

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING, DEPARTMENT
NOTIFICATION

The 7th March, 2008

No. CCP (NCR)/DDP/SNP-GOH/2008/697 .-In exercise of the powers conferred by sub section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(Punjab Act 41 of 1963), the Governor of Haryana hereby publish the following revised draft development plan 2021-A.D. for Gohana along with the restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled area specified in Annexure B.

Notice is hereby given that the revised draft development plan shall be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections or suggestions, if any, which may be received by the Director, Town and Country planning, Haryana, Aayojna Bhawan, sector -18, Chandigarh, from any person in writing in respect of the revised draft development plan before the expiry of the period so specified.

Drawings

- (i) Existing Land use plan Gohana Drawing No.DTP(S) 508/82, dated the 1st March, 1982 (Already published in Haryana Town and Country Planning Department notification No. JD-89/305 published Govt. Gazette on dated the, 17th January, 1989)
- (ii) Revised Draft Development Plan Gohana-2021 A.D. Drawing No. DTP(S) 1161/07, dated the 4th December, 2007.

ANNEXURE A

EXPLANATORY NOTE ON THE REVISED DRAFT DEVELOPMENT PLAN GOHANA-2021 A.D

I Background :

Gohana in ancient time was known as Gavanbhawana and it was a place of pilgrimage. There are two popular versions about the origin of the name of the town. First, Gohana is composed of two words, 'Goa' and 'Hani' the former meaning 'Cow' and the later meaning "Loss". However, it is difficult to describe such a loss if it occurred to any deficiently known cause. The second version is that Gohana is composed of two words, 'Goa' and 'Dahana', the later meaning a small watercourse in local dialect. The cows of Taga Brahmans occupying Daryapur used to sit at the pal (mound) where present Gohana is situated and hence the name.

Gohana, a Sub-Divisional headquarter having a population of 48,518 persons in 2001, the "Niwar" manufacturing town in India, situated within the National Capital Region on the junction of Sonapat, Jind State Highway number-11 Gohana-Bhiwani State Highway No.16A and Panipat-Rohtak National Highway number-71A. It is directly connected with Delhi by Broad Gauge (B.G.) railway line and is one of the developing towns in Haryana, thus necessitates the preparation of Development Plan for its balanced and planned future development.

II Location and regional settings :

Gohana town is located at a distance of 36 kilometers from the District Headquarter Sonapat, 33 kilometers from Rohtak, 42 kilometers from Panipat and 45 kilometers from Jind. National Highway number 71-A passes through the heart of the town. The town is located on Rohtak-Panipat railway line. The town falls in National Capital Region and is a tehsil headquarter of district Sonapat. The town has a very good connectivity with the interior of the state as well as the neighbouring state through road and rail network.

III Physiography :

The town is situated at 29⁰ - 08' North latitude and 76⁰ - 42' East latitude. The town has a sub-tropical continental monsoon type of climate. It is characterized of hot summers and severe cold winters. The average rainfall is 50 to 65 centimeters, which mainly occurs in monsoon season. The town is situated at 225 meters from mean sea level (M.S.L). The town is almost plain area and the slope of the town is gentle and flows from northwest to southeast. The soil of the town known as Khaddar is fine clay, alluvial and fertile. The drain number-8 passes through the town towards, Rohtak.

IV Existing infrastructure :

Gohana town is characterized with unbalanced development having inadequate residential, commercial and industrial area. The core of the town does not have any consolidated unit of central business district. With respect to community facilities, Gohana town has only one civil hospital, one college, three higher secondary schools and five primary schools which are inadequate and unevenly located to serve the existing as well as proposed population. The recreational facilities are negligible, as there is no park/other recreational sports.

The existing town is also suffering from haphazard land use pattern, unbalanced neighborhoods, slums, unplanned shopping area without parking facilities, inadequate and unfavorable location of grain market, lakar mandi and vegetable market, defective circulation and level crossing of railway resulting into delays and traffic jams, lack of adequate water supply, sewerage and drainage facilities are present day problems of the town.

V Population/demography :

The demographic profile and population projections of Gohana town are given below:-

Year	Population	Decadal growth rate
1941	6,818	---
1951	8,796	+29.01
1961	11,076	+25.92
1971	16,754	+51.26
1981	26,188	+56.30
1991	32,467	+23.98
2001	48,518	+49.43
2011	82480*	70%
2021	1,48,464*	80%

Say 1,50,000

Note: * indicates the projected population.

Gohana town is functioning as an important commercial, administrative and service center for its hinterland. As a result, it has grown very rapidly in the last few decades. The population of Gohana town increased more than 50% during the period of 1961-71 and 1971-81. However, its growth has lowered down to 23.98% in the year 1981-91. But it has again increased to approximately 50% during 1991-2001. It is estimated that with the implementation of better-framed development proposals the town will be planned for providing basic infrastructure keeping in view the growth rate of 80% approximate. Assuming this growth the town will have a population of one lac and fifty thousand persons by the year 2021 A.D.

VI Need for declaration of controlled areas :

With the rapid increase of population, the town is sprawling haphazardly in the out strict. The main haphazard development is witnessed towards western side of the town particularly on Jind road, Baroda road, Maham road and Rohtak road. Moreover, with the setting up of police lines and civil courts, 25 bedded civil hospital and grain market on Jind road, bus stand on Rohtak road, the prospects of development have increased towards western side of the town. Towards Northeastern and Southern sides of the town, the drain number-8 is the main physical barrier for its future expansion. As a result no major economic activity is coming up in this area. However, with the remodeling of drain number-8, the area has become almost free from floods, and thereby now, haphazard development has also started towards eastern side of the town particularly on Sonapat and Panipat roads.

In order to check the haphazard development and to channelise the urban growth in a planned way, controlled area has been declared around Gohana town vide Haryana Government Gazette No.12759/10 DP-82/3531, dated the 3rd March 1982 published on 27th April 1982.

VII Prospects and limitations for development :

Gohana town is bounded by drain number-8 from its Northern-Eastern and Southern sides, which is a physical barrier for its viable growth in the said directions. Moreover, the above sides of the town are characterized with comparatively low areas, which are liable to be flooded and hence unfit for extensive physical development. Therefore, the only physically possible and economically viable direction left for the expansion of the town is towards Northern side and along Sonapat road in fact the town has rapidly expanded in the western direction during the last decade. Apart from the above-mentioned prospect and with planning consideration the town topography and the hydrology are conducive for extensive urban development.

VIII PROPOSALS :

Keeping in view the natural trend of growth as well as prospects and limitations for its future development, the town is proposed to expand in a uniform way in all side of the town. The proposed land uses and circulation pattern have been coordinated with the existing town in a systematic way.

In order to accommodate projected population of 1,50,000 persons upto 2021 A.D. and attempt has been made to prepare a development plan in a coordinated way for the controlled area, as well as for the areas falling within Municipal limits of Gohana town. However, the proposals shown within the municipal limits are not statutory and will only provide guidelines for future development. The various land uses proposed in the revised draft development plan are as under:-

Serial number	Land uses	Total area (in acres)	%age of total area
1	Residential	1,745	37.22
2	Commercial	235	5.01
3	Industrial	542	11.56
4	Transport & Communication	690	14.72
5	Public Utility	103	2.19
6	Public & Semi Pubic uses	179	3.82
7	Parks & Open Space	1,195	25.48
	TOTAL	4689	100.00

Description of land uses

Residential :

Part of the existing residential area situated on the mound is very congested having population density of more than 150 persons per acre. Whereas the other areas have an average density of 66 persons per acre. Consequently an area of 1745 acres has been proposed residential purposes with average density of 100 persons per acre (250 PPH) in residential areas. The residential sectors like sector 4, 6, 7, 9, 9A, 12, 13, 14, 16 (part), 18 and 19 have been proposed and adjacent to the existing municipal town sector-7 has already been developed by Haryana Urban Development Authority. This town is functioning for the last many years as old mandi town. However, the above provision will accommodate 1,50,000 persons for the year 2021 A.D.

Commercial :

At present Gohana town does not have any consolidated unit of central business district. Moreover the existing wholesale grain market, timber market, vegetable market (all having an area of 20 acres approximately) are inadequate to cope with the present as well as proposed population of the town. Keeping in view, the requirement of the commercial area of the town and its hinter land, a total area of 235 acres has been proposed under commercial use, out of which 135 acres has been envisaged for wholesale business, such as, grain market, timber market, auto market and fruit and vegetable market in sector-10 and 115 acres has been envisaged for central business District in sector-8 and 30 acres area is earmarked in sector 1-A abutting with existing grain market.

Industrial :

The “Niwar” manufacturing (Household Industries) is the main specialized industry of the town. People are running their “Niwar” manufacturing Khadies in their own houses due to lack of consolidated industrial area. Thus there is a need to settle these Niwar manufacturing small units in new planned industrial areas. Keeping in view, the above requirement and to strengthen the economic base of the town and an area of 542 acres including its existing industries in the hinter land and the town has been earmarked for industrial purpose. Therefore, sector 1 (part), 1A, 2, 3, and 5 (part) have been earmarked for service and light industrial use. However, the small-scale industries (SSI) under the rural industries scheme are also allowed in the agricultural zone.

Transport and communication :

An area of 690 acres has been earmarked for use of transport and communication. 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 below:-

Serial number	Hierarchy of road	Classification	Width
(i)	V- 1	Outer periphery road with 100 meters green belt	100 meters.
(ii)	V- 1 (a)	National Highway (existing width) with 60 meters green belt on both sides.	existing width
(iii)	V- 1(b)	Existing National Highway number -71 A widened to 60 meter width with 30 meters green belt on both sides.	60 meters.
(iv)	V-2	Major arterial road	60 meters.
(v)	V- 3	Sector road	45 meters.
(vi)	V-3(a)	Existing road to be widened to 45 meters width with 45 meters green belt on both sides.	45 meters.
(vii)	V-3(b)	Existing road to be widened	30 meters.
(viii)	V-3(c)	Existing road to be widened with 30 meters width with 30 meters green belt on both sides.	30 meters.

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 regional setting. Rohtak-Panipat Railway lines passes through the Gohana town. In order to check the traffic bottlenecks at level crossing on the railway lines, four over bridges have been proposed as shown in the Development Plan. The National Capital Region Plan 2001 proposes to link the priority towns of the National Capital Region with an outer ring railway. The proposal of outer grid envisaged in the National Capital Regional Plan-2001 has been incorporated in the plan. An area of 20 acres has been reserved on Gohana-Panipat road for the establishment of new bus depot and rest of the area for transport nagar in sector-17.

Public utility :

The town is suffering from inadequate water supply and sewerage system. The provision of some additional site has been proposed for the extension of water works and other public health services. The separate site for solid waste disposal has been earmarked in the revised draft development plan at periphery road joining Jind and Panipat road between distributory and railway line for dumping the solid waste of the town. Two sewerage treatment plants over an area of about 33 acres have been established by Public Health authorities in sector 1-A and 5 (Industrial). Sites for drainage and sanitary installations including disposal work and electric sub stations has been earmarked near Panipat-Rohtak Railway line opposite sector-18 and other site near Sonipat road, along V-I road near sector-12 in the agriculture zone also.

Public and semi public :

Being a sub-divisional headquarter the existing area under public and Semi Public uses is very inadequate in the town. All the offices are located in inadequate and dilapidated buildings in a scattered manner. Therefore, an area of 179 acres has been proposed for sub-divisional administrative complex and other public and semi public uses on in sector 11 and 15.

Parks, open spaces and green belts :

At present the town has no organized parks and open spaces. Keeping in view the requirement of the town an area of 1195 acres has been reserved for parks, open spaces recreational and green belts. The provision of 100 meters wide green belt along outer periphery road and 30 meters along National Highway/Scheduled road has been provided in the revised draft development plan. Apart from that green belts have also been proposed along industrial sectors/railway line and along drain/minor/tributaries or wherever necessary as well as possible to save residential area from the environment pollutants.

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 utilized for expansion of the town. However, rural and small-scale industries and farm houses are permissible in the zone subject to the condition stipulated in zoning regulations and policy framed by the Government. As per decision of govt. that the dairies should be shifted from the town, hence a site of 20 acres has been reserved for dairy farming in the revenue estate of village Barota on Gohana Sonapat road.

Zoning regulations :

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

Annexure B

Zoning Regulations :

Governing uses and development of land in the controlled area around of Gohana as shown in Drawing No. DTP (S) 1161/2007, dated the 4th December, 2007

I General:

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, around Gohana shall be called zoning regulations of the development plan for Controlled Areas Gohana.
- (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 to the Punjab Scheduled Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and the Rules framed there under:

II Definitions.- In these regulations.-

- (a) "Approved" means approved under the Rules;
- (b) "Building Rules" means the rules contained in part VII of the Rules;
- (c) "Drawing" means Drawing No. DTP (S) 1161/2007, dated the 4th December, 2007;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odors;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (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:

Controlled Area and notification Number	Material date
Controlled area declared around Municipal Town Gohana notified vide Haryana Government Gazette Notification No. 12759/10-DP-82/3531, dated 3rd March, 1982 published in Haryana Government Gazette dated the 27th April, 1982.	3rd March / 27th April, 1982

- (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” means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

- (1) In this definition the “Sector Area” or “Colony Area” shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/FAR in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;
 - (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 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 (Punjab Act 41 of 1963) and Rules, 1965;
- (t) “Farm House” shall means 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 by the restrictions given under clause XIX regarding “Provision of Farm House outside abadi-deh in Agricultural Zone”;
 - (2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;
- (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 meters;
- (v) “Loft” means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;

- (w) "Mezzanine Floor" means and intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 meters;
- (x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/or, as may be defined by the Government of Haryana from time to time;
- (zc) "Cyber Park"/"Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (zd) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed;
- (ze) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future;
- (zf) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III Major Land Uses/Zone.-

(1)

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public Utility Zone
- (vi) Public and Semi Public Zone (Institutional Zone)
- (vii) Open Spaces Zone
- (viii) Agriculture Zone

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

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

V Detailed land uses within major uses.- Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning regulations.

VI Sectors not ripe for development.- Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building 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 of sectors which is reserved for commercial 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 indicated above.

VIII Land Reservations for major roads.-

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

Serial number	Hierarchy of road	Classification	Width
(i)	V- 1	Outer periphery road with 100 meters green belt	100 meters.
(ii)	V- 1 (a)	National Highway (existing width) with 60 meters green belt on both sides.	existing width
(iii)	V- 1(b)	Existing National Highway number -71 A widened to 60 meter width with 30 meters green belt on both sides.	60 meters.
(iv)	V-2	Major arterial road	60 meters.
(v)	V- 3	Sector road	45 meters.
(vi)	V-3(a)	Existing road to be widened to 45 meters width with 45 meters green belt on both sides.	45 meters.
(vii)	V-3(b)	Existing road to be widened	30 meters.
(viii)	V-3(c)	Existing road to be widened with 30 meters width with 30 meters green belt on both sides.	30 meters.

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio 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 Information Technology Park/Cyber City the benefit of 10% of floor area ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

IX. Non-conforming uses either existing or having valid Change of Land Use permission:

- (1) With regard to the existing projects located in the zones other than conforming-use zone in the development plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years; provided that the owner of the building concerned:
 - (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
 - (c) shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid change of land use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
 - (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
 - (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses:

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

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

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

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

XIII Minimum size of plots for various types of buildings:

(1) **The minimum size of the plots for various types of uses shall be as below:-**

- | | |
|---|----------------------|
| (i) Residential plot | : 50 Square meters |
| (ii) Residential plot on subsidised industrial housing or slum dwellers housing scheme approved by the Government | : 35 Square meters |
| (iii) Shop-cum-residential plot | : 100 Square meters |
| (iv) Shopping booths including covered corridor or pavement in front | : 20 Square meters |
| (v) Local service industry plot | : 100 Square meters |
| (vi) Light industry plot | : 250 Square meters |
| (vii) Medium industry plot | : 8000 Square meters |
- (2) The minimum area for group housing colony to be developed either as a part of plotted licenced colony or as independent group housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

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

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	75%	150

Note: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV Building lines in front and rear of buildings.- These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI Architectural control.- Every building shall conform to architectural control prepared under rule 50 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII Relaxation of agricultural zone.- In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan-

- (a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)

Provided that-

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the Rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation.- The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

XVIII Density. - Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX Provision of farm house outside abadi-deh in agricultural zone.-A farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

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

(iii) Set back: It shall be at least 15 meters. away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

- (a) Where the road is bye-pass to a scheduled road or an expressway : 100 Meters.
- (b) Where the road is a scheduled road : 30 Meters. or as shown in the development plan
- (c) Any other road : 15 Meters.

(iv) **Approach road-** Any revenue rasta/road defined in the revenue record.

(v) **Basement-** Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) **Ledge, loft and mezzanine floor** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under sub-clause (u), (v) and (w) of clause-II.

(vii) **Services, water** (a) Good potable water supply should be available in the farm for human

**supply
drainage**

and

consumption in case farm house is built.

- (b) Open sanitary drains or covered drains to be provided to clean the sheds in case of dairy farms, drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilization of the agricultural zone.

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

XXI PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES.-

(i) LOCATION

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 meters ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) SIZE

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	Minimum 50 acres

(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) Three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;
- (c) No residential plotted development shall be allowed in a Cyber City;
- (d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

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

XXII SETTING UP OF COMMUNICATION TOWERS:

- I Location:** The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.
- II Approach:** The following norms for approach road would apply as per location of the tower:
- (i) Residential, Commercial, Industrial, Institutional Zone: any road/ revenue rasta of any width
- (ii) Agricultural Zone : any road/ revenue rasta of any width
- III Height:** The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from the competent Authorities.

APPENDIX A CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
100		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.
	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
	760	Water Bodies/lakes
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	As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.
(xv)	Starred hotels	
(xvi)	Cyber Parks/Information Technology Park	
(xvii)	Communication Towers	
(xviii)	Any other use, which the Government may in public interest decide	As per the policy/ parameters decided by the Government

II COMMERCIAL ZONE

(i)	Retail Trade.	
(ii)	Wholesale Trade.	
(iii)	Warehouses and storages.	
(iv)	Commercial offices and banks.	
(v)	Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc	
(vi)	Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.	
(vii)	Professional establishments.	
(viii)	Residences on the first and higher floors.	
(ix)	Local service industry.	
(x)	Public utility buildings.	As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies

- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Communication Towers
- (xvi) Any other use which the Director in public interest may decide

III INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, restaurants, Hotel and Insurance Office
- (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) Communication Towers
- (xiv) Health Facilities like Hospitals, Nursing Home, Clinic
- (xv) Any other use permitted by the Director.

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 stands
- (x) Communication Towers

At sites earmarked in the sector plan

V PUBLIC UTILITIES

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

At sites earmarked in the sector plan

VI PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices ,Government Administration centers, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Communication Towers
- (vii) Hotel, Restaurant and Dhabas
- (viii) Any other use which Government in public interest may decide

At sites earmarked in the sector plan

VII OPEN SPACES

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts

At sites approved by Director, Town and Country

(iii)	Cemetreies crematories etc.	Planning, Haryana
(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.	

VIII USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

IX AGRICULTURE ZONE

(i)	Agricultural, Horticultural, dairy and poultry farming.	As approved by Director, Town and Country Planning Department, Haryana
(ii)	Village houses within Abadi-deh	
(iii)	Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX	
(iv)	Afforestation development of any of the part for recreation	
(v)	Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government	
(vi)	Milk chilling station and pasteurisation plant	
(vii)	Bus Stand and railway station	
(viii)	Air ports with necessary buildings	
(ix)	Wireless stations	
(x)	Grain godowns, storage space at sites approved by the Director	
(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 extraction operations 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 the Director	
(xix)(a)	Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions	
	(i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway	
	(ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (i) above upto a depth of 100 metres along the approach road.	
	(B)Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,	
(xx)	Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:	

Serial number	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 square meters	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 square meters	1 acre	15%	30%	150%
3	Banquet Hall	2.5 acres	-	10%	30%	50%
4	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
5	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
6	5-Star Hotel	4 acres	15 acres	15%	30%	150%
7	Resort	4 acres	10 acres	15%	30%	150%
8	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from National Highway Authority of India if the site is located on National Highway, and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

(xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers

(xxii) Communication Towers

(xxiii) Any other use, which Government may in Public Interest, decide

APPENDIX -1

Categories of Industries included in the scope / definition of Information Technology Industry

(A) Computing Devices including

Desktop
Personal Computer
Servers
Work-station
Nodes
Terminals
Network P.C
Home P.C.
Lap-top Computers
Note Book Computers
Palm top Computer/PDA

(B) Network Controller Card/ Memories including

Network Interface Card (NIC)
Adaptor Ethernet /PCI/EISA/Combo/PCMICA
SIMMs Memory
DIMMs Memory
Central Processing Unit (CPU)
Controller SCSI/Array
Processors Processor/Processor Power Module/Upgrade

(C) Storage Units including

Hard Disk Drives/Hard Drives
RAID Devices and their Controllers
Floppy Disk Drives
C.D. ROM Drives
Tape Drives DLT Drives/DAT
Optical Disk Drives
Other Digital Storage Devices

- (D) **Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) **Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) **Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) **Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) **Power supplies to Computer Systems including**
 - Switch Mode Power Supplies
 - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal Blocks
 - Jack Panels, Patch Cord
 - Mounting Cord/Wiring Blocks
 - Surface Mount Boxes
- (J) **Consumables including**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) **Electronic Components**
 - Printed Circuit Board/Populated PCB
 - Printed Circuit Board/PCB
 - Transistors
 - Integrated Circuits/ICs
 - Diodes/Thyristor/LED
 - Resistors
 - Capacitors
 - Switches(On/Off, Push button, Rocker, etc.)
 - Plugs/sockets/relays
 - Magnetic heads, Print heads
 - Connectors
 - Microphones/Speakers
 - Fuses

(L) Telecommunication Equipment including:

- Telephones
- Videophones
- Fascimile machines/Fax cards
- Tele-Printers/Telex machine
- PABX/EPABX/ RAX/MAX Telephone Exchange
- Multiplexers/Muxes
- Modems
- Telephone answering machines
- Telecommunication Switching Apparatus
- Anetna and Mast
- Wireless datacom equipment
- Receiving equipments like Pagers, mobile/Cellular Phones, etc.
- VSATs**
- Video Conferencing Equipments
- Including Set Top Boxes for both Video and Digital Signaling.

products/services of which are:

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

Note: Services which would not be included are:-

1. Remote production/manufacturing units
2. The Corporate offices of companies or their local branches
3. Virtual business on Internet.

The following services which meet the above criteria would be included:-

- (i) Back-Office Operations
- (ii) Call Centres
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

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