

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

The 25th November, 2005

No. C C P (N C R)/2005/D D P/N W R/J C A/1840.— 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 1963), the Governor of Haryana hereby publishes the revised draft development plan for the controlled area declared around Narwana already published vide Haryana Government Notification No. 115-104DP-82/3166, dated the 23rd February, 1982 published in Haryana Government Gazette dated the 11th May, 1982, along with the restrictions and conditions as given in Annexure A and B of the Revised Draft Development Plan proposed to be made applicable to the Controlled Area, Narwana.

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 Department, Haryana, Chandigarh, from any person, in writing in respect of this plan before the expiry of the period so specified.

Drawings

- (i) Existing Land use plan Drawing No. D.T.P (J) 1028/2003, dated the 7th January, 2003.
- (ii) Revised Draft Development plan Drawing No. D.T.P. (J) 1012/2001, dated the 27th August, 2001/ 12th January, 2004.

ANNEXURE-A

EXPLANATORY NOTE OF THE REVISED DRAFT DEVELOPMENT PLAN FOR THE CONTROLLED AREA, NARWANA-2021 A.D.

1. Introduction**(I) BACKGROUND**

Narwana town is one of the developing towns of Jind district. The name of Narwana appears to have been derived from Nirwan (salvation). In the year 1941, Narwana was classified as a town for the first time. Narwana town was a part of princely State of Patiala till 1948. After Patiala and East Punjab States Union merged with Punjab, Narwana became the tehsil headquarter of Sangrur District.

After the formation of Haryana State i.e. on 1st November, 1966, it was upgraded as a sub-divisional headquarter of Jind, the newly created district of Haryana.

In old times, there used to be thick forest at this place and many saints found this place peaceful and suitable for meditation to attain salvation. Makbara of Baba Gabi Sahib, a famous saint can be seen even today. On every Sunday people from the surrounding areas in large number visit the Makbara for paying their homage and respect to the saint.

(II) LOCATION AND REGIONAL SETTING

Narwana town is situated on Rohtak- Narwana -Patiala National Highway No.71. It is located at 29° 7' north latitude and 76° 6' east longitudes at a distance of 89 kilometers from Rohtak towards North -East direction. It is well connected with Punjab and other important towns of Haryana viz. Rohtak, Jind, Hisar, Tohana, Kaithal, Ambala, Karnal, Chandigarh, Assandh and Safidon. Delhi-Ferozepur railway line is passing through the town and is making a junction with the Narwana-Kurukshetra railway line.

(III) PHYSIOGRAPHY AND CLIMATE

The soil is fertile. Bearing capacity of soil is 1.0 kilogram per cubic centimeter. Slope of the town is towards old Tohana Road. The whole district is fully irrigated by the network of canal branching out of Western Yamuna Canal. The average ground water table depth is 40 feet meaning thereby that there is no scarcity of water.

Climate of this town is hot in summer with temperature ranging from 40°- 50° Celsius and cold in winter with temperature ranging from 5° to 10° Celsius.

(IV) AVAILABILITY OF INFRASTRUCTURE

(a) **UTILITIES:-** There is one electric grid substation of 33 kilovolts on the intersection of roads leading to Patiala and Kaithal. There is no sewerage treatment plant and the effluent is discharged into agricultural fields. The town has one telephone exchange, and one mobile tower with internet facilities. Water supply lines and sewer lines are available in all parts of the town. The town has one over head tank with 5,00,000 liters capacity supported by Sirsa branch.

(b) SOCIAL INFRASTRUCTURE

The present social infrastructure is sufficient to cope with the needs and requirements of the present population except it is lacking in recreation facilities. In town there are two degree colleges, six High/ Higher Secondary Schools, eight private High Schools and one Industrial Training Institute. There is a Civil Hospital and a Veterinary Hospital. There are two cinema hall in the heart of the city. There is one tourist complex named 'Harial'. There is no community centre in the town for social gathering.

(V) ECONOMIC BASE OF THE TOWN/FUNCTIONAL STATUS

The town is totally agro based and other important activities of the town are services, trade and commerce followed by manufacturing and house hold industries forming significant occupation in the economic base of the town.

During 1971-81 the population of Narwana increased from 21319 to 29242 persons that is by 37.16 %. The ratio of workers to the total population in 1971-81 increased to 26.16%. During 1981-91 population of Narwana increased from 29242 to 38533 persons that is by 27.65%. During 1991-2001 population of Narwana increased from 38533 to 50659 and the ratio of workers to the total population increased by 31.46% . The detailed employment structure is given as under:-

TABLE

Total population	Total No. of Workers	Category wise	%age	
1991	1991			
38533	10623	Primary sector	2211	20.81
		Secondary sector	2355	22.17
		Tertiary sector	6057	57.02
		Total	10623	100.00
2001	Data not available			
50659				

From the above table it can be concluded that in the primary sector i.e. (agriculture, labour, forestry, fishing and mining etc.) 20.81% of the working force is engaged and 22.17 % and 57.02% respectively are engaged in secondary and tertiary sector .

(VI) POPULATION/DEMOGRAPHY

The increase in percentage of population of the town has increased as per table given below during the last six decades:

Table

Year	Population	Percentage of increase
1941	7066	-
1951	10368	46.7%
1961	14037	35.4%
1971	21319	51.9%

1981	29242	37.2%
1991	38533	31.8%
2001	50659	31.47%
2011	73456	45.00% Projected
2021	1,10,000	49.75% Projected

The table indicates that the population of Town was 7066 persons in the year 1941 and it increased to 50659 persons in the year 2001 which proves that in a span of 60 years, the population has increased more than 7 times and growth rate has always been more than 30% and during the decade 1961-71 (when Narwana was upgraded to Sub-Divisional Headquarter) the growth rate was maximum i.e. 51.9%. The average increase during the last six decades comes to 39.08%.

(VII) EXISTING TRANSPORTATION NETWORK

Narwana town is situated on Rohtak- Narwana -Patiala National Highway-71. It is well connected with Punjab and other important towns of Haryana viz. Rohtak, Jind, Hisar, Tohana, Kaithal, Ambala, Chandigarh, Karnal, Assandh and Safidon. Delhi -Ferozepur railway line is passing through the town which is connected to the Narwana-Kurukshetra railway line at the junction.

(VIII) NEED FOR DECLARATION OF CONTROLLED AREAS

The town has experienced considerable changes in its physical and functional structures, only in the record past as a result of which lot of haphazard and unplanned growth of the town has taken place. To control and regulate the urban development a sizeable area around Narwana town has been declared as controlled area under the Punjab Scheduled roads and Controlled Area Restriction of Unregulated Development Act 1963, vide Haryana Government Gazette Notification No. 115-104DP-82/3166, dated 23.2.82 published on 11.5.82.

After the formation of Haryana state i.e. 1st November, 1966, it was upgraded as a sub-divisional Headquarter of Jind, the newly created district of Haryana so the need of the planned development plans was felt. The draft development plan upto 2021 AD for a population of 1,10,000 has been prepared.

(IX) PROPOSALS

(a) The major physical barriers for the development of the town are Delhi- Jakhhal Railway Line which serves the town from north- east to south -west corner and Narwana-Kurukshetra railway line which serves the town from north- west to centre of town . It has warranted growth towards north.-west and south-west part of the town. The trends of physical development are on Jind- Narwana and Uklana road.

Presently there are 6 villages within the urbanisable limit; more villages would be added into the urban area because of its extension. The settlement having completely different life-style for centuries is now getting merged into urban environment. The settlement should get the modern services and amenities and should also be catered for their traditional cultural style. Development of villages should be integral part of development scheme of the area. Around these settlement educational, health, and recreational facility and work area should be developed for the benefit of the village population of Narwana.

(b) The average decennial growth rate during the last six decades from 1941 to 2001 was about 39.08%. But we can conclude that it can increase upto 45 to 50% that is due to the development of HUDA sectors and industrial activity in the town. If it is assumed that same rates of population growth continue, the urban population by the year 2021 A.D. would be 1.10 lakh. While it may not be possible to make a precise forecast but it is expected that the population of Narwana may range from 1.10 to 1.5 lakh in year 2021. Requirement of land infrastructure, transportation, etc. is therefore planned for the population of 1.10 lakh. The projected population will be as under:-

Year	Population (Projected)	Percentage of Growth
2011	73456	45.00
2021	1,10,000	50.00

As stated above, the development plan has been prepared for a population of 1,10,000 by 2021 AD. With the presumption that besides natural growth, the establishment of HUDA sectors and industrial activity, will increase the rate of population of growth to the projected percentage of present population. The Urban Land uses cover approximately 4264 acres of land out of which about 2063 acres area is outside municipal limit and about 2201 acres is within the Municipal Limit. An area of 1765 acres has been proposed for residential use. The proposed gross density of town is 26 persons per acre. However the sector density of town is 62.32 persons per acre. However the sector density will vary from sector to sector depending upon the location and development potential. All proposed land uses have been earmarked keeping in view the wind direction which is from north-west to south-east. The extent of major proposed land uses is given as under:-

PROPOSED LAND USE NARWANA-2021 AD

(AREA IN ACRES)

(Area in acres)

Serial No.	Land use	Area in Acres Municipal Limit	Area within Controlled area outside Municipal Limit	Total Area	Percentage of total area
1.	Residential	817	953	1770	41.51%
2.	Commercial	217	40	257	6.03%
3.	Industrial	-	340	340	7.98%
4.	Transport and Communication	150	300	450	10.55%
5.	Public Utilities	67	75	142	3.33%
6.	Public and Semi Public uses	165	55	220	5.16%
7.	Park and open spaces	125	400	525	12.31%
8.	Existing town	560	-	560	13.13%
	Total Urbanisable Area	2201	2063	4264	100.00
	Agriculture Zone	-	7800	7800	-

LOCATION OF VARIOUS LAND USES

1. RESIDENTIAL

The natural trend of development of the town is in between Jind-Jakhal railway line and Jind Patiala road. Jind Jakhal railway line acts as a barrier to the physical expansion of the town towards its south-west and Narwana-Kurukshetra railway line towards its north-west. Therefore, the residential area has been proposed mostly between these two railway line as well as the south of Jind- Patiala road. The residential area has been divided into sectors in the form of self contained unit. The density of the population assigned to these sectors is 62 persons per acre. An effort has been made to establish work home relationship to reduce traveling distance by conceiving self-contained sectors around the town. In total, there are 16 residential, Sector namely 1, 2 Part, 3 part, 4, 5 part, 6 part, 7 part, 10, 12 Part, 13 Part, 14, 15 part 16 part, 17, 18 and 19 part constitutes 1770 acres approximately.

2. COMMERCIAL ZONE

The retail trade shops are mainly along the main roads within the old town and also along the Jind-Patiala road. There is a grain market over an area about 7 acres near railway station in the existing town. An area of about 85 acres has been proposed for new grain market in Sector-3. An area of about 25 acres has been proposed for retail trade in sector-5 and an area of about 25-acres has been proposed for wholesale trade in sector-6. An area of about 40 acres has been proposed for whole sale, ware housing and storage in Sector-7 and an area of about 35 acres has been proposed for city shopping centre in sector-19 along Jind -Patiala road (NH-71). An area of about 15 acres and 20 acres has been proposed for retail trade in sector -13 and 19 respectively and 5 acres has been reserved for tourist complex in Sector-19.

3. INDUSTRIAL AREA

There are industrial units scattered along the main roads and also within the old town. The main industrial units in the town are rice sheller, dal mill, steel and iron factory, carpentry and shoemaking as small units.

An area approximately 340 acres has been proposed for industrial purpose in Sector 8, 9 and 11 on Jind - Patiala road and railway line leading to Jind respectively keeping in view the convenient road transport facility and availability of railway siding along the railway line.

4. TRANSPORT AND COMMUNICATION ZONE

The existing infrastructure of railway junction/bus stand, existing roads have been accommodated in the proposed land use. The 30 metres to 45 metres wide roads around the sectors have been proposed on grid iron pattern.

The width of roads as shown in plan is as under:-

Serial Number	Classification	Land Reservation
1	Major roads indicated V-1	60 meters (60 meters green belt on both side).
2.	Major roads indicated V-1A	Existing width 30 meters green belt
3.	Major roads marked as V-2	45 meters wide
4.	Major roads marked as V-3	30 meters wide

An area of about 70 acres in between Jind- Patiala road and peripheral road has been proposed for transport and communication purpose in Sector -20.

5. PUBLIC UTILITIES

An area of 40 acres for water works already exist near the existing town. An area of about 35 acres has been proposed for water works adjoining Sirsa branch in Sector 9. An area of approximately 35 acres has been proposed for disposal in Sector 3 near the railway line. An area of about 12 acres has been proposed for grid sub-station on Jind -Patiala road in Sector 13. An area of 15 acres for grid sub station are existing in between Jind-Patiala road and Kaithal road. An area of about 5 acres each has been proposed on Gurthali road and Tohana road as the dumping site for solid waste.

6. PUBLIC AND SEMI PUBLIC ZONE

An area of 30 acres has been proposed for administrative and judicial complex in Sector 3 which is near existing Railway Station. An area of about 25 acres has been proposed for Engineering College in Sector 9. An area of 60 acres and 50 acres has been reserved for civil hospital and educational facility respectively in Sector 16 to cater the existing and proposed population. An area of 40 acres has been reserved for Industrial Training Institute in Sector 15 which already exists. An area of 15 acres has been proposed for Mini Secretariat in Sector 19.

7. MAJOR OPEN SPACES.

An area of 20 acres has been proposed for open spaces and parks etc. in Sector 6 and an area of approximately 15 acres has also been reserved as open space along the pond near the existing town. An area of about 40 acres has been proposed for City Park in Sector 12 and 20 Acres has been proposed for sports activities in Sector 16. An area of 8 acres has been proposed for cremation ground and cemeteries at the intersection of peripheral road on National Highway-71. A green belt of 60 metres and 30 metres along sector roads has been reserved.

AGRICULTURE ZONE

A sizeable area has been reserved as an agricultural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing village contiguous to adadi-deh, if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this as a rural area.

ZONING REGULATIONS

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations, which form part of this Development plan. These regulations will govern the change of land use and standards of development. This elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the 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 control.

Annexure B**ZONING REGULATION**

- (i) Governing use and development of land in the controlled area around Jind as shown in Drawing No. D.T.P. (J) 1012/2001, dated 27th August, 2001/12th January, 2004.

1. General

1. These zoning regulations, forming part of the development plan for the controlled area around Narwana shall be called the Zoning Regulations of Development Plan for Narwana 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 requirement of the Punjab Scheduled Roads and Controlled Area Restriction of unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed thereunder.

2. 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. D.T.P. (J) 1012/2001, dated the 27th August, 2001/12th January, 2004;
- (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;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Service Industry' means an industry, the manufactured 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 of house-hold utensils, shoe-making and repairing, fuel depot etc, provided no solid fuel is used by them;
- (h) 'Medium 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 or fuel provided they do not have any obnoxious;

- (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 or fuel provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means any 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 Number	Name of the controlled area and Notification No.	Material Date
1.	Controlled area notified vide Haryana Government Gazette Notification No. 115-104DP-82/3166 dated 23.02.1982 published on 11.05.1982.	11.05.1982;

- (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 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% 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 purpose of calculation of sector density or colony density, it shall be assumed that 55% of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4-5 persons per dwelling unit or 13.5 persons 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) 'State 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;

(1) '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; and
- (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 means of vertical supports within a room itself but not having projection wider than one meter:

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

(w) mezzanine floor: An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 meters;

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

(y) 'Rural industries Schemes' means industrial unit, which is registered as rural industries schemes by the industries department;

(z) Small scale Industries means industrial unit, which is registered as small scale industries by the industries Department;

(za) 'Agro based industries' means in 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 in in the Punjanm 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-1 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 and Information Technology Enabled Service, where in no manufacturing of any kind (Including assembling activities) shall be permitted.

(ze) "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 and Information Technology Enabled Service wherein no manufacturing Units shall be permitted.

3.(I) 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**

4. **DIVISION INTO SECTORS.**

Major land uses mentioned at serial Nos. (i) to (vii) in zoning regulation 3 above, which are land uses for building purposes, have been divided into a sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

5. **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.

6. **SECTORS NOT RIPE FOR DEVELOPMENT**

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may permit any changes in the land use to 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.

7. **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 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.

8. **LAND RESERVATIONS FOR MAJOR ROADS**

Land reservation for major roads marked in the Drawing shall be as under:-

Sr. No.	Classification	Land Reservation
1	Major roads indicated V-1	60 meters (60 meters green belt on both side).
2	Major roads indicated V-1A	Existing width 30 meters green belt
3	Major roads marked as V-2	45 meters wide
4	Major roads marked as V-3	30 meters wide

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

9. **INDUSTRIAL NON-CONFORMING USES**

With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director 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.

10. 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 9, the land shall be allowed to be redeveloped or used only for conforming use.

11. The development to conform to sector plan and zoning plan:

Except as provided in regulation 9, 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.

12. 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 17; 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.

13. Minimum size of plots for various types of building:

(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 unsubsidized 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 |
- (1) 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.

14. 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 16 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	40%	150	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.
	(a) Integrated corporate			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 plotable area of the sector.
	(b) Individual site	100%	300	
4	Warehousing	75%	150	

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

15. Building lines in front and rear of building:

These shall be provided in accordance with rules 51, 52 and 53 of the rules.

16. Architectural control:

Every building shall conform to architectural control prepared under rule 50 of the rules.

17. Relaxation of agricultural zone:

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

- 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;
- for use of land as an individual site (as distinct from an industrial colony)

Provided that:

- the land was purchased prior to the material date;
- the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- the owner of the land secures permission for building as required under the rules;
- 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.

18. 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.

19. Provision of farm house outside Adadi-Deh in Agricultural Zone:

A farm house in rural zone, outside adadi-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 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 storied	4 metres, single storey

(iii) Set back:

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

- | | | |
|-----|---|-------------|
| (a) | Where the road is bye-pass to a scheduled road. | 100 metres. |
| (b) | Where the road is a scheduled road. | 30 metres. |
| (c) | Any other road. | 15 metres. |

(iv) Approach Road-

Any revenue rasta/road defined in the revenue record.

(v) Basement:

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

(vi) Ledge, loft and Mezzanine floor

Ledge, loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definitions given in part-II

(viii) 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 incase 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.

20. 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.

21. 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. 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 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 basements for I.T. Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health Department.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, and 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
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

	260		accommodation like Dharamshala, Tourist Houses, etc.
			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.

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.

- (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 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 for them in the
sector plan or in the approved
layout plan of the colonies

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium Industry
- (iii) Obnoxious and Hazardous Industry.
- (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.

At sites earmarked in the
sector plan

- (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

V. PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices, Government Administration Centres, Secretariats and Police Station.
- (ii) Educational, cultural and Religious institutions.
- (iii) Medical Health Institutions.
- (iv) Civic/Cultural and social institutions like theatres, open 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. 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:

- (i) Storages of petroleum and other inflammable material without proper license.

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry Farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm Houses outside adadi-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 State Government
- (vi) Milk chilling station and pasteurization 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.

As approved by Director. Town and Country Planning Department Haryana

- (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 kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (1) above upto a depth of 100 metres Along the approach road.
- (B) Non-Polluting medium and large scale agro based industries on public roads/ revenue rasta not less than 30 feet wide other than scheduled roads. National Highway and State highway.
- (C) 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 Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide.

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

APPENDIX 1

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

- (A) **Computing Devices including:**
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
 - Network Interface Card(NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMCIA
 - 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