

**Haryana Government  
Town and Country Planning Department  
Notification**

The 24<sup>th</sup> March, 2009

No. CCP(NCR)/DDP/MT/2009/747      .- 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 following draft development plan for the controlled area declared around municipal town Ferozepur Jhirka, vide Haryana Government, Town and Country Planning, notification No. 10 DP-82/1708, dated the 29<sup>th</sup> January, 1982, published in Haryana Government Gazette dated the 9<sup>th</sup> March, 1982, signifying the nature of restrictions and conditions as given in Annexures A and B proposed to made applicable to the controlled area and additional controlled area covered by said notifications.

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 and 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 development plan before the expiry of the period so specified.

**Drawings**

1. Existing land use plan Drawing No. STP(G)-199/82, dated the 30<sup>th</sup> September, 1982.
2. Draft development plan of Ferozpur Jhirka Drawing No. DTP (G)-1420/05, dated the 1<sup>st</sup> September, 2005.

**Annexure A**

**Explanatory note on the Draft Development Plan for controlled area 2021AD Ferozepur Jhirka**

**I Introduction**

The town is said to have been founded by Feroz Shah Tughluq as a military post for putting down neighbouring turbulent tribes. The remains of the old town names Dhand still exist in the north of the town site where there are many tombs and shrines in ruins. The old part of the town was surrounded with a high wall which is now in ruins. This place is called Jhirka because of a spring from a perennial stream which originates from a number of fissures in the rocks nearby. The spring is about 4 kilometers from the town on the western side and is connected with a metalled road. This picturesque gorge has been described by Babar in his memoirs as a beautiful spot. Fairs are being held here twice a year in the months of August and November. The legend also links the place with the sojourn of Pandavas during their exile.

**II Location and regional setting**

Ferozpur Jhirka town is situated on Gurgaon-Alwar State Highway at a distance of 82 kilometers from Gurgaon and 42 kilometers from Nuh. The town is the tehsil head quarter of newly formulated Mewat district. Though the town is having a favourable location being on Gurgaon-Alwar Highway, yet it is not served with rail transport. The town, being a small one does not seem to have a bigger regional influence zone.

**III Climate and physiography**

The town is bounded on the south and west side by a physical barrier i.e. presence of a bund. Lower ranges of Aravallies are providing a back drop in the west. During rains, the bund protects the town from the flood water. Some low lying areas on the western side of the fort are also submerged with water. The town and its surrounding region has sub tropical continental monsoon. The rainfall is very scanty and is mainly concentrated during monsoon season. Hot summer, cool winter and unreliable rainfall are the peculiar features of the region. The region is characterized with low ranges of Aravali Hills, the one of the oldest mountain systems of the world. The hillocks are dissected by rainfall torrents. The soil is mainly of rocky and laterite type which is not very fertile. The underground water level is very deep and the irrigation facilities are poor.

**IV Availability of infrastructure**

The various economic and social forces which were operating in the town in the past, have determined the existing land use pattern of the town. It seems that the old town was concentrated within the old fortress, and afterwards it expanded to the west of the fort. The commercial and shopping areas are located all along the major

streets, roads of the town and Gurgaon-Alwar Road. Most of the town is quite old and residential areas are therefore, in disappointed conditions. However the town has all the characteristics of the haphazard growth and mixed land uses. Public buildings like offices of SDO (Civil), Tehsil, BDPO are located along Delhi-Alwar Road.

## **V Economic base**

As per census 2001, the population of the town was 17755 persons including population of villages Dund Kalan & Dund Khurd as the settlements of these villages within the hadbast of Ferozpur Jhirka. The people are mainly engaged in trade and service. The agricultural economy also has a significant share. The industrial base of the town is very poor as this town has no important large scale industry.

## **VI Population/demography**

Ferozpur Jhirka town had a total population of 17755 persons as per 2001 census. The decade wise population growth rate of the town is described as bellow: -

Sr. No.	Census Year	Population (persons)	Decades Growth Rate (%)
1	1951	4444	
2	1961	5775	+29.95
3	1971	7962	+37.87
4	1981	9400	+18.06
5	1991	12413	+32.05
6	2001	17755	+43.03
7	2011	28408	+60.00
8	2021	45452 Say 46000	+60.00

During the decade 1951-61, the town registered decennial growth rate of 29.9%. During the next decade of 1961-71 the town experienced a growth rate i.e. 37.87% which however showed decline in the next decade i.e. 1971-81. The growth rate during last two decades was 32.05% and 43.03% respectively. Now as a result of induced development the town is expected to experience a higher growth rate of 60.00%. It is expected that the town would achieve a population of 46000 persons by the end of 2021 A.D. i.e. an additional population of 28245.

## **VII Existing Transportation Network**

The town is well connected with the surrounding areas and neighboring towns through road network. Gurgaon-Alwar State Highway passes through the town. The town is lacking the rail facility so far.

## **VIII Need for Declaration of controlled area**

During the decade 1961-71 the town experienced tremendous growth which was more than the average national growth rate of population. As a result of which the area within the municipal town as well as outside municipal town has been venerable to haphazard and unplanned development. Therefore, a sizeable area around municipal town of Ferozpur Jhirka had been declared as controlled areas under the Punjab Scheduled Road and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) vide notification no. 10DP-82/1708, dated the 29<sup>th</sup> January, 1982 published on 9<sup>th</sup> March, 1982.

## **IX Proposals**

The Draft Development Plan has been prepared for the population of 46000 persons. The existing town covers total built up area of about 64.00 hectares which accommodates a population of 17755 persons. This area is thickly populated. The development plan proposals have been made to accommodate an additional population of approximately 28245 persons by 2021 A.D. A residential density of about 200 persons per hectare has been proposed for the residential sectors. The extent of various uses is given bellow: -

Serial number	Land Use	Area in hectare	Percentage of total area
1	Residential	142	26.50
2	Commercial	127	5.04
3	Industrial	66	12.31
4	Transport and Communication	97	18.10
5	Public Utility	33	6.15
6	Public and Semi Public	58	10.82
7	Open Space and Green belt	113	21.08
	<b>Total</b>	<b>536</b>	<b>100.00</b>

Note: 63.69 hectares area of the existing town has not been included into the above areas.

## **Description of land uses**

### **(i) Residential**

To accommodate the projected population of 28,245 persons an area of 142.00 hectares, has been proposed for the development of residential sectors in addition to the existing residential area in the town. Sector-6, 6A, 7, 7-A, 8, 9, 10 and 11 have been proposed for residential use. The average density of the residential sectors works out to be about 200 persons per hectare.

### **(ii) Commercial**

An area of about 27 hectares in sector-4 has been proposed for commercial uses viz. Retail trade, warehousing, storage and wholesale trade etc.

### **(iii) Industrial**

About 66 hectares of land has been proposed in sector-1 for the development of the industries. The industrial area has been provided in the eastern side and is kept sufficiently away from the residential sectors wherever possible. Further, the industrial zone has been adequately segregated from the other uses by green belts.

### **(iv) Transport and communication**

Keeping in view the accessibility from the farthest point of the industrial and institutional zone, the transportnagar has been provided in the centrally located sector-3 which also abuts on the eastern periphery road. An area of about 97 hectares has been provided for transport and communication use. Attempt has been made to maintain the hierarchy of roads. The periphery roads and major development plan roads have been proposed to be of 75 meters width and the sector dividing roads with a minimum width of 60 meter. The alignment of periphery road to the west of existing bundh has been proposed to be raised which itself would act as a bundh in future. The classification of roads with their land reservations has been indicated in the following table: -

Sr. No.	Type	Name	Detail
1	V-1	Gurgaon-Alwar Road	Existing Road to be widened to 75 metres with 45 metres wide green belt on both sides.
2	V-2	Periphery Road	60 metres wide with 50 metres wide green belt on both sides.
3	V-3	Sector Road	45 metres wide.

### **(v) Public utilities**

An area of about 33 hectares has been provided for public utilities like water supply, electric grid sub station, disposal works etc. in sector-9 and in southern side of existing town. The proposal of disposal works in eastern side of the town near village Rajauli and site for grid sub station on Tijara road has also been earmarked to cope with the demand arising from time to time in addition to the existing services.

### **(vi) Public and semi public uses**

An area of about 58 hectares has been proposed for such use in sector-2 and 5. This area is well connected with rest of the town by V-1, V-2 and V-3 roads.

### **(vii) Open spaces**

An area of about 113 hectares will come under green belts and open spaces, which will include 50/45 metres wide green belt along V-1 & V-2 roads and the area reserved in sector-3 & 9.

### **(viii) Agricultural zone**

A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area such as the extension of existing village contiguous to abadi-deh if undertaken under project approved or sponsored by 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 (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 around Ferozpur Jhirka as shown in Draft Development Plan Drawing No. DTP (G) 1420/05, dated the 1<sup>st</sup> September, 2005.

#### I General

- (1) These Zoning Regulations forming part of the Draft Development Plan for the Controlled Areas, around Ferozpur Jhirka shall be called Zoning Regulations of the Draft Development Plan for Controlled Areas Ferozpur Jhirka.
- (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(Punjab Act 41 of 1963) and the rules framed there under:

#### II. Definitions

In these regulations unless the content otherwise requires,-

- (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 (G) 1420/05, dated the 1<sup>st</sup> September, 2005;
- (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, odors, 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 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 areas declared as under:

Serial number	Name of the controlled area and notification No.	Material date
1	Controlled area declared area around Ferozpur Jhirka vide Haryana Government Gazzate notification No. 10DP-82/1708 dated the 29 <sup>th</sup> January, 1982, published in Haryana Government Gazzate on 29th January, 1982.	29 <sup>th</sup> January, 1982

- (m) "Non-Conforming Use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;

- (p) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "colony area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/FAR in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. IN the layout plan of colony or sector other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;
  - (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and rules, 1965;
- (t) "Farm House" 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 (Punjab Act 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; and

"(zf) "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.

### **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) For the development of sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the sector area as per the layout plan approved by competent authority. Balance 90% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.
- (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	Type	Name	Land reservation
1	V-1	Gurgaon-Alwar road	Existing road to be widened to 75 metres with 50 metres wide green belt on both sides.
2	V-2	Periphery road	60 metres wide with 45 metres wide green belt on both sides.
3	V-3	Sector road	45 metres wide.

- (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/FAR 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 IT Park/Cyber City the benefit of 10% of FAR 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 roads laid out and constructed up to the situation of the plot to the satisfaction of the Director.

**XIII Minimum size of plots for various types of buildings**

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

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

- (2) The minimum area under a Group Housing Scheme will be 5 acres if it forms a part of licenced colony and 10 acres if it is developed independently. 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.

- (c) (i) for use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the Controlled Areas of High/Hyper potential zones falling in Industrially backward blocks on public roads/rastas (other than scheduled road and National Highway) of minimum 12 meters width after leaving at least 20 meters wide strip of green belt along the road to be used for its development in future.
- (ii) for use of non/less polluting Medium and Large Scale Units in Agriculture Zone of Controlled Areas of High/Hyper potential zones falling in industrially backward blocks mentioned in industrial policy on roads of minimum 24 meters width (including scheduled road) after leaving at least 30 meters wide green belt along the road to be used for its development in future.



- (iii) the site should not fall within restricted belt notified under " the Works of Defence Act, 1903' around Defence installations, if any."

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

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

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i)Site coverage	0.8094 Hectare (2 Acres) minimum	As applicable to residential plot equivalent to 380 square metres.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto hectare 1.2141 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 Square metres.	-do-
	Upto 1.6188 Hectare (4 acres) and above	As applicable to residential plot equivalent to 760 Square metres.	-do-
(ii) Height and storey.		11 Metres., three storeyed	4 Metres, single storey.

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

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

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

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

(vi) **Ledge, loft and mezzanine floor** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the 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 meters ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

### **(ii) Size**

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

### **(iii) Miscellaneous**

#### **I Parking**

- (a) One Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

#### **II Other Activities**

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

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

## **XXII Setting up of Communication Towers:**

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

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

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

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

Appendix A

**CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
<b>100</b>		<b>Residential</b>	Residential Sector on neighborhood pattern
<b>200</b>		<b>Commercial</b>	
	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
<b>300</b>		<b>Industrial</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
<b>400</b>		<b>Transport and Communication</b>	
	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
<b>500</b>		<b>Public Utilities</b>	
	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.
<b>600</b>		<b>Public and semi public</b>	
	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
<b>700</b>		<b>Open Spaces</b>	
	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

<b>800</b>	760	<b>Agricultural land</b>	Water Bodies/lakes
	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
	890		Dairy Farming

## 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
- (xv) Starred hotels
- (xvi) Cyber Parks/Information Technology Park
- (xvii) Communication Towers
- (xviii) Any other use, which the Government may in public interest decide

As 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 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

As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies

### III Industrial zone

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

At sites earmarked for them in the sector plan or in the

- (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, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %	Minimum 18 meters
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %	Minimum 18 meters
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 meters
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 % (commercial)	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

- (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) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under:

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 15 acres. The area utilisation shall be as under: -

Sr. No.	Land use	Percentage of total area of the colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

- (xv) Communication Towers
- (xvi) 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

approved layout plan of the colonies.

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

At sites earmarked in the sector plan

- (x) Communication Towers
- (xi) Warehouses upto a maximum limit of 5% of the total area of the sector

#### 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) Dhabas, Restaurants as under: -

At sites earmarked in the sector plan

Sr. No.	Name of facility	Area		No. of facilities in a sector	Commercial component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Dhabas	500 sqm	1000 sqm	2	50 sqm	50 %	40 %
2	Restaurants	1000 sqm	2000 sqm	2	10 %	30 %	150 %

- (viii) Any other use which Government in public interest may decide

#### VII 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) 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
- (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
- (xii) Weather stations
- (xiii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation

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

- (xiv) Telephone and electric transmission lines and poles
- (xv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xvi) Cremation and burial grounds
- (xvii) Petrol filling station and service garages
- (xviii) Hydro electric/thermal power plant sub-station
- (xix) 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 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 (i) above upto a depth of 100 meters along the approach road.

- (iii) Up to area of 2 acres.

- (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:

Sr. No.	Permissible activity	Area		Commercial component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. meters	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. 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

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

## Appendix C

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

- (A) **Computing Devices including**
  - Desktop
  - Personal Computer
  - Servers
  - Work-station
  - Nodes
  - Terminals
  - Network P.C
  - Home P.C.
  - Lap-top Computers
  - Note Book Computers
  - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including**
  - Network Interface Card (NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
  - SIMMs Memory
  - DIMMs Memory
  - Central Processing Unit (CPU)
  - Controller SCSI/Array
  - Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including**
  - Hard Disk Drives/Hard Drives
  - RAID Devices and their Controllers
  - Floppy Disk Drives
  - C.D. ROM Drives
  - Tape Drives DLT Drives/DAT
  - Optical Disk Drives
  - Other Digital Storage Devices
- (D) **Other**
  - Key Board
  - Monitor
  - Mouse
  - Multi-media Kits
- (E) **Printers and Output Devices including**
  - Dot matrix
  - Laserjet
  - Inkjet
  - Deskjet
  - LED Printers
  - Line Printers
  - Plotters
  - Pass-book Printers
- (F) **Networking products including**
  - Hubs
  - Routers
  - Switches
  - Concentrators
  - Trans-receivers
- (G) **Software including**
  - Application Software
  - Operating system
  - Middleware/Firmware



- (H) Power supplies to Computer Systems including**  
Switch Mode Power Supplies  
Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**  
(related to IT Industry)  
Fibre Cable  
Copper Cable  
Cables  
Connectors, Terminal Blocks  
Jack Panels, Patch Cord  
Mounting Cord/Wiring Blocks  
Surface Mount Boxes
- (J) Consumables including**  
C.D.ROM /Compact Disk  
Floppy Disk  
Tapes DAT/DLT  
Ribbons  
Toners  
Inkjet Cartridges  
Inks for Output devices
- (K) Electronic Components**  
Printed Circuit Board/Populated PCB  
Printed Circuit Board/PCB  
Transistors  
Integrated Circuits/ICs  
Diodes/Thyristor/LED  
Resistors  
Capacitors  
Switches(On/Off, Push button, Rocker, etc.)  
Plugs/sockets/relays  
Magnetic heads, Print heads  
Connectors  
Microphones/Speakers  
Fuses
- (L) Telecommunication Equipment including:**  
Telephones  
Videophones  
Fascimile machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
Anetna and Mast  
Wireless datacom equipment  
Receiving equipments like Pagers, mobile/Cellular Phones, etc.
- VSATs**  
Video Conferencing Equipments  
\* Including Set Top Boxes for both Video and Digital Signaling.

**(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.

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