

Extract from Haryana Government Gazette, dated the 9th September, 2003 ]

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

**Notification**

The 2nd September, 2003

No. CCP (NCR) SCA/2003/1917.—In exercise of the 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 all other powers enabling him in this behalf, and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) SCA-L/99/1586, dated the 7th October, 1999, the Governor of Haryana hereby, decides and publishes the final development plan Sonipat-Kundli-Multifunctional Urban Complex along with restrictions and conditions to be made applicable to the controlled areas covered by it given in Annexures A and B to the final development plan of Sonipat-Kundli-Multifunctional Urban Complex.

**Drawings**

Sonipat-Kundli Multifunctional Urban Complex Existing Land Use Plan Drawing No. DTP (S) 796/95, dated the 7th May, 1995.

Sonipat-Kundli Multifunctional Urban Complex Final Development Plan-2021 AD. Drawing No. DTP(S) 931/2003, dated the 7th January, 2003.

**ANNEXURE "A"**

**EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN FOR SONIPAT-KUNDLI MULTIFUNCTIONAL URBAN COMPLEX- 2021 AD.**

(I) **Introduction.**—Sonipat town came in the light as a District Headquarter in 1972 comprising the tahsils of Sobat, Gohana and Ganaur. Sonipat town is linked with Delhi, Uttar Pradesh and Haryana with rail and road links. The name of Sonipat town was formed on the name of Raja Soni or a town called Swaran Prastha during Mahabharta time. This town is conveniently linked with Delhi and Chandigarh by rail but the interiors of Haryana by roads only.

(II) **Location and Regional Settings.**—Sonipat town is located at a distance of 52 kilometers by road and 44 kilometers by rail from Delhi. National Highway No. 1 lies 8 kilometers away in the east from the main town. The town is well linked with the National and State Capital by road and rail links. The town has also well connectivity with the interior of the State as well as the neighbouring state of Utter Pradesh.

(III) **Physiography.**—The physiography of this region is characterised by the presence of Yamuna River in the west which forms boundary between Haryana and Uttar Pradesh States. The feature less plain area lacks topographic features. The physical landscape is broken at places by small irrigation minors. The slope of the area is gentle running from north-west to south-east with a level variation of 13 degree. The soil of this area known as khaddar is fine clay, loam and ferruginous. The storm water of the area is collected in to drains and then into River Yamuna. The region falls in a semi-arid region of India. It is characterised by hot summer and a severe winter. The average rain falls in 50 to 70 centimeters which mainly receive from south-west monsoon.

The sweet underground water is available at the depth of 10 to 15 metres. The town is free from floods. The wind blows from west in winter and east in summer.

(IV) **Availability of Infrastructure.**—It has been proposed to equip the town with all the infrastructures required for new town to act as self contained and self-sufficient entity and to serve the surrounding region. As compared to existing norms the available infrastructure and facilities are lacking and to cope with these, full-fledged developed sectors have been proposed in the development plan. As per standard norms, social infrastructure has been provided in the proposed sectors mentioned in the development plan.

(V) **Economic base of the town/functions status.**—Although Sonipat town is noted for industrial activities but its industrial character is changing fast. 24.04% of the total workers are engaged in trade and commerce whereas 23.98% of workers are engaged in manufacturing activities. Similarly 32.60% of the workers are engaged in other services. Distribution of workers in Sonipat town is given in the following table :

**Distribution of workers in Sonipat - 1991**

Serial Number	Categories of employment	No. of workers	% age of total workers
1.	Cultivators	1043	2.64%
2.	Agricultural Labourers	1857	4.70%
3.	Livé Stock Forestry etc.	175	0.44%
4.	Mining and Quarrying	6	0.02%
5.	Household Industry	1300	3.29%
6.	Other than household Industries	8139	20.69%
7.	Constructions	1625	4.12%
8.	Trade and Commerce	9489	24.04%
9.	Transport, storage and communication	2946	7.46%
10.	Other Services	12903	
<b>Total Workers</b>		<b>39483</b>	<b>100 %</b>

Keeping in view the above distribution of workers in mind, land use proposals have been formulated on the consideration that industrial activities and trade and commerce will continue to remain the major economic base of the town. The town is growing as a major industrial centre of the State as well as of the region. The Haryana State Industrial Development Corporation has already developed its industrial estates around the town at various places and a number of industrial activities have already come up in the controlled areas after obtaining the change of land use permission from the Department / Government.

(VI) **Population/demography.**—The growth trend of the population in Sonipat town has been given in the following table :—

**Table**

Year	Population	Growth Rate
1941	17,781	—
1951	30,189	69.78%
1961	45,882	51.98%
1971	62,393	35.99%
1981	1,09,369	75.29%
1991	1,43,922	31.59%
2001	2,25,151	56.44%
2011	3,57,990*	59.0%
2021	5,76,364*	61.0%

Note: \* indicates the projected population.

Sonipat had increased its population rapidly during the decade 1971-81 i.e. 75.29%. Perhaps this was due to elevation of Sonipat town to a District Headquarter in the year 1972. Before this, Sonipat was a tehsil headquarter of one of the four tehsils of Rohtak. A study of the demographic profile reveals that Sonipat Town has maintained a more or less consistent moderate growth rate. However, this moderate growth rate is likely to increase due to the provision of quality infrastructure. The expressway will facilitate the introduction of the mass rapid transit system or electric fast moving trains.

National Capital Region (NCR) Plan 2001 has recognized Kundli area to be developed as a Delhi Metropolitan Area (DMA) town having a population of 1.5 lacs by 2001 AD. Although Kundli has been recorded as a village having a population of 5360 persons in 1991. However, in view of NCR Planning Board's thrust on the development of DMA town and available developmental potential, Haryana Government has taken a conscious decision to develop an integrated complex comprising of controlled areas declared around Sonipat town and for Kundli township Sonipat – Kundli Multifunctional Urban Complex for a population of 10 lacs persons for 2021 AD.

**(VII) Need for Declaration of Controlled Areas.**—The Controlled Areas under section 4 of the above Act were declared *vide* Haryana Government, Town & Country Planning Department, notification Nos. 2366-2TCP-64/24048 dated the 23rd September, 1964, published on the 9th October, 1964, 1715-VII-DP-68/1460, dated 20th March, 1968, published on 28th March, 1968, 13201-VDP-71/5801 dated the 21st December, 1971 published on 18th January, 1972, 3463-2TCP-73/26001 dated the 31st August, 1973, published on 2nd October, 1973. The Final Development Plans for above controlled areas were published in Haryana Government, Town and Country Planning Department notification No. 1243-VDP-69/992 dated the 10th/17th February, 1969, published on 8th March, 1969 and No. 1286-2TCP-73/12257, dated the 26th May, 1973, published on 5th February, 1974. The controlled area around Kamla Nehru Shiksha Kendra was declared *vide* Haryana Government Gazette notification No. 1770-VII-DP-68/1430, dated the 20th March, 1968. The final development plan was published in Haryana Government Gazette *vide* notification No. 6336-VIP-70/211, dated the 14th January, 1971, published on 2nd February, 1971.

To regulate the urban development on Delhi—Haryana border near Kundli the following controlled areas were declared around the following schools namely around High School at Akbarpur Barota *vide* notification No. 8018-10D-81/14200, dated the 1st September, 1981, published on 29th September, 1981; around primary school at Nathupur *vide* notification No. 10DP-81/14206, dated the 1st September, 1981, published on 29th September, 1981; around High School at Bajidpur *vide* notification No. 10DP-81/14209, dated the 1st September, 1981, published on 29th September, 1981; around Middle school at Kundli *vide* notification No. 10DP-81/14212, dated the 1st September, 1981, published on 29th September, 1981; around Haryana State Industrial Development Corporation Industrial Estate Kundli *vide* notification No. 10DP-81/14215, dated the 1st September, 1981, published on 29th September, 1981; around Primary School at Rasoi *vide* notification no. 10DP-81/14218, dated the 1st September, 1981, published on 29th September, 1981; around High School at Nangal Kalan *vide* Notification No. 10DP-81/14221, dated the 1st September, 1981, published on 29th September, 1981; around Primary School at Sewli *vide* Notification No. 10DP-81/14224, dated the 1st September, 1981, published on 6th October, 1981; around High school at Jakhauli *vide* notification no. 10DP-81/14227, dated the 1st September, 1981, published on 6th October, 1981; around Middle School at Pabsera *vide* notification no. 10DP-81/14230, dated the 1st September, 1981, published on 6th October, 1981; around Middle School at Manoli *vide* notification no. 10DP-81/14233, dated the 1st September, 1981, published on 6th October, 1981; around High School at Aterna *vide* notification no. 10DP-81/14236, dated the 1st September, 1981, published on 6th October, 1981; around Primary School at Khatkar *vide* notification No. 10DP-81/14239, dated the 1st September, 1981, published on 6th October, 1981; around Primary School at Bakipur *vide* notification No. 10DP-81/14242, dated the 1st September, 1981, published on 6th October, 1981; around Primary School at Dhesra *vide* notification No. 10DP-81/14245, dated the 1st September, 1981, published on 6th October, 1981 and around Primary School at Janti Khurd *vide* notification No. 10DP-81/14248, dated the 1st September, 1981, published on 6th October, 1981.

A composite final development plan—2021AD of all above controlled areas has been prepared as Sonipat-Kundli Multifunctional Urban Complex Plan.

#### **(VIII). Proposals**

**Land use proposals.**—The land use proposals of the Final Development Plan have been formulated in a pragmatic manner keeping in view the existing ground realities. The Final Development Plan of Sonipat has been partly executed. These proposals have been retained accordingly with minor modifications. The total urbanisable area for the Sonipat-Kundli Multifunctional Urban Complex has been worked out by assigning a town density of approximately 80 persons per hectare. This would require an urbanisable area of 12468 hectares.

The detailed descriptions and provisions of major land uses in the plan are as under :

Land use	Area (Hectares)	Percentage of Total Area
Residential	4186	33.57
Commercial	1811	14.53
Industrial	2790	22.38
Transport and Communications	1257	10.08
Public Utility	0301	02.41
Public and Semi-Public uses	1058	08.49
Green Belts and Open spaces	11065	08.54
<b>Total</b>	<b>12468</b>	<b>100.00</b>

**Description of various land uses :**

**Residential.**—The total area reserved for the residential purposes in the form of sectors in Final Development Plan is 4186 hectares which is 33.57 % of the total area of the complex. The main thrust of residential development is towards Shershah Suri Marg. Sectors-14, 15, 12 (part), 13 (part), 7 and 8 (part) and sector-23 have already been developed. Land for Sector-3 has been acquired for commercial purpose and acquisition proceedings for other potential residential sectors like sector 2, 5 and 6 are under consideration with the Government. A new residential sector in Kundli township (sector 58) is also under acquisition proceedings. There is an immense demand of a few residential sectors in Kundli area due to coming up of a lot of industrial activities in that area. Residential sector-23 has been developed on west of the Delhi-Ambala railway line due to its close proximity with the existing Mini-Secretariat. The residential areas have been earmarked keeping in view the place of work and other economic activities which are required to be developed on neighborhood pattern. All the services and utilities needed for day to day living shall be provided in the Sector itself. Hence, each sector will have a local market or shopping centre, education, health, recreational facilities etc. located in close proximity of the residential houses. In sector plan, provision for sites for basic amenities like electric substation, telecom etc. would be made. The city level facilities like college, cremation grounds, club, telephone exchange etc. would be accommodated in various sectors of the complex. In first phase, the area between existing town and Highway -I has been proposed for development in Sonipat town and residential sectors on National Highway Kundli area have been proposed for development.

**Commercial.**—The land earmarked for commercial purposes in the Final Development Plan is 1811 hectares which is 14.53% of the total area of the complex. Land for sector-3 has been acquired which is proposed to serve as one of the commercial centres of the Multifunctional Urban Complex for Sonipat area and another sector 66 adjoining proposed Faridabad-Noida-Ghaziabad Express Highway has been proposed for Kundli area. The commercial sub-centers have been proposed keeping in view of their utility and accessibility. Natural existing features such as drain, major road system etc. have also influenced their locations. Care has been taken to locate these commercial centres on major road network and along Express highways and National Highway. In first phase, already acquired commercial sectors have been envisaged to be developed.

**Industrial.**—Keeping in mind the over spill of industrial activities from Delhi 2790 hectares of land has been earmarked for industrial purposes which is 22.38% of the total area of the complex. The allocation of land for this purpose has taken into consideration the existing industrial infrastructure apart from the growth potential of industrial activities. Sectors 42 and 43 have been proposed adjoining the railway line for light industrial units and similarly other industrial sectors have been reserved for industrial units raising from light to large and medium industries. In first phase, the thrust for industrial development has been kept towards National Capital Territory Delhi and along National Highway-I. Industrial Sector 38 is especially developed by Haryana State Industrial Development Corporation to attract attention of industrialists who want to shift their industries from Delhi. The industrial sectors 53, 54, 55, 56 and 57 have been proposed for this where development activities would be completed in this phase. Development of other industrial sectors would be taken later in next phase.

**Transport and Communication.**—Sher Shah Suri Marg and railway line have been retained in the Final Development Plan as guiding factors with the allocation of land uses and other road/railway network. The road network has been planned in a hierarchical manner to facilitate easy movement to traffic and people. The width of this road network is designated as follows:-

V-I	Proposed Express Highways and Grand Trunk Road
V-II	65 meters
V-II(a)	45 meters
V-III	30 meters
V-III(a)	Roads with existing width
Tram way	30 meters Green belt.

The road network has been planned by keeping in view the inter-city and intra-city traffic as well as the location of the town in its regional setting. The Sonipat town is mainly connected with the national capital, state capital, city of handlooms Panipat, heartland of state Rohtak through Gohana, Baghpat and Meerut in the neighbouring state of Uttar Pradesh. For a smooth and fast movement of inter-city traffic 65 metres wide roads have been proposed. An outer peripheral road has also been proposed to link the major existing roads with the Grand Trunk Road. This will bye-pass the regional traffic. The sector dividing roads have been proposed as V-III with a minimum width of 30 metres. Where ever necessary, V-II (a) sector roads with a width of 45 metres have been proposed in the Final Development Plan.

Keeping in view the proposals of National Capital Region Planning Board an express highway namely Eastern Peripheral Expressway and Western Peripheral Expressway (Faridabad-Noida-Ghaziabad-Kundli Expressway) has been proposed to link the Delhi Metropolitan Area towns of National Capital. This will facilitate to reduce the journey time between these towns and will help in reducing the traffic load on the national capital. Adequate bridges on drains, under passes to express highways and flyovers are proposed on Shershah Suri Marg. A sizeable area adjoining the Haryana State Industrial Development Corporation sector-38 is proposed to be developed as a transport nagar and for bus stand. The portions of National Highway -1 have been proposed to be elevated in order to segregate the local market traffic and to facilitate the smooth flow of traffic on National Highway -1 starting from Bahalgārī chowk to Kundli border.

The National Capital Region Planning Board has proposed to strengthen the regional transport system by suggesting connecting the priority towns and Delhi Metropolitan Area towns through regional rapid transit system. The proposals have been adopted in the Final Development Plan by envisaging Rapid Transit Corridors from Sonipat to Delhi and from Sonipat to Panipat along which local electric trains (E.M.U.s) could be run at 10 to 15 minutes interval. This would ideally connect the Sonipat town to Delhi and Panipat which will make commutation from and Delhi and Sonipat easy and fast thereby giving the town tremendous boost. This will also help in reducing the pressure of vehicles on road transportation along the National Highway No. 1. In the first phase of development strengthening of colour light signaling of these railway lines is proposed. However, in second phase of development dedicated broad gauge electrified double line is proposed. To facilitate the commuters and other passengers railway stations at various places have been proposed. These railway stations have been facilitated with strengthening and augmentation of access roads. A new railway line has been proposed to link the multifunctional complex with Ghaziabad and Bahadurgarh towns. This will serve the purpose of National Capital Region ring railway network. A railway siding has been proposed for sector 37, proposed for transport nagar.

Apart from above tram ways with 30 metres width have been provided in the Final Development Plan for the introduction of rapid transit system and for strengthening of mass transport system. The whole complex is suitably well connected with the tramways. These tramways will connect the Sonipat town with the Kundli township.

**Public Utilities.**—The land earmarked for public utilities such as major disposal works and grid sub-station is 301 hectares, which is 2.41 % of the total area of the complex. The major disposal works are proposed to be located on both sides of Drain No.8 on the outskirts of the Kundli township in the eastern side of National Highway -1. A sizeable area has also been reserved for disposal works adjoining sector-2. The disposal works at this site has already been completed under Yamuna Action Plan. This disposal is proposed to treat the sewerage of existing Sonipat Town along with its adjoining areas and discharge the same in the adjoining drain no.6 after treatment. The underground water in most of the urbanisable area is potable but the water supply west of Shershah Suri Marg needs to be augmented with the tubewells located on east of this road. Regarding the supply of water to the west of railway line water treatment plant near sector 23 has been proposed which is proposed to be maintained from the Western Yamuna Canal as the underground water in this area is unfit for human consumption. Each sector or group of sectors will have its own water works / boosting systems to ensure adequate supply of water. Suitable sites for solid waste disposal have been provided in the plan.

**Public and Semi-Public Uses.**—Engineering College has already been established in sector 18-B and other suitable areas on Sonipat-Murthal road have been earmarked for educational institution purposes which would also serve as a buffer between other urbanisable area and agricultural zone. Sector-4 has been earmarked for the establishment of Government, Semi Government and other offices. Similarly sectors-39, 47, 65, 67 and 68 have also been earmarked for industrial use. In all 1058 hectares of land has been earmarked for this land use which is 8.49% of the total area of the complex.

**Open Spaces.**—Suitable open spaces totaling to 1065 hectares, i.e. 8.54 % of the total area of the complex, have been proposed to be developed for sports activities, parks, green belts and recreational uses. The proposal for uniform green belt of 50 meters width along National Highway has been made. A 100 metres wide green belt adjoining the proposed railway siding has been provided. This green belt stretches between the proposed ring railway and 65 metres wide peripheral road from drain No. 6 up to recreational zone in the east of the National Highway No. 1. 50 meters wide green belt on both sides of express highways within urbanisable zone have been kept. As per requirement 30/50 meters wide green belts have been proposed along the Tramways and other major road system. 50 meters wide green belt is provided along Drain No.6 and 8, 30 meters wide green belt along Sonipat-Rohtak road, Sonipat-Gohana road, Sonipat - Murthal Road, Sonipat - Bahalgārī road and along the railway lines have been provided. These green belts are proposed to offset the ill effects of non-conforming land uses and noise pollution etc. A huge town level park in an area of approximately 16 hectares has been proposed along National Highway -1 in sector-7 which is being developed. Half of the sector is proposed to be developed as another Town Level Park besides public and semi public land uses. A strip of one kilometer wide has been earmarked for recreational use. The site for solid wastes disposal near sector 54 has been proposed which will be put to recreational use after land filling. Green belt has been provided along Delhi border in rural zone.

**Agricultural Zone.**—Rest of the controlled areas have been designated as rural zone with a view to keep it free from large scale building activities so that it could be further utilised for expansion of the town. However, rural and small scale industries and farm houses are permissible in the zone subject to the conditions stipulated in zoning regulations and policy framed by the Government.

**Phasing of Land use proposals.**—Keeping in view the developmental potentials and immediate thrust of development, this final development plan 2021 AD for Sonipat Kundli Multi-Functional Urban Complex has been phased as under:

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|----|----------|----------------------|
| 1. | Phase-I  | up to year 2011 AD   |
| 2. | Phase-II | Year 2011 to 2021 AD |

For phase-I, Sonipat and Kundli have been conceived as two different nodes. Sonipat is proposed to house 3.57 Lac persons. In this phase, the residential and commercial sectors between existing town and National Highway -1 have been proposed for development. As per regional plan of National Capital Region, Kundli the Delhi Metropolitan Area town has been proposed to house 1.5 lacs persons which is likely to be accommodated due to impetus of industries. In this phase, industrial, commercial and residential sectors along National Highway-1 have been proposed for development.

The rest of development has been proposed to be taken up in the second phase.

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

#### **ANNEXURE "B"**

Governing use and development of land in the controlled areas of Sonipat-Kundli Multifunctional Urban Complex as shown in drawing No. DTP(S) 931/2003, dated the 7th January, 2003.

- I. General**—(1) These Zoning Regulations, forming part of the development plan for the controlled areas of Sonipat-Kundli Multifunctional Urban Complex shall be called Zoning Regulations of Development Plan for Sonipat-Kundli Controlled Area.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed thereunder.

**II. Definitions**—

**IN THESE REGULATIONS**

- (a) 'approved' means approved under the rules;
- (b) 'building rules' means the rules contained in Part VII of the rules;
- (c) 'Drawing' means Drawing No. DTP(S) 931/2003, dated the 7th January, 2003.
- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage between the total floor area on all floors and the total area of the site;
- (e) 'Group Housing' shall be the buildings designated in the form of flat development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) 'Light Industry' means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooter and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) 'Medium Industry' means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;

- (i) 'Extensive Industry' means an industry set up with the permission of the government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) 'Obnoxious or hazardous Industry' means an industry set up with the permission of the government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) 'Material Date' means the date of publication of notification of various controlled area declared as under:

Serial.	Name of the controlled area and notification No.	Material date
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Serial.	Name of the controlled area and notification No.	Material date
1.	Controlled area declared around municipal town of Sonipat <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 2366-2TCP-64/24048, dated the 23rd September, 1964, published in the Haryana Government Gazette, dated the 9th October, 1964.	9th October, 1964
2.	Additional controlled area declared around Sonipat <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 1715-VII-DP-68/1460, dated the 20th March, 1968, published in the Haryana Government Gazette, dated the 28th March, 1968.	28th March, 1968
3.	Controlled area declared around Kamla Nehru Shiksha Kendra <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 1770-VII-DP-68/1430, dated 20th March, 1968 published in the Haryana Government Gazette, dated the 28th March, 1968.	28th March, 1968
4.	Additional controlled area declared around municipal town of Sonipat <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 13201-VDP-71/5801, dated the 21st December, 1971, published in the Haryana Government Gazette, dated the 18th January, 1972.	18th January, 1972
5.	Controlled area declared around Sonipat North and West <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 3463-2TCP-73/26001, dated the 31st August, 1973, published in the Haryana Government Gazette, dated the 2nd October, 1973.	2nd October, 1973
6.	Additional controlled area declared around municipal limits <i>vide</i> Haryana Government, Town and Country Planning Department, Notification No. 11161-10DP-86/15055, dated the 9th October, 1986, published in the Haryana Government Gazette, dated the 21st October, 1986.	21st October, 1986
7.	Controlled area around High School at Akbarpur Barota <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 8018-10DP-81/14200, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
8.	Controlled area declared around Primary School at Safidabad Pana Paposian <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14203, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
9.	Controlled area declared around Primary School at Nathupur <i>vide</i> Haryana Government, Town and Country Planning Department, Notification No. 10DP-81/14206, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
10.	Controlled area declared around High School at Bajidpur <i>vide</i> Haryana Government, Town and Country Planning Department, Notification No. 10DP-81/14209, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981

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11.	Controlled area declared around Middle School at Kundli <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14212, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
12.	Controlled area declared around Haryana State Industrial Development Corporation Industrial Estate, Kundli <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14215, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
13.	Controlled area declared around Primary School at Rasoi <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14218, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
14.	Controlled area declared around High School at Nangal Kalan <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14221, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.	29th September, 1981
15.	Controlled area declared around Primary School at Sewli <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14224, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
16.	Controlled area declared around High School at Jakhiali <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14227, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
17.	Controlled area declared around Middle School at Pabsira <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14230, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
18.	Controlled area declared around Middle School at Manoli <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14233, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
19.	Controlled area declared around High School at Aterna <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14236, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
20.	Controlled Area declared around Primary School at Khatkar <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14239, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
21.	Controlled area declared around Primary School at Bakipur <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14242, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
22.	Controlled area declared around Primary School at Dhesra <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14245, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981
23.	Controlled area declared around Primary School at Janti Khurd <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14248, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.	6th October, 1981

- (m) 'Non-conforming use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) 'Public Utility Service Building' means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) 'rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) 'Sector Density' and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

**Explanation:** (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;

- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and rules;

(t) "Farm House" shall mean a house constructed by the owner of a Farm at his land for the purpose of:

(i) Dwelling unit, i.e main use

(ii) Farm Shed i.e. Ancillary use.

**Notes:** (1) The construction of the farm house shall be governed regarding by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone".

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

(u) 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;

(v) 'Loft' - An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes;

(w) 'Mezzanine Floor' - An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;

(x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc.

(y) "Rural Industries Schemes" means industrials unit, which is registered as rural industries schemes by the Industries Department;

- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grain, fruits or Agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, (41 of 1963);
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park/ Information Technology Park" means an area developed exclusively for locating software development activities, wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, all surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies;

**III. Major Land Uses/Zone.—**

- (i) Residential Zone
  - (ii) Commercial Zone
  - (iii) Industrial Zone
  - (iv) Transport and Communication Zone
  - (v) Public and Semi-Public Zone (Institutional Zone)
  - (vi) Public Utility Zone
  - (vii) Open Spaces Zone
  - (viii) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

**IV. Division into Sectors.—** Major land uses mentioned at Serial Nos. (i) to (vii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

**V. Detailed land uses within major uses.—** Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land uses zones are in Appendix B subjoined 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 thereon from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

**VII. Sectors to be developed exclusively through Government Enterprises.—** (1) Change of land use and development in sectors which are reserved for the commercial zone and the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

**VIII. Land Reservations for Major Roads.—** (1) Land reservation for major roads marked in the Drawing shall be as under:

Sr.No.	Classification	Roads	Land Reservation
1	V-I	Proposed Express Highways and Grand Trunk Road	Existing Width
2	V-I(a)	Roads with existing width	Existing width
3	V-I(b)	Existing Roads to be widened	
4	V-II	Main Roads	65 meters
5	V-II(a)	Sector Peripheral Roads	45 meters
6	V-III	Sector Peripheral Roads	30 meters
7		Trainway	30 meters green belt

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

**IX. Industrial non-conforming uses.**—With regard to the existing industries shown in the zones other than period to be determined by the Director but not exceeding ten years, provided that the owner of the industry concerned:

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

**X. Discontinuance of non-conforming uses.**—(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 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 a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

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

**XII. Individual site to form part of approved layout or zoning plan.**—No permission for erection or re-erection of building on a plot shall be given unless:

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through a roads laid out and constructed up to the situation of the plot to the satisfaction of the Director.

**XIII. Minimum size of plots for various types of building.**—(1) The minimum size of the plot for various types of uses shall be as below:—

- |  |                    |
|--|--------------------|
| (i) Residential plot   | 50 Square metres   |
| (ii) Residential plot unsubsidized industrial housing Or slum dwellers housing scheme approved by the Government | 35 Square metres   |
| (iii) Shop-cum-residential plot  | 100 Square metres  |
| (iv) Shopping booths including covered corridor or pavement in front   | 20 Square metres   |
| (v) Local service industry plot  | 100 Square metres  |
| (vi) Light industry plot   | 250 Square metres  |
| (vii) Medium industry plot   | 8000 Square metres |

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

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

Serial Number	Type of use	Maximum Ground Floor coverage	Maximum Floor Area Ratio	Remarks
1.	Group Housing	35%	175	
2.	Government Offices	25%	150	
3.	Commercial			The total area of the commercial pocket is to be considered as plottable area while working out the total plotted area of the sector.
	(a) Integrated corporate	40%	150	
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plottable area of this sector.
4.	Warehousing	75%	150	

**N.B.:**— Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purpose.

**XV. Building lines in front and rear of building.**— These shall be provided in accordance with rules 51, 52 and 53 of the rules.

**XVI. Architectural control.**— Every building shall conform to architectural control prepared under rule 50 of the rules; being part and parcel of the said land and built on it having regard to the nature of the building, its height, width, boundary and to take account of the type of building, material of construction etc.

**XVII. Relaxation of land use within 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 right and no lesser title, such as agreement to purchase etc.

**XVIII. Density.**—Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 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 rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:—

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

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

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

**(iii) Set back:**

It shall be at least 15metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:—

- (a) Where the road is bye-pass to a scheduled road. 100 metres.
- (b) Where the road is a scheduled road. 30 metres.
- (c) Any other road. 15 metres.
- (iv) Approach Road—
  - (a) The approach road to the farm shall have a minimum right of way to 13.5metres (45feet).
  - (b) When the approach road serves more than one farm than the minimum right of way should be 18.30 metres (60 feet)
- (v) Basement: Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.
- (vi) Ledge, loft and Mezzanine floor Ledge, loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II.
- (vii) Services, Water supply and drainage
  - (a) Good potable water supply should be available in the farm for human consumption in case of 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 rural zone.

**XX. Relaxation of development plan.**—Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

### **XXI. Provisions of Information Technology Units and Cyber Parks / Cyber Cities**

#### **(i) LOCATION**

- (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only.
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/ Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- (c) Cyber Cities:— The location of such a facility will be decided by the Government.

#### **(ii) SIZE**

Serial No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 Acres
3.	Cyber City	Minimum acre

#### **(iii) 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 Unit and Cyber City.
- (b) The 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 gross area of the Cyber Park/ Information Technology Park.
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses.
- (c) No residential plotted development shall be allowed in a Cyber City.
- (d) For a Cyber City Project if allowed in Agricultural /Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.

**(III) The Government may impose any other condition as deemed necessary from time to time.**

#### **APPENDIX-A**

#### **CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
1	2	3	4
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
210			Retail Trade
220			Wholesale Trade
230			Warehousing and Storage
240			Office and Banks including Government Office
250			Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.

1	2	3	4
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	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		Public and semi public	
	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
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc.
	750		Fuel filling stations and Bus Queue shelters
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		Land under water

## APPENDIX - B

**I. Residential Zone: —**

- (i) Residence
- (ii) Boarding House.
- (iii) Social community religious and recreational buildings
- (iv) Public Utility Building.
- (v) Educational Buildings and all types of school and college where necessary.
- (vi) Health Institutions.
- (vii) Cinemas
- (viii) Commercial and Professional offices.
- (ix) Retail shops and Restaurants.
- (x) Local service Industries.
- (xi) Petrol Filling Stations.
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use
- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

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

As per the policy/parameters decided by the Government.

**II. Commercial Zone: —**

- (i) Retail Trade.
- (ii) Whole sale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and Banks.
- (v) Restaurant and Transient Boarding Houses  
including public assistance institutions providing Residential accommodation like Dharamshala, Tourist House etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like Theatres, club, Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public Utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, Bus stops, Taxis, Tonga and rickshaw stand.
- (xiv) Town Parks.
- (xv) Any other use which the Director in public interest may decide

As required for the local need of major use at site earmarked them in the sector plan approved layout plan of colonies.

**III. Industrial Zone: -**

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

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

**IV. Transport and Communication Zone: -**

- (i) Railway yards, railway station and siding.
- (ii) Transport Nagar, Roads and Transport depots and parking areas.
- (iii) Airports and Air Stations.
- (iv) Telegraph offices and Telephone exchange.
- (v) Broadcasting stations.
- (vi) Televisions station.
- (vii) Agricultural, horticulture and nurseries at approved sites and places.
- (viii) Petrol filling stations and Service Garages.
- (ix) Parking spaces ,bus stop /shelters, taxi, Tonga and rickshaw stand

At sites earmarked in the sector plan.

**V. Public and Semi-Public 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) Any other use which Government in public interest made decide.

At sites earmarked in the sector plan .

**VI. Open Spaces: -**

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

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

**VII. Public Utilities—**

- (i) Water supply installations including Treatment plants.
- (ii) Drainage Sanitary installations, including Disposal works.
- (iii) Electric Power plant and sub-station  
including Grid substation.
- (iv) Gas installations and Gas works.

At sites earmarked in the sector plan.

**VIII. Uses Strictly Prohibited: -**

Storages of petroleum and other inflammable material without proper license.

**IX. Agricultural Zone: -**

- (i) Agricultural, Horticultural, dairy and poultry Farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government or semi Government
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus Stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage And irrigation, hydroelectric works and tubewell for Irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro electric/thermal power plant sub. station.
- (xviii) Liquid Petroleum Gas storage godowns with the approval of Director.
- (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units Subject to one of the following conditions:-
  - (i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
  - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in(1)above upto a depth of 100 metres Along the approach road.
  - (iii) With an area upto two acres.
- (B) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centres and Telecommunication Centres
- (xxii) Any other use, which Government may in Public Interest, decide.

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

## APPENDIX-C

The list of controlled areas for which Sonipat-Kundli-Multifunctional Urban Complex Plan 2021AD has been prepared is as under:—

Serial No.	Name of the controlled area and notification No.
1	2
1.	Controlled area declared around municipal town of Sonipat <i>vide</i> Haryana Government, Town and Country Planning Department, notification No.2366-2TCP-64/24048, dated the 23rd September, 1964, published in the Haryana Government Gazette, dated the 9th October 1964.
2	Additional controlled area declared around Sonipat <i>vide</i> Haryana Government, Town and Country Planning Department, notification No.1715-VII-DP-68/1460, dated the 20th March, 1968, published in the Haryana Government Gazette, dated the 28th March, 1968.
3	Controlled area declared around Kamla Nehru Shiksha Kendra <i>vide</i> Haryana Government, Town and Country Planning Department, notification No.1770-VII-DP-68/1430, dated 20th March, 1968 published in the Haryana Government Gazette, dated the 28th March, 1968.
4	Additional controlled area declared around municipal town of Sonipat <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 13201-VDP-71/5801, dated the 21st December, 1971, published in the Haryana Government Gazette, dated the 18th January 1972.
5	Controlled Area declared around Sonipat North and West <i>vide</i> Haryana Government, Town and Country Planning Department, notification No.3463-2TCP-73/26001, dated the 31st August, 1973, published in the Haryana Government Gazette, dated the 2nd October,1973.
6	Additional controlled area declared around municipal limits <i>vide</i> Haryana Government, Town and Country Planning Department, Notification No. 11161-10DP-86/15055,dated 9th October, 1986, published in the Haryana Government Gazette, dated the 21st October,1986.
7	Controlled area around High School at Akbarpur Barota <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 8018-10DP-81/14200, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September,1981.
8	Controlled area declared around Primary School at Safidabad Pana Paposian <i>vide</i> Haryana Government, Town and Country Planning Department, notification No.10DP-81/14203,dated the 1st September, 1981,published in the Haryana Government Gazette, dated the 29th September, 1981.
9	Controlled area declared around Primary School at Nathupur <i>vide</i> Haryana Government, Town and Country Planning Department, Notification No. 10DP-81/14206, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.
10	Controlled area declared around High School at Bajidpur <i>vide</i> Haryana Government Town and Country Planning Department, Notification No. 10DP-81/14209, dated the 1st September, 1981,published in the Haryana Government Gazette, dated the 29th September,1981.
11	Controlled area declared around Middle School at Kundli <i>vide</i> Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14212, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September,1981.

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- \* 12 Controlled area declared around Haryana State Industrial Development Corporation Industrial Estate, Kundli *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14215, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.
  - 13 Controlled area declared around Primary School at Rasoi *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14218, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.
  - 14 Controlled area declared around High School at Nangal Kalan *vide* Haryana Government, Town and Country Planning Department notification No. 10DP-81/14221, dated the 1st September 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.
  - 15 Controlled area declared around Primary School at Sewli *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14224 dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 16 Controlled area declared around High School at Jakhauli *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14227, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 17 Controlled area declared around Middle School at Pabsira *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14230, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 18 Controlled area declared around Middle School at Manoli *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14233, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 19 Controlled area declared around High School at Aterna *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14236, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 20 Controlled Area declared around Primary School at Khatkar *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14239, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 21 Controlled area declared around Primary School at Bakipur *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14242, dated the 1st September, 1981 published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 22 Controlled area declared around Primary School at Dhesra *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14245, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
  - 23 Controlled area declared around Primary School at Janti Khurd *vide* Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14248 dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.
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### APPENDIX -1

[See Annexure B-II(zc)]

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
- AID 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   | (J) Consu |
| Multi-media Kits  | C.D.R     |
| <b>(E) Printers and Output Devices including</b>        | Flopp     |
| Dot matrix  | Tapes     |
| Laserjet  | Ribbo     |
| Inkjet  | Toner     |
| Deskjet   | Inkjet    |
| LED Printers  | Inks f    |
| Line Printers   | lect      |
| Plotters  | ntel      |
| Pass-book Printers                                      | Printe    |
| <b>(F) Networking products including</b>                | Transi    |
| Hubs  | Integr    |
| Routers   | Diode     |
| Switches  | Resis     |
| Concentrators.  | Capa      |
| Trans-receivers   | Swit      |
| <b>(G) Software including</b>                           | Plug      |
| Application Software                                    | Mag       |
| Operating system  | Con       |
| Middleware/Firmware                                     | Mic       |
| <b>(H) Power supplies to Computer Systems including</b> | Fuss      |
| Switch mode power supplies                              | Tel       |
| Uninterrupted Power supplies                            | TAX       |
| <b>(I) Networking/Cabling and related accessories</b>   |           |
| (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/LT

Ribbons

Toners

Inkjet Cartridges

Inks for Output devices

**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  
and the  
headphones

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) Information Technology Enabled Services are business processes and services, the end products/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 (out-located).

Note:—Services which would not be included are:-

- (i) remote production/manufacturing units
- (ii) the Corporate offices of companies or their local branches
- (iii) virtual business on Internet.

The following services which meet the above criteria shall 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
- (xv) Web-site Services".

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