
- Routers
- Switches

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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

Surface mount boxes

Mounting cord / wiring blocks

Surface mount boxes

J CONSUMABLES INCLUDING

CD ROM /compact disk

Floppy disk

Tapes DAT/DLT

Ribbons

Toners

Ink for output devices

Inkjet cartridges

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 / speaker

Fuses

L TELECOMMUNICATION EQUIPMENT INCLUDING:

Telephones

Videophones

Faximile machines / fax cards

Tele printers / telex machine

PABX/EPABX /RAX /MAX telephone exchange

Multiplexer / muxes

Modems

Telephone answering machines

Telecommunication switching apparatus

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Antena 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 signalling

M INFORMATION TECHNOLOGY ENABLED SERVICES ARE BUSINESS PROCESSES AND SERVICES END PRODUCT / SERVICES OF WHICH ARE:

- a) Delivered outside India
- b) Delivered over communication network and
- c) Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located)

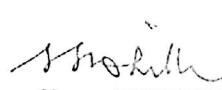
NOTE:-

Services, which shall not be included are:-

1. Remote production / manufacturing units
2. The corporate office of companies of their local branches
3. Virtual business on internet

The following services, which meet the above criteria, shall be included

1. Back-office operations
2. Call centers
3. Contents development or animation
4. Data processing
5. Engineering and design
6. Geographic information system services
7. Human resources services
8. Insurance claim processing
9. Legal data base
10. Medical transcription
11. Pay roll
12. Remote maintenance
13. Revenue accounting
14. Support centers and
15. Web-site-services

  
Shashi Kumar  
Director,  
Town & Country Planning,  
Haryana, Chandigarh.