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HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 7th March, 2008

No. CCP(NCR)/DDP/SNP–KRDA/2008/703.—In exercise of the powers conferred by Sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the draft development plan-2021 A.D. for Kharkhauda, alongwith restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled areas specified in Annexure B.

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

Drawings

(i) Existing Land use Plan Kharkhauda, Drawing No. D.T.P. (S) 1147/07, dated the 7th September, 2007.
(ii) Draft Development Plan Kharkhauda -2021 A.D., Drawing No. D.T.P. (S) 1162/07, dated the 5th December, 2007.

ANNEXURE A

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

1. Background:

Kharkhauda town has derived its name from Kharakhuda. The town came in existence during the Shanjah and the town was late the corum of Kharak by Sh. Uda and the town at the time was surrounded by dense forest. The block development office was establishment in the town in 1956. On 28th April, 1980 the town was given the status of municipal committee as per census of 1990-91 and population of this town was 13, 151. Earlier the administrative unit Kharak was part of Gohana tehsil of Rohtak District but in 1803 it was given to Lal Singh as life Jagir by the British. Kharakhuda estate was merged in the British Government after the death of Lal Singh in 1818-AD. Later on Kharkahauda included in Sonipat district in 1824 and afterward on 30th March, 1982, Kharkhauda along with 38 village was created as sub-tehsil.

2. Location and regional setting:

The town is located between 28°-48'-30" and 29°-17'-54" North latitude, 76°-28'-30" and 77-13'-40" East longitude.. Kharkhauda town is situated at a distance of 20 kilometers from Delhi and 18 kilometers from District Headquarter, Sonipat. This town is well connected with Delhi state and interior of the state by road network.

3. Physiography:

The topography of this town is almost plain drain No.8 flows in the north of this town. Some canals and minors also flow in and around the town. The town falls in sub tropical region of India. The average rainfall is 50 to 70 centimeters per year. The winds flows from west in winter and from east in summer seasons. The natural gradient of the terrain is north west.

4. Availability of infrastructure:

(a) Utilities

Kharkhauda town has one 33 kilovolt electric sub-station, one telephone exchange and three banks. This town has water supply from water works of public health department. No sewerage facility is available in the town. The town has only one cinema, four dharmsalas and bus-stand situated in the old town. These facilities are inadequate hence appropriate provisions of all Model infrastructure facilities have been kept in Development proposal.

(b) Social infrastructure:-

The basic social infrastructure exist in the town such as civil hospital, veterinary hospital, two primary school, one senior secondary school and one girls college. These facilities are inadequate hence appropriate provisions of all Model infrastructure facilities have been kept in Development proposal.

5. Population/ demography:

The demographic profile and population projections of Kharkhauda town are given in the table below:-

Year	Population	Decadal growth rate
1961	6,267	-
1971	7,648	22.03 %
1981	9,297	21.56 %
1991	13,151	41.45 %
2001	18,763	29.90 %
2011*	46,907	150.00 %
2021*	1,25,000	166.48 %

* projected population.

The Kharkhauda town is functioning as an important commercial, administrative and service centre for its hinter land. The population of Kharkhauda town is growing at increasing rate of more than 21.00 percent, from the period of 1971-81 status of the sub tehsil was given to the town in 1982. the growth rate increased upto 41.45% in the decade 1981-91. The town is in close proximity of Kundli Manesar Palwal (KMP) express way and the Government has decided to develop this town as Industrial Model Township (IMT). The town will spurt in population. Keeping in view the above trend of growth, it is designated that the population of the town will increase by more than 150% during perspective decade.

National Capital Region (NCR) plan 2021-A.D. recognized this town to be developed as a Delhi Metropolitan Area (DMA) town. Although Kharkhauda has been recorded as a town having a population of 18,763 persons in 2001-A.D. However, in view of National Capital Region Planning Boards thrust on the development of Delhi Metropolitan Area, town and available development potential in future, the Development Plan of Kharkhauda has been prepared for population of 1,25,000 persons for the year 2021-A.D.

6. Need for declaration of controlled area:

With the rapid growth of population the town is sprawling haphazardly. The trend of development is towards eastern side of the Kharkhauda. The express way is also passing through eastern side of Kharkhauda, hence in order to check the haphazard development of industries and residential colonies and to chanelise the urban growth in the planned way, controlled areas have been declared by Department of Town and Country Planning vide notification No. CCP (NCR)SCA/K-1/A/2004/ 2847, dated the 5th November, 2004, around Kharkhauda Municipal town notification No. CCP (NCR)SCA/FB-1/B/2004/2846, dated the 5th November, 2004, around village Firozpur Bangar notification No. CCP (NCR)/KMP/CAS/2005/ 1286, dated 5th August, 2005, around high school village Rohat notification No. CCP(NCR)/KMP/CAS/2005/ 1287, dated the 5th August, 2005, around middle school Mohamdabd notification No. CCP(NCR)/KMP/CAS / 2005/ 1288, dated the 5th August, 2005, around senior secondary school village Mandora notification No. CCP(NCR)/KMP/CAS / 2005/ 1289, dated the 5th August, 2005, around primary school village Malha Majra notification No. CCP(NCR) / KMP/CAS/2005/ 1290, dated the 5th August, 2005, around middle school village Chetra Bahadurpur notification No. CCP(NCR)/KMP/CAS/2005/ 1291, dated the 5th August, 2005, around middle school village Kheri Mana Jat notification No. CCP(NCR)/KMP/CAS/2005/ 1292, dated the 5th August, 2005, around senior secondary school village Nahar notification No. CCP(NCR)/KMP/CAS/2005/ 1293, dated the 5th August, 2005, around Ashram village Halal Pur notification No. CCP(NCR)/KMP/CAS/2005/ 1294, dated the 5th August, 2005 around high school village Halal Pur notification No. CCP(NCR)/KMP/CAS/2005/ 1295, dated the 5th August, 2005, around high school Mandora notification No. CCP(NCR)/KMP/CAS/2005/ 1296, dated the 5th August. 2005, around primary school village Munirpur notification No. CCP(NCR)/KMP/CAS/2005/ 1297, dated the 5th August, 2005, around high school village Katlupur notification No. CCP(NCR)/KMP/CAS/2005/ 1298, dated the 5th August, 2005, and middle school village Jhinjhauli published in Haryana Government Gazette for which this draft development plan Kharkhoda-2021 A.D. is prepared.

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7. **Proposals:**

The existing town is basically suffering from mixed land used pattern. Existence of unbalanced neighbourhoods pattern presence of slums, unplanned shopping areas without parking facilities, lack of inadequate water supply, sewerage and drainage facilities are the major problems which insist the planners to prepare a harmonious plan for this town.

Keeping in view the natural trend of growth as well as prospectus and limitations for its future development, the town is proposed to expand towards eastern side to integrate with Industrial Model Township (IMT) which are to be established along Kundli-Manesar-Palwal (KMP) expressway. The proposed circulation pattern and distribution of land uses has been integrated with existing town and Industrial Model Township which is proposed along the eastern site of express highway. In order to accommodate the projected population of 1,25,000 persons up to 2021-A.D. the proposals have been given as Industrial, residential and other necessary land use into mind in a coordinated way.

In the Kharkhauda town, the water rechargeable zone comprises of area north-west of Kundli-Manesar-Palwal (KMP) expressway and falling in the revenue estates of village Gopal Pur, Barona, Rohna, Asrafpur Matindu, Chhanauli, Nasirpur Cholka, Khanda, Jiauddinpur, Jharoth, Jharauti, Rohat, Fatehpur, Mohamdabad, Kaloi, Garhi Bala, Thana Khurd, Thana Kalan, Turkpur, Pipli and Kharkhauda. In compliance of the guidelines of irrigation department an artificial lake has been earmarked in the agricultural zone to maintain the ecological balance of this region.

The Draft Development Plan for Kharkhauda town has been prepared for 1,25,000 population to be achieved by 2021 A.D. As per census 2001 the existing population of the town is 18,763 since exiting town is lacking the modern facilities it is resulting in a uniform population density of 250 persons per hectare through out the residential areas of the town including the existing town area. Therefore, the Draft Development Plan proposals have been made to accommodate and additional population of about 1,06,000 persons. The gross population density of the town is about 40 persons hectare whereas residential density has been proposed 250 persons per hectare. The extent of various land uses is given below:-

PROPOSED LAND USES

Serial number	Land uses	Area (in acres)	% age
1	Residential	1,215	15.65
2	Commercial	350	4.91
3	Industrial	2,800	36.05
4	Transport and Communication	925	11.91
5	Public Utility	220	2.83
6	Public and Semi Public Uses	435	5.60
7	Parks and Open Spaces	1,821	23.45
	Total:	**7,766**	**100.00**

DESCRIPTIONS OF LAND USES

Residential:

The land earmarked for residential purposes in the form of sectors in the development plan is 1215 acres which is 15.65% of the total area of the proposed land uses to accommodate 1,25,000 population average sector density is 250 person per hectare by 2021 AD. The main thrust of the residential area in between existing town and Kundli-Manesar-Palwal expressway way to maintain a harmonious development between existing town and industrial model township. The location of the residential sectors are proposed keeping in view the growth /trend of existing town place of work and other economic activities need of Industrial Model Township (IMT) Residential sector 2, 4, 6 (part) and 7 are the immense need for providing housing facilities to the forthcoming industries in Industrial Model Township. These sectors are planned on neighbourhood pattern and all the services and utilities needed for day to day living shall be provided in the sector itself.

Commercial:

The land earmarked for commercial purposes in Development plan is 350 acres which is 4.51% of the total area of the proposal. 200 acres area has been reserved for city centre to cater the need of town, for commercial activities two strips having an area of 150 acres are reserved in Industrial Model Township (IMT), also.

Industrial:

The main emphasis of the development plan is to the establishment of Industrial Model Township (IMT) along Kundli-Manesar-Palwal express way. This major corridor give a thrust to the industrial development in this backward (industrial) block. Therefore, keeping in mind the over spill of industrial activities in Industrial Model Township (IMT) 2800 acres of land has been earmarked for industrial purposes which is 36.05% of the total area of the proposal. The main thrust of the industrial development is towards National Capital Territory, Delhi hence, the location of the Industrial Model Township (IMT) is kept towards eastern side of Kundli Manesar Palwal (KMP) express way. The provision of orbital rail corridor has also been envisaged along Kundli Manesar Palwal (KMP) express way as per NCR Regional Plan 2021 AD. The industrial area has been proposed for establishment of Industrial Model Township (IMT) by Haryana State Industrial Infrastructure Development Corporation (HSIIDC) in the proposal.

Transport and Communication:

The Kundli Manesar Palwal express way and proposed Orbital Rail Corridor have been retained in the development plan as guiding factors for the allocation of various land uses. The road network has been planned in a hierarchical manner to facilitate easy movement to traffic and people. The width of the road network is designated as follows:-

Serial number	Classification	Road	Width
(i)	V- I	Kundli-Manser-Palwal expressway with 100 meters green belt on both side	100 Meters.
(ii)	V-I (a)	Major arterial road with 50 meters green belt on both side	75 Meters.
(iii)	V- II	Existing road to be widened with 30 meters green belt on both side	60 Meters.
(iv)	V-II (a)	Outer Periphery road with 30 meters green belt on both side	60 Meters.
(v)	V- III	Sector road	45 Meters.

The road network has been planned keeping in view the inter-city and intra-city traffic as well as location of the existing town in its regional setting. Kundli-Manesar-Palwal expressway and proposed orbital rail corridor is passing through the heart of the proposal and it connects the National Highway number I to National Highway number 2 crossing through National Highway number. 8 and 10 respectively. For smooth and fast movement of inter-city traffic the existing Kharkhauda-Delhi road is proposed to be widened 60 meters with 30 meters green belt both side of the road. This is the only road of the proposal which have a junction on Kundli-Manesar-Palwal (KMP) expressway. An outer periphery road has been proposed which connects the existing town with Industrial Model Township (IMT) through main junction on Kundli-Manesar-Palwal (KMP) expressway. Apart from the above a 75 meter vide corridor has been proposed around Industrial Model Township(IMT) complex for providing smooth and fast track for Industrial traffic to cater of the need of big Industrial Model Township(IMT) Transport Nagar, Railway yard, bus stand will be developed at the junction of Kundli-Manesar-Palwal (KMP) expressway for providing the better public facilities to the in-habitants of the complex.

Public utilities:

The land earmarked for public utility such as major disposal works, water supply, installation and grid sub station is 220 acres, which is 2.83% of the total area of the proposal. The major disposal works are proposed to be located along natural drainage system where the effluents may be discharged after proper treatment. The underground water in most of the area is potable and sweet up to 20 to 30 feet depth but the sites for water supply installations and treatment plants are proposed along the major canals and minors to ensure the adequate water supply. The suitable sites for solid waste disposal have been provided in development plan.

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Public and semi public uses:

Kharkhauda town is a sub-divisional head quarter of Sonepat district and most of the government offices are located in a scattered manner. The land earmarked in the Development Plan is 435 acres which is 5.60% of the total area of the proposal. 240 acres area has been reserved for Public and Semi Public uses in Sector-1 and the rest of the area in the Industrial Model Township.

Open spaces:

The land earmarked for open spaces, parks, sports activities, green belt, recreational uses is 1821 acres which is 23.45% of the total area of the complex. The proposal of 100 meters wide green belt along Kundli-Manesar-Palwal (KMP) expressway and 50 meters wide green belt along orbital rail corridor has been made. To segregate the residential and commercial uses from Kundli-Manesar-Palwal (KMP) expressway, a 150 meters green buffer has been earmarked to protect the residential area from the traffic and industrial pollutants. The provision of 50 meters green belt along major arterial road around Industrial Model Township (IMT) complex. Apart from the above, 30 meters green belt has been proposed along outer periphery road, canals and minor passing through the urbanisable area to maintain the natural environment of these features. A sizeable area abutting the existing town and Industrial Model Township (IMT) is earmarked for parks and open spaces and sports activities to maintain the ecological balance of the region. A huge town level park for an area of approximately 115 acres has been earmarked in sector-3 along major corridor which connects the intersection point of Kundli-Manesar-Palwal (KMP) expressway. National Capital Regional (NCR) Plan 2021 AD designated Kharkhauda is a Delhi Metropolitan Area town (DMA) and as per the provision of National Capital Regional Plan 2021-AD an approximately 1 kilometer wide green buffer has been earmarked between Haryana and Delhi border.

Agricultural zone:

The rest of the controlled area i.e. controlled area outside urbanisable area has been designated as agriculture zone. This zone will, however, will not eliminate the essential building construction and development within this area such as extension of existing village contiguous to Abadi-deh if undertaken under project approved or sponsored by the government for other ancillary and allied facilities necessary for maintenance and improvement of an agricultural area.

Zoning Regulations:

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

Annexure B

Zoning Regulations:

Governing uses and development of land in the controlled area around of Kharkhauda shown in Drawing No. DTP (S) 1162/07, dated the 5th December, 2007.

I **General:**

(1) These Zoning Regulations, forming part of the development plan for the controlled areas, around Kharkhauda shall be called zoning regulations of the development plan for Controlled Areas Kharkhauda.

(2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements to the Punjab Scheduled Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and the Rules framed there under:

II Definitions.- **In these regulations.-**

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

(b) "Building Rules" means the rules contained in part VII of the Rules;

(c) "Drawing" means Drawing No. DTP (S) 1162/07, dated the 5th December, 2007;

(d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;

(e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;

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

(g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;

(h) "Medium Industry" means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and 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:

Controlled Area and notification Number	Material date
Controlled area declared vide Haryana Government, Town and Country Planning Department, Haryana, notification No CCP(NCR)SCA/K-1/A/2004/2847, published in Haryana Government Gazette dated the 5th November, 2004.	5th November, 2004
Controlled area declared vide Haryana Government, Town and Country Planning Department, Haryana, notification No CCP(NCR)SCA/FB-1/B/2004/2846, published in Haryana Government Gazette dated the 5th November, 2004.	5th November, 2004.
Controlled area declared vide Haryana Government, Town and Country Planning Department, Haryana, notification No CCP(NCR) KMP/ CAS/ 2005 /1286-1298, published in Haryana Government Gazette dated the 5th August, 2005.	5th August, 2005

(m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;

(n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;

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

(p) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;

(q) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

(1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/FAR in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;

(2) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;

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

(s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and Rules, 1965;

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

(i) Dwelling unit i.e. main use

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

Notes:-

(1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";

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

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

(v) "Loft" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;

(w) "Mezzanine Floor" means and intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 meters;

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

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

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

(za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and

(zb) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/or, as may be defined by the Government of Haryana from time to time;

(zc) "Cyber Park"/"Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;

(zd) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

(ze) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

(zf) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III Major Land Uses/Zone.-

(1)
- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public Utility Zone
- (vi) Public and Semi Public Zone (Institutional Zone)
- (vii) Open Spaces Zone
- (viii) Agriculture Zone

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

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

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

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

VII Sectors to be developed exclusively through Government enterprises.-

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

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

VIII Land Reservations for major roads.-

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

Serial number	Classification	Road	Width
(i)	V- I	Kundli - Manesar - Palwal expressway with 100 meters green belt on both side	100 Meters.
(ii)	V-I (a)	Major arterial road with 50 meters green belt on both side	75 Meters.
(iii)	V- II	Existing road to be widened with 30 meters green belt on both side	60 Meters.
(iv)	V-II (a)	Outer Periphery road with 30 meters green belt on both side	60 Meters.
(v)	V- III	Sector road	45 Meters.

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio in the plotted/group housing colony; while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and Information Technology Park/Cyber City the benefit of 10% of floor area ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

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

(1) With regard to the existing projects located in the zones other than conforming-use zone in the development plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years; provided that the owner of the building concerned:

(a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;

(b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and

(c) shall not be allowed to expand the existing project within the area of non conforming use.

(2) With regard to the projects having valid change of land use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:

(a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,

(b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses:

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

(2) If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

(3) After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

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

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

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

(i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and

(ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII Minimum size of plots for various types of buildings:

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

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

(2) The minimum area for group housing colony to be developed either as a part of plotted licenced colony or as independent group housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

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

Serial Number	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio
1	Group housing	35%	175
2	Government offices'	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	75%	150

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

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

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

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

(a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.
(b) for use of land as an individual site (as distinct from an industrial colony)
Provided that-
(i) the land was purchased prior to the material date;
(ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
(iii) the owner of the land secures permission for building as required under the Rules;
(iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.
Explanation.- The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

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

(11)

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

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

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

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

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

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

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

(vii) Services, water supply and drainage

(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 utilization of the agricultural zone.

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

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

(i) LOCATION

(a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;

(b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;

(c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) SIZE

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

(iii) MISCELLANEOUS.

I Parking

(a) One Equivalent Car Space for every 50 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;

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

II Other Activities

(a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;

(b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;

(c) No residential plotted development shall be allowed in a Cyber City;

(d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

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

XXII SETTING UP OF COMMUNICATION TOWERS:

I **Location:** The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.

II **Approach:** The following norms for approach road would apply as per location of the tower:

(i) Residential, Commercial, Industrial, Institutional Zone: any road/ revenue rasta of any width

(ii) Agricultural Zone : any road/ revenue rasta of any width

III **Height:** The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from the competent Authorities.

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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		Cemetreies, crematories etc
	750		Fuel filling stations and Bus Queue shelters
	760		Water Bodies/lakes
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops

840	Grazing and Land pastures
850	Forest Land.
860	Marshy Land
870	Barren Land
880	Land under water

APPENDIX B

I RESIDENTIAL ZONE:	
(i) Residence	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.
(ii) Boarding house.	
(iii) Social community religious and recreational buildings	
(iv) Public utility building.	
(v) Educational buildings and all types of school and college where necessary.	
(vi) Health institutions.	
(vii) Cinemas	
(viii) Commercial and professional offices.	
(ix) Retail shops and restaurants.	
(x) Local service industries.	
(xi) Petrol filling stations.	
(xii) Bus stops, tonga, taxi, scooter and rickshaw stand.	
(xiii) Nurseries and green houses.	
(xiv) Any other minor needs to ancillary to residential use	
(xv) Starred hotels	As per the policy/ parametres decided by the Government
(xvi) Cyber Parks/Information Technology Park	
(xvii) Communication Towers	
(xviii) Any other use, which the Government may in public interest decide	
II COMMERCIAL ZONE	
(i) Retail Trade.	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
(ii) Wholesale Trade.	
(iii) Warehouses and storages.	
(iv) Commercial offices and banks.	
(v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc	
(vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.	
(vii) Professional establishments.	
(viii) Residences on the first and higher floors.	
(ix) Local service industry.	
(x) Public utility buildings.	
(xi) Petrol filling stations and service garages.	
(xii) Loading and unloading yards.	
(xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.	
(xiv) Town parks.	
(xv) Communication Towers	
(xvi) Any other use which the Director in public interest may decide	
III INDUSTRIAL ZONE	
(i) Light industry	At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.
(ii). Medium industry	
(iii) Obnoxious and Hazardous Industry	
(iv) Heavy industry	
(v) Service industry	
(vi) Warehouse and storages	
(vii) Parking, loading and unloading area	
(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand	
(ix) Public utility, community buildings, retail shops, banks, restaurants, Hotel and Insurance Office	

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(x) Petrol filling stations and service garages. (xi) Liquid Petroleum Gas godowns permitted by the Director. (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units (xiii) Communication Towers (xiv) Health Facilities like Hospitals, Nursing Home, Clinic (xv) Any other use permitted by the Director.	
IV TRANSPORT AND COMMUNICATION ZONE	
(i) Railway yards, railway station and siding (ii) Transport Nagar, Roads and Transport depots and parking areas (iii) Airports and Air Stations (iv) Telegraph offices and Telephone exchange (v) Broadcasting stations (vi) Televisions station (vii) Agricultural, horticulture and nurseries at approved sites and places (viii) Petrol filling stations and service garages (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands (x) Communication Towers	At sites earmarked in the sector plan
V PUBLIC UTILITIES	
(i) Water supply installations including treatment plants. (ii) Drainage and Sanitary installations, Disposal works. (iii) Electric Power plant and sub-station including grid sub-station. (iv) Gas installations and Gas works.	At sites earmarked in the sector plan
VI PUBLIC AND SEMI PUBLIC USES ZONE	
(i) Government offices ,Government Administration 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) Communication Towers (vii) Hotels, Restaurants, Dhabas (viii) Any other use which Government in public interest may decide	At sites earmarked in the sector plan
VII OPEN SPACES	
(i) Sports ground, stadium and play grounds (ii) Parks and green belts (iii) Cemetreies crematories etc. (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director (v) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads. (vi) Communication Towers (vii) Any other recreational use with the permission of Director.	At sites approved by Director, Town and Country Planning, Haryana
VIII USES STRICTLY PROHIBITED: 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	As approved by Director, Town and Country Planning Department, Haryana

(v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government

(vi) Milk chilling station and pasteurisation plant

(vii) Bus Stand and railway station

(viii) Air ports with necessary buildings

(ix) Wireless stations

(x) Grain godowns, storage space at sites approved by the Director

(xi) Weather stations

(xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation

(xiii) Telephone and electric transmission lines and poles

(xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site

(xv) Cremation and burial grounds

(xvi) Petrol filling station and service garages

(xvii) Hydro electric/thermal power plant sub-station

(xviii) Liquid Petroleum Gas storage godowns with the approval of the Director

(xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions

(i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway

(ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (i) above upto a depth of 100 metres along the approach road.

(B)Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,

(xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

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

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

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

(xxii) Communication Towers

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

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APPENDIX -1

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

(A) **Computing Devices including**
Desktop
Personal Computer
Servers
Work-station
Nodes
Terminals
Network P.C
Home P.C.
Lap-top Computers
Note Book Computers
Palm top Computer/PDA

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

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

(D) **Other**
Key Board
Monitor
Mouse
Multi-media Kits

(E) **Printers and Output Devices including**
Dot matrix
Laserjet
Inkjet
Deskjet
LED Printers
Line Printers
Plotters
Pass-book Printers

(F) **Networking products including**
Hubs
Routers
Switches
Concentrators
Trans-receivers

(G) **Software including**
Application Software
Operating system
Middleware/Firmware

(H) **Power supplies to Computer Systems including**
Switch Mode Power Supplies
Uninterrupted Power supplies

(I) **Networking/Cabling and related accessories**
(related to IT industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jack Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes

(J) **Communication including**
CD-R/Dvd, Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Image 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
Facsimile 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 intercom 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:-

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

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

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

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