

TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA, CHANDIGARH

Notification

The 22nd August, 1972

No. 8369-VDP-72/3957. In exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and controlled areas Restrictions of Unregulation Development Act, 1963, the Governor of Haryana is pleased to publish a Draft Development Plan (restrictions and conditions) proposed to be made applicable on the controlled areas covered by it (given in annexure A & B of the Development Plan) at Fatehabad, approved under sub-section 3 of the said section for the information of all persons likely to be effected thereby.

2. Notice is hereby given that the draft development Plan shall be taken into consideration by Government on or after the expiry of 30 days from the date of publication of this notification in the official gazette together with any objection or suggestion may be received by the Director, Town and Country Planning, Haryana, Sector 18 from any person in writing in respect of such plan, before the expiry of the period so specified. Relevant plan appended 2 are :-

- (i) Existing land use plan, Drawing No. D.T.P. (H) 921/72. (See page No. 2166)
- (ii) Development Plan Drawing No. D.T.P. (H) 923/72. (See page No. 2167)

ANNEXURE 'A'

EXPLANATORY NOTE ON THE DEVELOPMENT PLAN OF CONTROLLED AREA,  
FATEHABAD

1. INTRODUCTORY

Fatehabad town is situated on Delhi-Hissar-Sulemonki National Highway No. 10 and is 48 kilometers in the north-west of Hissar. It is a sub-Divisional Headquarter of Hissar District. The town was founded by Feroze Shah Tughlak and named after his son Fateh-Khan. Fatehabad is not connected by rail and the nearest railway station "Bhattu" situated at a distance of 11 miles from Fatehabad. During the last two decades town has made a considerable progress. With the inception of irrigation facilities from Bhakra Canal system, lot of waste land around the town and its hinter land, earlier being used in pastures, has been brought under cultivation, producing huge quantities of cotton, gram and wheat. The town being centrally located has become an important mandi town with Agrarian Economy as its main economic base. Due to its nodal location, important roads converging on it, connect it with various towns of Haryana, Punjab and Rajasthan.

2. With the growing prosperity of the hinter land and improved means of communications, several new urban functions have been added to the town resulting into its physical expansion. The Haryana Government has New Mandi town in extension of the existing town adding to specialised economic activities such as marketing of Agricultural goods, Industry and retail shopping etc. The old town is confined to the north of Hissar-Sirsa road but in the recent past the new Development has been taking place in West of the old town, south of the Hissar-Sirsa road and also along the Hissar-Sirsa Road. The town has experienced considerable changes in its physical and functional structure only in the recent past as a result of which lot of haphazard growth has taken place. Therefore, in order to check the haphazard and unplanned growth of the town a sizeable area around Fatehabad Municipal limits has been declared as Controlled Area under the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963,—vide Haryana Government Notification No. 10092-VDP-71/3864, dated the 10th September, 1971 appearing in Haryana Government Gazette of September 21, 1971.

2. POPULATION PLANNED FOR

Since 1951 population trends of Fatehabad have been quite encouraging. In 1961 town had a meagre population of 2968 persons only which increased to more than seven times by 1971. During the decade 1951—61 town's population showed tremendous increase of nearly 320 per cent and during the decade 1961—71 it showed an increase of nearly 82 per cent. In 1971 the population of Fatehabad was recorded as 22,654 persons and in 1961 it was 12,661 persons. This unprecedented rise in the population during the decade 1951—61 is attributable mainly to exceptional migration factor when the people migrated to Fatehabad from the surrounding areas, and other districts like Ambala and Ferozepur and Bhakra-Nangal area. During the last decade the population increased due to the setting up of new industrial units, a planned Mandi town and several other infrastructural features like Courts, Rest House, College etc., which were added to the town during this period. In the overall growing prosperity of the surrounding area, the town with its central location is expected to maintain a high rate of the growth of population. Therefore, keeping in view the above mentioned factors the town has been planned for a population of 60,000 persons by the year 1991.

3. ECONOMIC BASE

Trade and commerce, mostly backed by the agrarian economy continues to occupy the predominant position in the economic pursuit of Fatehabad town. As per 1961 census trade and commerce employed nearly 26.3 per cent of total working force. It is dominated by wholesale marketing of cotton, foodgrains and oil seeds located mostly in a planned Mandi. There is no planned market for retail trade. The retail shopping is mostly confined to the congested streets of the old town. However, there is an urgent need to organise the retail trade in a planned market outside the old town. As per 1961 census, nearly 16 percent of total workers were employed by household and manufacturing industry. Number of industrial workers in manufacturing industry increased from 282 in 1961 to 408 in 1972. The industrial activity of the town is dominated by Cotton ginning and pressing mills, Dal Mill and



a few units attracting saltpeter. Most of the Industrial units are located along Hissar-Sirsa road. A rural industrial Estate is expected to come up shortly as the work is already in progress. Nearly 29 percent of its working force was employed in other services as per 1961 census.

#### 4. WATER SUPPLY AND SEWERAGE

The water supply of the town is canal based and the water works feeds nearly 14,000 persons residing mostly in the areas outside the old town i.e., "mandi town" and "model town" etc. Its daily supply is 10.12 gallons per capita per day. The public Health Department proposed to double the water supply within next 2 years. The existing water works is fed by Fatehabad Canal distributory. The population residing mostly in the old town is fed by three tube-wells which are being maintained by Municipal Committee, however, the supply is inadequate.

2. Most of the town has got underground sewerage except few localities in the old town and areas between Bhattu road and Hissar-Sirsa road. Present disposal works is located on Hissar-Sirsa Road with a reasonable set back. Nearly 70 per cent of the area of the town is covered by sewerage and the remaining 30 per cent will be provided with the same within next 2 years.

#### 5. COMMUNITY FACILITIES

There are three High and Higher Secondary Schools, one Degree College, one Vocational Training Institute, one Middle School and three Primary Schools. Fatehabad Town has got one General Hospital, one Cinema with total seating room and three parks.

#### 6. PROPOSALS

Taking into account the past growth trends specially during the last two decades, the improving infrastructure and the incentives which shall be offered by Haryana Government the town of Fatehabad has been planned for a population of 60,000 by the year 1991. The plan proposals cover an urbanisable area of about 2,505 acres out of which 1,625 acres falls within Municipal limits and 880 acres in the Controlled Area. The break-up of proposed land use in the Controlled Area is as under :—

##### Proposed land use Controlled Area Fatehabad

Serial No.	Land use	Area in Acres
1	Residential	610
2	Industrial	165
3	General Business-cum-commercial and Civic Centre	5
4	Major Roads	100
	Total	880 acres

#### 7. LOCATION OF VARIOUS LAND USES

As the considerable area within the Municipal limits is lying vacant, some of the important land uses, Major Institutions, General Business-cum-commercial-cum-Civic Centre and a considerable area of residential and other land uses falls within the Municipal limits and hence it is not shown in the Development Plan.

Taking into consideration the present expansion trend of the town and infrastructural factors, the future expansion of the town has been proposed along Hissar-Sirsa road which will act as the main spine. Industrial area has been provided at the junction of road from Euna-Tohana with Hissar-Sirsa road, which is the most favourable site for industry. Only a small part of the business-cum-commercial-cum-civic zone has been shown in the Development Plan where as most of this zone falls within the Municipal limits. Business-cum-commercial-cum-civic zone abuts Hissar-Sirsa road. The Residential Area has been zoned into sectors.

#### 8. MAJOR ROAD SYSTEM

The major urban land uses are contained within the frame work of major road system, from which the access will be provided at the specific points. These roads have been classified as V-1, V-2 and V-3 according to their functions. In the Development Plan, only the major road system has been shown and the internal roads of the sectors will be planned in the detailed sector plan. Hissar-Sirsa road has been proposed as V-2 double carriage way. All other Sector roads are V-3 as shown in the Plan.



## 9. ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to 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. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plan for each sector to guide the development and to enforce proper control.

## ANNEXURE 'B'

## ZONING REGULATIONS

Governing uses and development of land in the Controlled Area, Fatchabad, as shown in the Drawing No. DTP(H)923/72, dated 16th March, 1972.

## 1. General

(1) These regulations forming part of the Development Plan for the Controlled Area around Fatchabad shall be called Zoning Regulations of the Development Plan for the Controlled Area.

(2) The requirements 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, and the Rules framed thereunder.

## II. Definitions

(a) "Approved" means approved under the Rules.

(b) "Building Rules" means rules contained in Part VII of the Rules.

"Drawing" means Drawing No. DTP(H)923/72.

(d) "Floor Area Ratio (F.A.R.)" means the ratio expressed in percentage, between the total floor area of the building on all floors and the total area of the site.

(e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.

(f) "Light Industry" means industry not likely to cause injurious or obnoxious, noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

(g) "Local Service Industry" means an industry the manufacture and products of which are generally consumed within the local area, for example bakeries, ice-cream manufacturing aerated waters, atta chakies with power, laundry, dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc.

(h) "Material Date" means 10th September, 1971 on which date the land within the Controlled Area was notified,—vide Haryana Government Notification No. 10092-VDP-71/3864, dated 10th September, 1971 appearing in the Haryana Government Gazette of September 21, 1971.

(i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.

(j) "Non-conforming Use" in respect of any land or building in Controlled Area means the existing use of land or building which is contrary to the major land use specified for that part of the area in the Development Plan.

(k) "Public Utility Buildings" means any building required for running of public utility service such as water-supply, drainage, electricity, post and telegraph and transport and any other municipal services including a fire station.

(l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

(m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in "Sector Area" or "Colony Area" as the case may be.

**Explanation.**—(i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or Colony as bounded within the major roads shown on the drawing in case of sector and on the approval layout plan of the colony in the case of colony including 50 per cent of land under major roads surrounding the sector or colony and excluding the area unit for building development within the sector or the colony as the case may be.



(ii) For the purposes of calculation of "Sector density" or "Colony Density", it shall be assumed that 50 per cent 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 two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, one family unit shall be assumed.

(n) "Site Coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.

(o) The terms "Act", "Colony", "Colonizer", "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 Rules, 1965.

(p) In case of any doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

### III. Major Land Uses/Zones

For purposes of these Regulations, the various parts of the Controlled Area, indicated on the drawing shall be reserved for the following major land uses and to be designated as such :—

- (i) Residential Zones.
- (ii) Industrial Zone (Light-cum-medium industry).
- (iii) Civil-cum-commercial-cum-business Zone.
- (iv) Rural Zone.

### IV. Division into Sectors

Major land uses mentioned at serial Nos. (i) to (iii) in regulation III above which are land uses for building purposes, have been divided into sectors as shown on the drawing. Main, ancillary and allied uses which subject to other requirements of these Regulations and of the Rules, may be permitted in the respective major land use zone are listed in appendix 'A' sub-joined to these Regulations.

### V. Sector not Ripe for Development

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

### VI. Sectors to be developed exclusively through Government Enterprise, etc.

(i) Change of land use and development in sectors meant for "civic-cum-commercial-cum-business use" shall be taken only exclusively through the 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 this sector.

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

### VII. LAND RESERVATION FOR MAJOR ROADS

Land reservation for major roads shall be as under :—

- |   |                |
|---|----------------|
| (i) Major road indicated as V-1 (a) on Drawing  | Existing width |
| (ii) Major roads marked as V-2 on Drawing   | 45 metres      |
| (iii) Major roads marked as V-3 on the drawing<br>(roads along the boundaries of sectors) | 32 metres      |

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

### BUILDING RESTRICTIONS

#### VIII. The Development to conform to Sector Plan and Zoning Plan

Except as provided in regulation IX below no land within a major land use shall be allowed to be used and developed for building purpose unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.



### IX. Industrial non-conforming use

With regard to the existing industries shown in Zones other than Industrial Zone in the Development Plan, such industrial non-conforming uses shall be allowed to continue 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 this site as and when called upon by the Director to do so in this behalf, and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

### X. Discontinuance of non-conforming uses

- (i) 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 redeveloped only according to the conforming use.
- (ii) In a non-conforming use, if building is damaged to the extent of 50 per cent or more of its reproduction value by fire, flood, explosion, earthquake war, riot or any other natural calamity, it shall be allowed to be redeveloped only for conforming use.

### XI. Density, size and Distribution of Plots

- (i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed in either side of the prescribed sector density.
- (ii) In case of residential colony allowed under regulation XVI the colony density of the colony area shall not exceed the limits as laid down below:—

For area up to 250 acres—60

For area larger than 250 acres—45.

### XII. Individual Sites to form part of Approved Layout/Zoning Plans

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 zoning plans or the plot is such for which relaxation has been granted as provided in Regulation XVI below.
- (ii) The plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

### XIII. Site coverage and height of buildings in various uses

Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the Rules. In case of other categories, maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XV, be as under:—

Type use	Coverage on group floor	Maximum floor area ratio
(i) Group Housing	.. 33½ per cent	150 per cent
(ii) Govt. Offices	.. 25 per cent (including parking & garages)	150 per cent
(iii) Commercial plots within Central business zone	50 per cent if air-conditioning is not done & 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent



#### XIV. Building lines in front, side and rear

This shall be provided in accordance with Rules 51, 52 and 53.

#### XV. Architectural Control

Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under Rule 50.

#### XVI. Relaxations

In Case of any land lying in Rural Zone, Government may relax the provisions of this Development Plan—

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said purpose prior to the material date and the colonizer secures permission for this purpose as per Rules.
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that—
  - (i) The land was purchased prior to the material date.
  - (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper Zone.
  - (iii) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for the district.
  - (iv) The owner of the land secures permission for building as required under the rules.

#### EXPLANATION

The word 'purchase' in this Regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

#### XVII. Provision of Farm-house outside Abadi Deh in Rural Zone

A farm house in Rural Zone outside Abadi Deh of village may be allowed where the agricultural land attached exceeds 0.4 hectare and on the following conditions:—

Size of farm	Maximum coverage of farm-house	Maximum height & storey
0.4 to 1.2 hectares	45 sq. metres	Single Storey, 6 metres Ditto
Above 1.2 hectares	135 sq. metres	

Minimum set back for such dwelling shall be—

- (a) 15 M from any boundary line of property.
- (b) 30 M from any village road.
- (c) 60 M from any State road connecting the town.
- (d) 300 M from any National Highway and scheduled roads.
- (e) 400 M from any by-pass.



### XVIII. Minimum size of Plots for various types of use

The minimum sizes of the plots for various types of uses shall be as below:—

	Sq. yards
(i) Shop-cum-residential plots	125
(ii) Shopping booth including covered corridor or pavement in front	20
(iii) Local Service Industry Plots	250
(iv) Light Industry plots	1,000
(v) Medium industry plots	2 acres

2. The minimum area under a group housing estate shall be one acre.

#### RELAXATION OF DEVELOPMENT PLAN

Government 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 and on payment of such development charges and on such conditions as it may deem fit to impose.

#### APPENDIX 'A'

##### Residential Zone

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, Community, religious and recreative buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings, all type of schools and where necessary colleges.
- (vi) Retail shops and restaurants
- (vii) Health Institutions
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and service garages.
- (xii) Bus stands and bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw stand
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

##### Industrial Zone

- (i) Medium and Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and Storage
- (iv) Public utility buildings community, recreative and social buildings, retail shops
- (v) Parking, loading and unloading areas
- (vi) Bus stops, taxi, tonga and rickshaw stand
- (vii) Petrol filling stations and service garages)

As required for the local needs of the area and as per sites shown on the sector plans and or on the approved plan of the colony



## Civic-Cum-Commercial-cum-Business Zone

- (i) Retail shops
- (ii) Restaurants and entertainment places including a cinema and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local Service Industry
- (vii) Civic, cultural, social and community buildings
- (viii) Local and Government offices
- (ix) Public utility buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stand
- (xiii) Fish, fruit and other wholesale markets
- (xiv) Any other use which Government in the public interest may decide

As per sites shown on the sector plans and zoning plans.

## Rural Zone

- (i) Agricultural, horticultural, dairy poultry farming
- (ii) Village houses within Abadi Deh
- (iii) Farm houses outside abadi deh subject to restrictions as laid down in Regulation XVII
- (iv) Expansion of existing villages contiguous to abadi deh if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurization plants
- (vi) Bus and Railway stations
- (vii) Airports with necessary buildings
- (viii) Wireless stations
- (ix) Weather stations
- (x) Land drainage, irrigation and hydro-electric works
- (xi) Hydro-electric transmission lines and poles
- (xii) Cremation and burial grounds
- (xiii) Mining and extractive operations including line and brick-kilns, stone quarries and crushing subject to rules and at approved sites provided that none of these operations are sited within 1000 feet of the edge of any National, State or District Highway
- (xiv) Petrol filling stations
- (xv) Any other use which Government may in public interest decide.

As approved by the Director

L. C. GUPTA,  
Secretary to Government, Haryana,  
Town and Country Planning Department.