

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

The 16<sup>th</sup> November, 2007

**No. CCP(NCR)/RDDP/JJR/2007/3889** .- 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 Revised Draft Development Plan 2021 AD for Jhajjar, along with restriction and conditions as given in Annexures A and B proposed to be made applicable to the controlled area specified in Annexure B.

Notice is hereby given that the draft of the 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 such plan before the expiry of the period so specified.

**DRAWINGS**

- 1 Existing land use Plan for Jhajjar controlled Area bearing Drawing No. RTP(R) 980/82, dated the 1<sup>st</sup> June, 1982 (already been published along with Notification on 30<sup>th</sup> September, 2003 vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) / JCA- 2 / 2003 / 2139, dated the 22<sup>nd</sup> September, 2003).
- 2 Revised Draft Development Plan- 2021 A.D. for Jhajjar Controlled Area, bearing Drawing No. D.T.P. (JH) 155/2005, dated the 29<sup>th</sup> June, 2005/22<sup>nd</sup> February, 2007

**ANNEXURE - A**

**EXPLANATORY NOTE ON THE REVISED DRAFT DEVELOPMENT PLAN FOR CONTROLLED  
AREA JHAJJAR – 2021 AD**

**(i) INTRODUCTION**

The Jhajjar town has rich historical heritage. This town is founded by Chhaju, in whose name, the name of the Jhajjar town has been derived as "Jhajju" and thereafter as Jhajjar. At one time, this town is believed to have been enclosed by a boundary of 57 feet wide wall with 6 gates. None of these gates existing at site, but locations of such gates are still known by their name. The places of antiquity in the town include, the tomb and tank of Shah Ghazni Kamal and a group of seven large tombs of local celebrities, along with a large Ghat of 17 steps flanked by two octagonal towers made in 1626 AD, there is also a Gurukul, which has a very rich collection of ancient coins, moulds, seals, inscription, utensils, status which throws a light on the life of the people inhabiting the region in the past.

**(ii) LOCATION AND REGIONAL SETTING**

The newly created district headquarter of Jhajjar town, presently, located in one of the backward areas of Haryana State is expecting good potentials for its development in future, as the said town is a part of National Capital Region (N.C.R.). The economy of Jhajjar town and its hinterland is likely to get great boost with the construction of railway line proposed in the Regional Plan of National Capital Region between Rohtak and Rewari towns as well as development of the Kundli-Manesar- Palwal( KMP) expressway in the territory of Haryana which passes through Jhajjar district. Approval of the Rohtak- Jhajjar- Rewari broad gauge railway segment has created high potential for development in this town is located at 76°-40' East longitude 28°-37' North latitude at an elevation of 214 meters from Mean Sea Level area. Hot summer, cold winter, and scanty rainfall are the main climatic characteristics of the Jhajjar and its surrounding areas.

**(iii) PHYSIOGRAPHY**

The town is encircled from three sides by a flood protection Bundh. This bundh is a physical barrier for its horizontal expansion towards northern, western and southern sides. There is no perennial river in the district. The

morphology of the town comprises of narrow lanes, temples, mosque, old dilapidated structures, linear pattern of shops and ponds etc.

**(iv) AVAILABILITY OF INFRASTRUCTURE**

With the creation of District Headquarters on 15<sup>th</sup> July, 1997, the Mini-Secretariat constructed by the Government is accommodating almost all district level offices.

- 1 Jhajjar is having important institutions such as two degree colleges, one polytechnic and Kendriya Vidhallaya, All India Handicrafts Weaving Centre, a new artistic ceramic training centre, besides a 24 bedded general hospital.
- 2 There are two water works in the town. The main water works serving the town, presently, has storage capacity of 117 lakh gallons. The water works near grain market has the storage capacity of 32 lakh gallons, but for the last 2 years no water is available in it as it is situated on tail end of Jhajjar distributory. Presently, 5 lakh gallons of water is being supplied to the city per day from one water works only.
- 3 The sewerage and storm water of the town are being pumped into an open drain, known as Jhajjar Link Drain which has been constructed in 1978 after the floods of 1977, flowing along the existing ring bundh which is ultimately disposed off into drain No. 8 in the form of untreated sewer. The present capacity of the above drain is 100 cusecs and is designed to carry the storm water only.
- 4 The solid waste is collected by a tractor trolley and Swraj Mazda (dumper) from the 12 sites and dumped at the 2 land fill sites at the rate of 120 tones per day.
- 5 There is an existing 132 Kilo-Volts electric sub-station on Gurgaon road which can serve the town upto 1 lakh population. There is also 33 kilo-volts electric sub-station near the town with a 6 mega-volts load and it is being upgraded into 12.6 Mega-volts to meet the deficit demand by adjusting it within the existing substation.
- 6 The town is well linked with surrounding districts of Rohtak, Sonapat, Gurgaon, Rewari, Bhiwani as well as with Delhi state via Bahadurgarh and Badli through National Highway and State Highway respectively.
- 7 An area of 81 acres earlier acquired under Mandi Township programme is now being developed by the Haryana Urban Development Authority (HUDA) for the purpose of grain market, Sabji Mandi (Vegetable Market), Local shopping centre and a site for Mini-Secretariat as well as Administrative and Judicial Residential Complex on the Jhajjar- Gurgaon road.
- 8 There are 6000 telephone connections against the present capacity of 7000 telephones. The requirement can be met with as per demand for the projected population of approximately 1,30,000 persons for 2021 AD.
- 9 National Highway No.71 passes through the town, which is one of the busiest heavy vehicular traffic National Highway of the north India since the entry of non- Delhi bound traffic of National Highway No. 8 (Delhi-Mumbai) to north Indian states has been diverted through this National Highway.
- 10 Development work of the Kundli-Manesar- Palwal ( KMP )expressway in the territory of Haryana which passes through Jhajjar district has been taken up by HSIIDC ( Haryana State Industrial Infrastructural Development Corporation). This express way is approximately 15 Kilo meters towards east from the town.
- 11 The Rohtak- Jhajjar- Rewari broad gauge railway segment has been approved in 2006 and its development work has been started. This railway link will open new avenues of industrial and infrastructural development in this industrially backward town .

**( V ) CHANGE IN DEVELOPMENT POTENTIAL OF JHAJJAR:-**

The Draft Development Plan was published on 30<sup>th</sup> September 2003 vide Haryana Government, Town and Country Planning Department notification No. CCP (NCR) / JCA- 2 / 2003 / 2139, dated the 22<sup>nd</sup> September, 2003 for 1 lac projected population. The National Capital Region, Regional Plan 2021 AD proposes 78,757 population

for Jhajjar . Although the location of this district headquarter i.e. Jhajjar town is on the cross roads of National Highway 71 and various state highways but coming up of the Rohtak- Jhajjar- Rewari broad gauge Regional Rail Network alignment towards west (which approved in 2006 by the Railway authorities), development of Kundli- Manesar- Palwal (KMP) Western Periphery Expressway in the close vicinity (approximately 15 kilometers away) towards east to this district , Four laning of Rewari - Jhajjar - Rohtak- (National Highway 71); widening of the state highways linking Jhajjar with Bahadurgarh, Badli, Gurgaon, Dadri, Beri, sampla etc has increased connectivity and leads to infer that Jhajjar has high potentials for industrial and urban development through induced growth. New railway alignment and development of the temporary bye-pass over the western flood protection bundh of Jhajjar town has caused to take spatial planning measures towards west and south beyond the bundh to control the haphazard and unplanned development.

Therefore, the amendments of the development plan are quite essential for following consideration: -

- 1 INDUCED ECONOMIC ACTIVITIES :-Keeping in view the possibilities of a large number of industries and SEZ's in the vicinity, there is necessity of setting up a Transport Nagar and other infrastructure like wholesale heavy material markets and housing.
- 2 NECESSITY FOR RAILWAY LINE BETWEEN ROHTAK AND REWARI As per National Capital Region Plan Proposal, Provision of Rohtak – Rewari railway line Jhajjar has been made in the plan on which developmental work has been started.
- 3 NECESSITY FOR EASTERN BYE – PASS AND WESTERN PERIPHERY ROAD :Keeping in view the proposed extended urbanisable limits, the eastern bye – pass is to be linked through railway facility with the proposed western periphery road to cope up with the problem of traffic congestion and traffic bottlenecks.
- 4 PROVISION OF BRIDGES FOR PROPER TRANSPORTATION : For streaming the traffic between the various transportation components of the existing and proposed town and to provide unhindered traffic on the bye – pass ( Rohtak road ), periphery roads( Kosli road and Dadri road), provisions of rail over bridges , in phased manner.
- 5 FOUR LANING OF NATIONAL HIGHWAY and GRID ROADS :Four laining / up gradation of National Highway No. 71 has been proposed in this plan . As per National Capital Region Plan four laining of Grid Roads are to be completed.
- 6 AMENDMENTS IN PUBLISHED DRAFT DEVELOPMENT PLAN : Specific amendments are required in the Draft Development Plan as per local and temporal development / requirement / future need of the town and feasibility as per the site conditions.

#### (VI) CONSTRAINTS OF URBAN DEVELOPMENT IN JHAJJAR TOWN

- 1 **Flood:** The South-Western and North-Western parts of Jhajjar town including surrounding areas in these directions are heavily prone to floods due to existence of saucer like depression, rain water accumulates in aforesaid depressions / low lying areas. Due to this problem of floods, this town had experienced out-migration to other urban centres and this factor has acted as a deterrent factor for establishment of new industrial or commercial activities as well as expansion of the existing town. A Bundh /barrier in the form of the western periphery road has been proposed to safeguard this area from floods.
- 2 **Non-availability of potable underground water:** Availability of good quality of surface or ground water is essential for the expansion of agriculture, industry as well as urbanization. However, in Jhajjar town, by and large quality of ground water is brackish. The surface water is also limited to its source which lies outside the state. It is, therefore, imperative to provide canal based water supply to the town.
- 3 **Non accessibility through rail network:** The accessibility through rail network is essential for the development of an urban centre, Since Jhajjar town is not accessible through any rail network,

therefore this town could not become an attraction for new industrial and commercial units. Hence, the small market of Jhajjar town is catering only the agrarian demand of its hinter land. Now the Rohtak-Jhajjar-Rewari Railway segment has been approved which is at initial stage of development.

- 4 **Poor infrastructure:** The availability of higher order of infrastructure is essential for the healthy growth of town. Since, Jhajjar town has attained the status of district headquarter, recently, therefore, district level infrastructure is yet to be created in this town. No locality of this town is served with under ground sewerage system.
- 5 **Poor economic base:** The Jhajjar town does not possess any sound economic base due to aforesaid reasons which had resulted in out-migration of population.

## **(VII) EXISTING TRANSPORTATION NET WORK**

As earlier stated Jhajjar town falls in the National Capital Region and has good potential of population increase. The town is well linked with Rohtak, Rewari, Bhiwani, Bahadurgarh, Gurgaon and Delhi. National Highway No. 71 also passes through this town providing good connectivity to other areas.

## **(VIII) NEED FOR DECLARATION OF CONTROLLED AREAS**

The Controlled area around the town was declared under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) vide Haryana Government, Town and Country Planning Department Notification No. 260-10-DP 82/4784, dated the 26<sup>th</sup> March, 1982 which was published on 18<sup>th</sup> May 1982. But the town, in the year 1997, has been upgraded from Sub-Divisional Headquarter to district Headquarter as Jhajjar, has been carved out as one of the new Districts of Haryana. Hence town gained administrative infrastructure now. Therefore, it is quite important and necessary to revised Draft Development Plan for its orderly development.

## **(IX) ECONOMIC BASE OF THE TOWN / FUNCTIONAL STATUS.**

The hinter land of Jhajjar town is primarily dominated by agricultural sector of economy. Jhajjar district has no mineral base and the main industrial activity is concentrated in Bahadurgarh town. Even, Jhajjar town is still holding agrarian character. The 1991 census reveals that 28.6% of its total main workers are engaged in agriculture and its related activities. Only 16.28% of total main workers are engaged in manufacturing, processing, servicing and repairs including household industry. Remaining 55.12% of its total workers are engaged in tertiary sector i.e. trade and commerce, transport and communication and other services.

## **(X) POPULATION / DEMOGRAPHY:**

As per 1991 census the town had a population of 27,693 persons and population growth rate has been increased in the year 1991-2001 on becoming the district headquarter. The decade wise population of town since 1951 is as per table given below. The projection of the population has been made with the view point that relatively higher level induced growth measures will be taken up for the infrastructural and spatial development combined with the decision of the railway authorities about the alignment of the Rohtak-Jhajjar-Rewari regional rail network and development of bye-pass over the flood protection bundh:-

Census Year	Population	Decennial Growth
1951	10,514	-
1961	14,234	35.4%
1971	18,947	33.1%
1981	24,247	28.0%
1991	27,693	14.2%
2001	42305***	52.8%
2011	74034 (Projected)	75.0%
2021	1,33,261 (Projected)	80.0%

say 1.33 lakh

\*\*\* Population of Municipal Committee, Jhajjar is 39004 person where as population of rural Jhajjar (Hadbast Number- 100) as per census of India is 3301 person. The urbansiable limit of the development plan includes this population.

### Population Projection:

Since, Jhajjar town has recently been upgraded from sub-divisional level to district level headquarter, large number of offices including district administration and judicial complex will come up in this town. Moreover, The National Capital Regional Plan- 2001 has recommended the induced growth rate of urban population in the National Capital Region. Accordingly, Jhajjar town has been proposed to be developed as a Sub-regional centre within the National Capital Region (NCR) with 80,000 projected population. In order to diverge out of through traffic of Delhi, a regional rail bye pass, inner road grid and outer road grid are also proposed to be constructed under the said Regional Plan for National Capital Region. The aforesaid proposals would open new economic opportunities for development of this town. A ring bundh had already been constructed around the town to protect this town from the floods. Similarly, remodeling of canals is being done to increase the availability of potable water for this town. A new railway link has been approved by the ministry of railways between Rohtak and Rewari for which work is under progress. Due to aforesaid facts, Jhajjar town is likely to become an important city in the years to come. It is envisaged that its population would reach upto the mark of 1.33 lakh by 2021AD. Accordingly, the present development plan has been designed for projected population of 1.33 lakh population.

### Land Use Proposals

The revised Draft Development Plan for Jhajjar town has been prepared for 1.33 lakh population to be achieved by 2021AD. The existing town and settlement covers a total built up area of 284 hectares which is presently, accommodating a population of about 42305 persons as per census of 2001. It is expected that since existing town is lacking the modern facilities, therefore, after the development of new sectors with modern facilities, a part of existing population would be shifted to new planned sectors of the town. The old town ultimately would accommodate 30,000 persons and net residential density of 217 persons per hectare. Therefore, the development plan proposals have been made to accommodate an additional population of about 1,03,000 persons. The gross population density for the town is about 70 person per hectare where as net residential area density is 200 person per hectare. The extent of various land uses is given below:-

Serial Number	Land Uses	Area in hectares	Percentage
1	Residential	52932.14	
2	Commercial	104	6.32
3	Industrial	165	10.02
4	Transport and Communication	244	14.82
5	Public Utilities	90	5.47
6	Public and Semi Public Uses	109	6.62
7	Open spaces and Green belts	405 24.61	
	<b>Total</b>	<b>1646</b>	<b>100.00</b>
	<b>Area of existing town</b>	<b>284*</b>	

\* Village abadi of Naya Gaon has been added with 3 hectares.

**Total Urbanisable area 1930 hectares with a gross density of about 70 Person Per Hectare.**

#### Residential

Jhajjar town has been proposed to be developed for projected population of 1.33 lakh persons by 2021 AD. New residential area provided in the revised draft development plan is 529 hectares. The sectors proposed for residential purpose are sector 2part, 5part, 6, 7, 8, 9, 9-A, 11, 12, 12-A, 12-B and 13. These sectors have been proposed to be developed on the neighborhood planning principles with net residential density of **200** persons per hectare.

#### Commercial

An area of 104 hectares has been proposed to be developed for commercial use in sector – 1part, 10part and 14- B. The above said commercial area also includes, the areas earmarked for local old vegetable and fruit market and local grain market already developed in mandi township area. In addition a commercial pocket on Badli road for vegetable market has been proposed to cater the needs of Jhajjar and surrounding areas . A site for Anaj mandi out

side the urbanisable limit on Dadri road has been proposed in view of the vicinity of railway station and hinter land toward west. The area of said vegetable market and Anaj mandi would be determined as and when required by the Haryana State Agricultural and Marketing Board. City center is proposed to be developed in sector-1. Sector 14- B is proposed to be reserved for the heavy and building material market and for warehousing and storage. However, sector -10 is proposed to be reserved for auto market.

### Industrial

The Regional Plan recommends the shifting of industries from non conforming areas of Delhi to various towns of National Capital Region. The Hon'ble Supreme Court of India has also banned the functioning of some of the industries in Delhi area and has given directions to participating states of National Capital Region including Haryana, for relocating such industries in their territories. Keeping in view, the aforesaid National Capital Region policy and direction of the Hon'ble Supreme Court of India, it is expected that Jhajjar town would also attract industries as its potentiality for industrial development has increased due to start of development of Rewari-Jhajjar-Rohtak- Regional rail network. Keeping in view the aforesaid facts, an area of 165 hectares have been earmarked for industrial purpose in sector No-15 and 16 of the revised Draft Development Plan. In this industrial zone, only non-polluting, agro based, light and medium industries would be allowed.

Inspite of the above, the provision of 150 meters wide green belt as the village development area has been made around all the village settlements which falls in the industrial sectors. The main purpose of this open space is for the infrastructural facilities for the villages and to prevent the major building developments.

### Transport and Communication

The Rewari-Jhajjar-Rohtak-Panipat road has already been declared as National Highway-71. A bye pass of width 75 meters has been proposed all around the town to decongest Jhajjar from through traffic. Rewari-Jhajjar, Guruaon-Jhajjar and Badli-Jhajjar road are proposed to be widened up 60 meters considering the high traffic volume in future. A broad gauge single track, Rewari-Jhajjar-Rohtak rail link has also been proposed towards western side of the existing town as per NCR Transportation Plan, which will connect Jhajjar with Delhi-Rohtak and Delhi-Jaipur rail links. With the implementation of aforesaid road and rail networks, Jhajjar town will emerge as an important transportation node. A Transport Nagar has also been proposed to be developed opposite to sector – 7 on proposed bye pass. railway yard and sidings has been proposed near the railway station in sector 13 –A and 14-A. The site of idle truck parking has been proposed opposite to Sector-16 on Rewari road (National Highway 71). The bus stand has been provided on the Jhajjar- Rohtak road in sector 10 for proper access to rail and road network. A railway link has also been proposed between Farrukh Nagar ( district Gurgaon) and Jhajjar. In all an area of 244 hectares would be developed under transportation and communication use. The classification of roads and land reservation has been given in following table:-

Serial Number	Classification	Land reservation
(i)	V- I(a)	Existing width with 30 meter green belt on both sides
(ii)	V-I (b)	60 meter with 30 meters green belt on both sides
(iii)	V- I (c)	60 meter with 30 meters green belt on both sides
(iv)	V-I (d )	60 meter with 100 meters green belt on both sides
(v)	V- I ( e)	Existing width with 30 meter green belt on both sides
(vi)	V- I ( f)	Existing width
(vii)	V- I ( g )	Existing width with 30 meter green belt on both sides
(viii)	V- I ( h )	Existing width
(ix)	V-I ( J )	Existing width with 30 meter green belt on both sides
( x)	V-I ( k )	Existing width
( xi )	V-2	75 meter wide road with 100 meters green belt on both sides
( xii )	V-2 ( A )	60 meter wide road
(xiii)	V-3	45 meter wide road

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

### **Public Utilities**

An area of about 90 hectares has been proposed for the development of public utility services like provision of water supply, electric grid sub-station and disposal work etc. In addition to the existing 132 kilo volts sub-station, located on Jhajjar-Gurgaon road, another sub station has been proposed on Jhajjar-Bahadurgarh road as per requirement of the electricity department. The capacity of existing Jhajjar out-fall drain is to be enhanced to carry sewerage and storm water of the town for its ultimate fall in drain No. 8. Two sites for solid waste disposal each on Jhajjar-Chhuchhakwas road and Gurgaon road respectively have been proposed. Sewerage disposal site already development on Kosli road has been incorporated in the plan. In addition two sites for disposal work have been proposed towards south of the Jhajjar along proposed Rewari- Jajjhar- Rohtak rail link on drain no. 8 and on Gurgaon road adjacent to proposed electric sub station respectively . An area of 105 hectares would be developed under public utility use as per the detailed drainage plan to be prepared by Irrigation department of Haryana.

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

Jhajjar town is one of the important National Capital Region town which would also accommodate some of the offices and institutions proposed to be shifted out of Delhi. Keeping in view this factor and the further demand of Jhajjar town, an area of 109 hectares has been proposed to be developed for public and semi-public uses in Sector 1, 10 and 14.

### **Open Spaces and Green Belts**

Proposal for open spaces and green belts have been made covering an area of 405 hectares. The Rewari-Jhajjar-Rohtak National Highway 71 is passing through Jhajjar town. For provision of necessary services and further widening of national highway and by pass a 100 meter wide green belt on both sides has been proposed. However, along all scheduled roads i.e. along Jhajjar - Gurgaon road, Jhajjar-Badli road, Jhajjar-Bahadurgarh road, Jhajjar-Sampla road, Jhajjar-Dadri road, Jhajjar-Kosli road, a green belt of 30 meters have been provided and to cater the needs of sports ground, stadium and play ground, sector-10-A has been reserved. The local level needs of park and open spaces would be taken well care while preparing the layout of individual sectors. In the revised Draft Development Plan of Jhajjar town, an area of 20 hectares has been reserved for development of a special open zone cum town park to promote tourism. This area is dominated by the existence of artistically designed group of seven large tombs of local celebrities including a tank of Shah Ghazni Kamal and a large ghat of 17 steps flanked by two octagonal towers made in 1626 A.D.

### **Agriculture Zone**

The rest of the controlled area i.e. controlled area outside urbanisable area has been designated as agricultural 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 Ababi-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 (Annexure B) 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 the preparation 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 Jhajjar as shown in Drawing No. DTP (JH) 155/2005 dated the 29<sup>th</sup> June, 2005 / 22<sup>nd</sup> February, 2007.

### I General:

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, around Jhajjar shall be called zoning regulations of the development plan for Controlled Areas Jhajjar.
- (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( JH) 155/2005, dated the 29<sup>th</sup> June, 2005 / 22<sup>nd</sup> February, 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 260-10-DP-82/4784, dated the 26 <sup>th</sup> March, 1982, published in Haryana Government Gazette, dated the 18 <sup>th</sup> May, 1982	18 <sup>th</sup> May, 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” shall means 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 metre;
  - (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 metres and which is constructed or adopted for storage purposes;
  - (w) “Mezzanine Floor” means an intermediate floor above ground level with area of mezzanine restricted to 1/3<sup>rd</sup> of the area of that floor and with a minimum height of 2.2 metres;
  - (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 in sectors which are reserved for the Commercial zone and Public and Semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies 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	Land Reservation
(i)	V- I(a)	Existing width with 30 meters green belt on both sides
(ii)	V-I (b)	60 meter with 30 meters green belt on both sides
(iii)	V- I (c)	60 meter with 30 meters green belt on both sides
(iv)	V-I (d )	60 meter with 100 meters green belt on both sides
(v)	V- I ( e)	Existing width with 30 meters green Belt on both sides
(vi)	V- I ( f )	Existing width
(vii)	V- I ( g )	Existing width with 30 meters green belt on both sides
(viii)	V- I ( h )	Existing width
(ix)	V-I ( J )	Existing width with 30 meters green belt on both sides
( x )	V-I ( k )	Existing width
( xi )	V-2	75 meters wide road with 100 meters green belt on both sides
( xii )	V-2 ( A )	60 meters wide road
(xiii)	V-3	45 meters wide road

(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.

**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-

<b>(ii) Height and storey.</b>		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 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;

##### **(i) 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

**(ii) 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 : 30 feet wide
  - (ii) Agricultural Zone : 11 feet wide
- 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
100		<b>Residential</b>	Residential Sector on neighborhood pattern
200		<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
300		<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	Cemetreies, crematories etc
	750	Fuel filling stations and Bus Queue shelters
	760	Water Bodies/lakes
<b>800</b>	<b>Agricultural land</b>	
	810	Market Garden
	820	Orchards and Nurseries
	830	Land Under staple crops
	840	Grazing and Land pastures
	850	Forest Land.
	860	Marshy Land
	870	Barren Land
	880	Land under water

## APPENDIX B

### I RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.

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.

<ul style="list-style-type: none"> <li>(xi) Petrol filling stations.</li> <li>(xii) Bus stops, tonga, taxi, scooter and rickshaw stand.</li> <li>(xiii) Nurseries and green houses.</li> <li>(xiv) Any other minor needs to ancillary to residential use</li> </ul>	
<ul style="list-style-type: none"> <li>(xv) Starred hotels</li> <li>(xvi) Cyber Parks/Information Technology Park</li> <li>(xvii) Communication Towers</li> <li>(xviii) Any other use, which the Government may in public interest decide</li> </ul>	<p>As per the policy/ parametres decided by the Government</p>
<b>II COMMERCIAL ZONE</b>	
<ul style="list-style-type: none"> <li>(i) Retail Trade.</li> <li>(ii) Wholesale Trade.</li> <li>(iii) Warehouses and storages.</li> <li>(iv) Commercial offices and banks.</li> <li>(v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc</li> <li>(vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.</li> <li>(vii) Professional establishments.</li> <li>(viii) Residences on the first and higher floors.</li> <li>(ix) Local service industry.</li> <li>(x) Public utility buildings.</li> <li>(xi) Petrol filling stations and service garages.</li> <li>(xii) Loading and unloading yards.</li> <li>(xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.</li> <li>(xiv) Town parks.</li> <li>(xv) Communication Towers</li> <li>(xvi) Any other use which the Director in public interest may decide</li> </ul>	<p>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</p>
<b>III INDUSTRIAL ZONE</b>	
<ul style="list-style-type: none"> <li>(i) Light industry</li> <li>(ii) Medium industry</li> <li>(iii) Obnoxious and Hazardous Industry</li> <li>(iv) Heavy industry</li> <li>(v) Service industry</li> <li>(vi) Warehouse and storages</li> <li>(vii) Parking, loading and unloading area</li> <li>(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand</li> <li>(ix) Public utility, community buildings and retail shops</li> <li>(x) Petrol filling stations and service garages.</li> <li>(xi) Liquid Petroleum Gas godowns permitted by the Director.</li> <li>(xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units</li> <li>(xiii) Communication Towers</li> <li>(xiv) Any other use permitted by the Director.</li> </ul>	<p>At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.</p>
<b>IV TRANSPORT AND COMMUNICATION ZONE</b>	
<ul style="list-style-type: none"> <li>(i) Railway yards, railway station and siding</li> <li>(ii) Transport Nagar, Roads and Transport depots and parking areas</li> <li>(iii) Airports and Air Stations</li> <li>(iv) Telegraph offices and Telephone exchange</li> <li>(v) Broadcasting stations</li> <li>(vi) Televisions station</li> <li>(vii) Agricultural, horticulture and nurseries at approved sites and places</li> <li>(viii) Petrol filling stations and service garages</li> <li>(ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands</li> <li>(x) Communication Towers</li> </ul>	<p>At sites earmarked in the sector plan</p>



**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) 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) 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
- (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

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

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) Restaurants, Motels, Hotels, Resorts and Amusement park/Theme park along National Highways/Scheduled Roads in the area outside restricted/green belt as under:

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	FAR
		Minimum	Maximum			
1	Restaurant	2000 square metres	1 acre	15%	30%	150%
2	Motel without banquet facilities	1 acre	3 acres	15%	30%	150%
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
4	5-Star Hotel	4 acres	15 acres	15%	30%	150%
5	Resort	4 acres	10 acres	15%	30%	150%
6	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

# 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

- (I) Uninterrupted Power supplies  
**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  
 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 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:-
- Remote production/manufacturing units
  - The Corporate offices of companies or their local branches
  - 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,  
Commissioner and Secretary to Government, Haryana,  
Town and Country Planning Department.