

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

The 19th October, 2005

No. CCP(NCR)/DDP/SNP/GNN-CA/2005/1594.— In exercise of the powers conferred by sub-section (1) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act (Punjab Act 41 of 1963), and all other powers enabling him in this behalf, the Governor of Haryana, hereinafter referred to as the Government, Department of Town and Country Planning, notification No.2468/2TCP-65/26037, dated the 18<sup>th</sup> August, 1965, published in the Punjab Government Gazette dated the 17<sup>th</sup> September, 1965 and Draft Development Plan for the additional controlled area declared around Ganaur Town vide Haryana Government, Town and Country Planning Department, notification No. CCP/SCA-3/97/1248, dated the 26<sup>th</sup> August, 1997, published in Haryana Government Gazette dated the 23<sup>rd</sup> September, 1997 and controlled area 1A and 1B declared around Ganaur Town vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/SCA-3/99/521, dated the 13<sup>th</sup> March 1999, published in Haryana Government Gazette dated the 13<sup>th</sup> March, 1999, along with the restrictions and conditions proposed to be made applicable to controlled areas covered by it as given in annexures 'A' and 'B' to the Revised Draft Development Plan of Ganaur approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

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 and 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**

1. Ganaur Existing Land use plan Drawing No. DTP(S) 855/99, dated the 30<sup>th</sup> July, 1999.
2. Ganaur Revised Draft Development Plan – 2021 A.D. Drawing No. DTP(S) 950/2003, dated the 11<sup>th</sup> August, 2003.

**ANNEXURE - A**

**EXPLANATORY NOTE ON DRAFT DEVELOPMENT PLAN GANAURO – 2021 A.D.**

**(I) Background**

Ganaur town is situated at a distance of 59 kilometers from Delhi. It is a sub-divisional headquarter in district Sonipat and is one of the growing towns on National Highway No. 1 in Haryana. It is an old Mandi Township which drives its name from the favourite slave of Shershah Suri named Ganno. This town housed a major steel industry called Bharat Steel Tubes (B.S.T).

**(II) Location and regional setting**

Ganaur town is located at a distance of 59 kilometers from Delhi on the Ambala – Delhi road. It is also connected with the Grand Trunk Road by a metalled road link of about 2 miles. This town is situated at 29° 08' North latitude and 76° 42' East longitude and at a height of 225 meters above mean sea level. This town is well connected by roads to the interior of the state as well as to the neighbouring state of Uttar Pradesh.

**(III) Physiography**

The topography of this town is almost plain terrain. In the west of this town Western Yamuna Canal flows. The region falls in sub tropical region of India. The average rainfall is 50 to 70 centimeters. Wind blows from west in winter and east in summer.

**(IV) Availability of infrastructure**

**(a) Utilities**

This town has water supply from tubewells at 3 different locations in town. Electricity, telephone and roads exist in the town. These facilities are not adequate hence provision of all modern infrastructure facilities has been kept in proposals.

(b) **Social infrastructure**

Basic social infrastructure exists in the town such as civil hospital, veterinary hospital, education and cultural institute. The adequate provision of social infrastructure has also been taken into consideration in the proposals.

**Population/Demography**

The demographic profile and population projections of Ganaur Town are given in the table below:-

YEAR	POPULATION	GROWTH RATE
1961	6890	
1971	8399	21.90%
1981	16489	96.32%
1991	20952	27.06%
2001	29005	38.43%
2011*	49310*	70.00%*
2021*	85000*	72.00%*

Note: \* indicates the projected population figures.

The town is functioning as an important market, administrative and service center for its hinterland. After setting up of the major industry namely Bharat Steel Tubes the growth rate of the town went upto 96.32% in the decade 1971-81 and in 1981-91 the population growth rate was 27.06%. Due to industrialization along National Highway No. 1 and acquisition of approximately 275 acres of land by industries department the town has experienced spurt in the population. The connection to Delhi by Electric Train has become an additional advantage for the town. It is anticipated that with the implementation of better-framed development proposal, the town will have a population of 85000 persons by year 2021 A.D.

(VI) **Need for declaration of Controlled Areas**

With the rapid increase of population the town is sprawling haphazardly. The trend of development is towards Ganaur village along railway line and on the eastern side of railway station for residential purpose. Though Railway Line is a physical barrier, the major trend would be towards National Highway. In order to check the haphazard development of industries and residential colonies and to channelise the urban growth in a planned way, controlled areas have been declared vide Punjab Government, Department of Town and Country Planning, notification No. 2468/2TCP-65/26037, dated the 18<sup>th</sup> August, 1965, published in the Punjab Government Gazette of 17<sup>th</sup> September, 1965, the additional controlled area declared around Ganaur Town vide Haryana Government, Town and Country Planning Department, notification No. CCP(SCA-3/97/1248, dated the 26<sup>th</sup> August, 1997, published in Haryana Government Gazette of 23<sup>rd</sup> September, 1997, and controlled Areas I-A and I-B declared around Ganaur Town vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/SCA-3/99/521, dated the 13th March, 1999, published in Haryana Government Gazette of 13<sup>th</sup> March, 1999 for which this Draft Development Plan is prepared.

(VII) **Proposals**

Keeping in view the natural trend of growth as well as prospects of growth and limitations, the proposed circulation pattern and distribution of land uses has been integrated with the existing town in a systematic manner. In order to accommodate the projected population of 85000 persons upto 2021 AD the proposals have been given keeping the existing town, industry and other facility into mind in coordinated way in the controlled areas, as well as in the area falling within Municipal limits of the town. However the proposals shown within Municipal limits are not statutory and will only provide guidelines for future development of existing town. The various proposals in the development plan are as under:-

Sr.No.	Land use	Area within MC limits (Acres)	Area outside MC limits (Acres)	Total Area (Acres)	% age
1	Residential	374.93	1358.77	1733.70	45.49
2	Commercial	18.91	122.69	141.60	3.71
3	Industrial	153.90	897.10	1051.00	27.58
4	Transport and Communication	-	469.81	469.81	12.32
5	Public Utility	-	110.00	110.00	02.89
6	Public and Semi Public use	176.00	13.00	189.00	04.96
7	Parks and Open spaces	14.76	101.00	116.29	03.05
	Total	738.50	3072.90	3811.40	100

The population of this town will be 85000 and the town density will be 55 persons per hectare approximate.

#### Proposed Land uses

##### Residential

Keeping the existing town area into consideration where population density is quite low at present, it is proposed that by infilling those areas and proposing additional land for future population, the total land required for year 2021 AD comes out to be 1733.70 acres to accommodate 85000 persons. As this town has existing Mandi for hinterland and impetus of industry and commerce would necessitate the planned residential development. To accommodate the future population 13 number of residential sectors have been proposed in the Revised Draft Development Plan.

##### Commercial

Apart from existing facilities of market place, grain market etc. it is proposed to have 141.60 acres of land for commercial activities which include retail trade, wholesale trade, ware housing, offices, banks, hotels, restaurants, cinema etc. These proposals are housed in sector 12 of Revised Draft Development Plan. Out of this, approximately 20 acres of land has been earmarked for district centre in sector 4.

##### Industrial

The Bharat Steel Tubes is the main industry in the town, which is capable of attracting many similar small scale units in the vicinity. Hence, keeping the trend of growth into consideration an area of 1051 acres has been earmarked in the plan. Sectors 2, 18, 19, 20, 21, 21A, 22, 23 and 24 have been earmarked for industrial purpose. Sector 20 and 21A have been proposed along the existing National Highway No. 1 wherein the Haryana State Industrial Development Corporation has already developed its industrial estate. Small scale industries under the Rural Industries Scheme are also allowed in rural zone.

##### Transport and Communication

The road network has been planned in a hierarchical manner to facilitate easy movement of traffic and people. The width of this road network is designated as follows:-

V-I	Express Highways /Grand Trunk Road
V-I(a)	Roads with Existing Width
V-II	65 metre
V-II(a)	45 metre
V-III	30 meter

The road network has been planned keeping in view the inter-city and intra-city traffic as well as the location of the town in its regional setting. Ganaur town is mainly connected with the national capital, state capital and city of handlooms Panipat. For a smooth and fast movement of intra-city traffic 65 metres wide roads have been proposed. The sector dividing roads have been proposed as V-III with a minimum width of 30 metres. Wherever necessary, V-II (a) sector roads with a width of 45 metres have been proposed in the Revised Draft Development Plan. A sizeable area of approximately 70 acres in sector 14 has been proposed to be developed as a transport Nagar and for bus stand.

The National Capital Region Planning Board has proposed to strengthen the regional transport system by suggesting connecting the priority towns and Delhi Metropolitan Area towns through regional rapid transit system. The proposals have been adopted in the Draft Development Plan by envisaging Rapid Transit Corridors from Ganaur to Delhi and from Ganaur to Panipat along which local electric trains

(E.M.U's) could be run at 10 to 15 minutes interval. This would ideally connect Ganaur town to Delhi and Panipat which will make commutation to Delhi and Panipat easy and fast thereby giving the town tremendous boost. This will also help in reducing the pressure of commuters on road transportation along the National Highway No. 1. In the first phase of development strengthening and automatic colour light signaling of these railway lines is proposed. However, in second phase of development dedicated broad gauge electrified double line is proposed. These railway station has been facilitated with strengthening and augmentation of access roads.

#### **Public Utility**

To meet the demand of water supply for the town an area of 18 acres has been proposed for water supply installations to the north of Rajpura Minor. Similarly, sites have been proposed for sewerage treatment plant and solid waste disposal across the railway line near to the drain no. 6. The site for electric power plants / sub stations has also been earmarked in the Revised Draft Development Plan near village Garhi Jijara.

#### **Public and Semi Public Uses**

The town is sub-divisional headquarter. Most of the offices are scattered all around the town. Health and educational facility are also not centrally located. Hence, an area of 189 acres has been proposed in sector-9 to house administrative complex along with other facilities.

#### **Parks and Open Spaces**

At present town has no organized park or open space. Keeping in view the requirement of the town an area of 116.29 acres has been proposed in Revised Draft Development Plan for parks, open spaces and green belts. An area of approximately 27 acres in sector 8 has been earmarked for town level park and open spaces. Adequate area has been earmarked in the form of green belts along roads to save the residential areas from the environmental 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 utilised for expansion of the town. However, rural and small scale industries and farm houses are permissible in the zone subject to the conditions stipulated in zoning regulations and policy framed by the Government.

#### **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 this 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 use and development of land in the controlled areas of Ganaur as shown in Revised Draft Development Plan Drawing No. DTP(S) 950/2003, dated the 11<sup>th</sup> August, 2003.

#### **I. General:**

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

#### **II. Definitions:**

##### **In these regulations:-**

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;

- (c) "Drawing" means Drawing No. DTP(S) 950/2003, dated the 11<sup>th</sup> August, 2003;
- (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 within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

Serial No.	Name of the controlled area and notification No.	Material date
1.	Controlled Area declared around Bharat Steel Tubes notified vide Punjab Government Gazette notification No. 2468/2TCP-65/26037, dated the 18 <sup>th</sup> August, 1965, published in Punjab Government Gazette on 17 <sup>th</sup> September, 1965.	17 <sup>th</sup> September, 1965
2.	Additional Controlled Area declared around Ganaur Town notified vide Haryana Government Gazette notification No. CCP(SCA-3/97/1248, dated the 26 <sup>th</sup> August, 1997, published in Haryana Government Gazette on 23 <sup>rd</sup> September 1997.	23 <sup>rd</sup> September, 1997
3.	Additional Controlled Area 1A and 1B declared around Ganaur Town notified vide Haryana Government Gazette notification No. CCP(NCR)/SCA-3/99/521, dated the 13 <sup>th</sup> March 1999, published in Haryana Government Gazette on 13 <sup>th</sup> March, 1999.	13 <sup>th</sup> March, 1999

- (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" means 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 the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony, as the case may be.

- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
  - (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
  - (t) "Farm House" means 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 by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" means 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 foodgrains, fruits or agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963).
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, 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.

### 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) Parks and 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 subjoined to these zoning regulations.

**VI. Sectors not ripe for development**

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building thereon from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

**VII Sectors to be developed exclusively through Government Enterprises**

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

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

**VIII. Land Reservations for Major Roads**

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

Serial No.	Classification	Roads	Land Reservation
1	V-I	Express Highway /G.T Road	Existing Width
2	V-I(a)	Roads with existing width	Existing width
3	V-II	Major Roads	65 meters
4	V-II(a)	Sector Peripheral Roads	45 meters
5	V-III	Sector Peripheral Roads	30 meters

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

**IX. Industrial non-conforming uses**

With regard to the existing industries shown in the zones other than 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 but not exceeding ten years; provided that the owner of the industry concerned:-

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

**X. Discontinuance of non conforming uses**

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

**XI. The development to conform to sector plan and zoning plan**

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

**XII. Individual site to form part of approved layout or zoning plan**

No permission for erection or re-erection of building on a plot shall be given unless-

- 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
- the plot is accessible through roads 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 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 insubsidised industrial housing or slum dwellers housing scheme approved by the Government	35 Square meters
(iii) Shop-cum-residential plot	100 Square meters
(iv) Shopping booths including covered corridor or pavement in front	20 Square meters
(v) Local service industry plot	100 Square meters
(vi) Light industry plot	250 Square meters
(vii) Medium industry plot	8000 Square meters

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

**XIV. Site coverage, Height and bulk of building under various types of buildings**

Site coverage and the height upto which building may be erected within independent residential and industrial 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	Remarks
1	2	3	4	5
1.	Group housing	35%	175	-
2.	Government offices	25%	150	-
3.	Commercial			The total area of the commercial pocket is to be considered as plottable area while working out the total plotted area of the sector
	(a) Integrated corporate	40%	150	
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plottable area for working out the plottable area of the sector
4.	Warehousing	75%	150	

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

- 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 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 rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

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

- Where the road is bye-pass to a scheduled road 100 meters
- Where the road is a scheduled road 30 meters
- Any other road 15 meters

- (iv) **Approach Road-** (a) 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 in part-II
- (vii) **Services, Water supply**
- (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
  - (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
  - (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
  - (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules:

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

#### **XX. Relaxation of development plan**

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

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

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

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

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

Serial No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3.	Cyber City	minimum 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 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 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
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
  
- (xvi) Starred hotels
- (xvii) Any other use, which the Government may in public interest decide
- (xviii) Cyber Parks/Information Technology Park

As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.

As per the policy/ parameters decided by the Government

##### II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) 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

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

- (vii) theatres, club, Dramatic Club, etc. run on commercial basis.
- (viii) Professional establishments.
- (ix) Residences on the first and higher floors.
- (x) Local service industry.
- (xi) Public utility buildings.
- (xii) Petrol filling stations and service garages.
- (xiii) Loading and unloading yards.
- (xiv) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xv) Town parks.
- (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 and retail shops
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

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

### IV. TRANSPORT AND COMMUNICATION ZONE

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

At sites earmarked in the sector plan

### 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, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Any other use which Government in public interest may 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 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

## 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 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 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

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

- (A) Computer Components including:**
- 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

Logo Dempos  
Magical Transcription  
Printer  
Routers  
Remote Monitoring  
Revenue Accounting  
Software Development  
Web Site Services

(xi)  
(x)  
(ix)  
(iii)  
(vii)  
(vi)  
(v)

- (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  
Fax machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
Antenna and Mast  
Wireless datacom equipment  
Receiving equipments like Pagers, mobile/Cellular Phones, etc.

#### VSATs

Video Conferencing Equipments

\* Including Set Top Boxes for both Video and Digital Signaling.

**(M) IT Enabled Services** are business processes and services, the end products/services of which are:-

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

Note: Services which would not be included are:-

- (i) Remote production/manufacturing units
- (ii) The Corporate offices of companies or their local branches
- (iii) Virtual business on Internet.

The following services which meet the above criteria 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".

**SHAKUNTLA JAKHU,**

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

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

**Notification**

The 16th November, 2007

No. CCP(NCR)/DDP/SNP/GNN/2007/3897.—In exercise of the powers conferred by sub-section 5 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 publishes the following draft of amendment in the Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/DDP/SNP/GNN/2005/1594, dated the 19th October, 2005, published in the Haryana Government Gazette (Extraordinary), dated the 19th October, 2005, for the information of persons likely to be affected thereby.

Notice is hereby given that the draft of amendment 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, Aayojna Bhawan, Sector -18, Chandigarh, from any person in writing in respect of the draft of amendment before the expiry of the period so specified.

**DRAFT OF AMENDMENT**

In the Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/DDP/SNP/GNN-CA/2005/1594, dated the 19<sup>th</sup> October, 2005

1. under heading "Drawings" for serial number 2 and entries thereagainst, the following serial number and entries thereagainst shall be substituted, namely:-
2. "2. Ganaur Revised Draft Development Plan – 2021 AD Drawing No. DTP(S) 950/2003, dated the 11<sup>th</sup> August, 2003 revised on the drawing No. DTP(S)/ 1151/2007, dated the 15<sup>th</sup> October, 2007";-
2. for the figures and letters "2021 AD" wherever occurring, the figures and letters "2025 AD" shall be substituted,
3. in Annexure-A,-
  - a) under heading (V) "Population / Demography" for existing table, the following table shall be substituted, namely:-

"Year	Population	Percentage of increase
1961	6,890	-
1971	8,399	21.90%
1981	16,489	96.32%
1991	20,952	27.06%
2001	29,005	38.43%
2011	55,109 (Projected)	90.00%
2021	1,07,462 (Projected)	95.00%
2025	1,75,000 (Projected)	62.00%";

4. (b) in the para, for the figures "85000", the figures and signs "1,75,000" shall be substituted under heading "(VII) Proposals";- (a) for the figures, "85000", the figures and signs "1,75,000" shall be substituted;
- (b) after the table of land use, "for the figures "85000", and "55" the figures and signs "1,75,000" and "114" shall respectively be substituted;
5. under heading "Proposed land uses" in sub-heading "Residential", for figures "85000" the figures and signs "1,75,000" shall be substituted.

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