

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

The 27th June, 2012

No. CCP(NCR)/PWL/HDL/DDP/2012/2054.- 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 Hodal 2031 AD and adjoining Controlled Areas along with restrictions and conditions as given in annexure A and B proposed to be made applicable to the controlled areas by the said notification.

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, Chandigarh, from any person in writing in respect of this plan before the expiry of the period so specified.

DRAWINGS

1. Existing land use plan for controlled area around Tourist Complex Dabchick bearing drawing No. DTP(F) 765/80 dated the 7th October, 1980 (already published in Haryana Government Gazette on the 9th March, 1982).
2. Existing land use plan for additional controlled area around Hodal town drawing No. DTP(F)2467/06 dated the 27th January, 2006.
3. Existing land use plan drawing No. DTP(PAL)08/10 dated the 4th May, 2010
4. Draft Development Plan Hodal-2031 AD drawing No. DTP (PAL)09/2010 dated 4th May, 2010/29th June, 2011.

Annexure-A

Explanatory note on Draft Development Plan-2031 AD for controlled areas Hodal

I Background:

Hodal town is situated at a distance of 88 kilometres from Delhi and 58 kilometres from Faridabad city. It is one of the growing towns on National Highway Number-44/19 very near to Haryana-Uttar Pradesh border. The Delhi-Bombay broad-gauge railway line also passes through Hodal which caters to large passenger and goods traffic. Hodal town is very well linked with its hinter land and is an important nucleus of educational, commercial and cultural activities for the surrounding region. It has a grain mandi which being the last on Haryana side has been attracting competitive business with Kosi Mandi of Uttar Pradesh.

II Location and regional setting:

Hodal town is located at a distance of 88 kilometers from Delhi on the Delhi-Mathura National Highway Number-44/19. This town is situated at 77° 22' North latitude and 28° 54' East longitude at a height of 190 metres above mean sea level. This town is well connected by roads with the surrounding towns of the state as well as to the neighboring State of Uttar Pradesh.

III Physiography:

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

IV Availability of Infrastructure:

(a) Utilities:

The water to the town is supplied from tubewells located at 3 different locations in the town. The basic infrastructure facilities of electricity, telephone and roads exist in the town. However, these facilities are not adequate hence provision of all modern infrastructure facilities has been envisaged in the Development Plan.

(b) Social Infrastructure:

Basic social infrastructure exists in the town such as civil hospital, veterinary Hospital, education and cultural institutions. Adequate provision of social infrastructure has also been taken into consideration.

V Population / Demography:

The demographic profile and population projection of Hodal town is as follows:-

Year	Population	Growth rate
1951	8303	-
1961	10496	+25%
1971	14144	+36%
1981	18738	+32%
1991	25635	+36.80%
2001	38306	+49.42%
2011	57459	+50.00%
2021	94807	+65.00%
2031	170652	+80.00%

From the above table, it is evident that population of Hodal town is continuously growing since, 1951. The growth rate of Hodal town decreased only in the decade 1971-81 i.e. from 36% to 32%. The population of Hodal town in 2001 was 38306 persons. Keeping the above in view and assuming that certain rural migration may take place due to planned development of the town, the town shall have a population of 1,70,652 persons by the year 2031 A.D with a residential density of 250 persons per hectares.

VI Need for declaration of controlled area:

With the rapid increase of population the town is sprawling haphazardly. The trend of development is along Delhi- Mathura road i.e. North and South side of the town. Though Railway line is a physical barrier, major trend would be toward Palwal town, along National Highway. In order to check the haphazard development of industries and residential colonies and to channelize the Urban growth in a planned way, controlled areas have been declared vide Haryana Government. notification No. 5730-5DP-77/5876, dated the 27th May, 1977, appeared in Haryana Government Gazette on 7th June, 1977, additional controlled area declared around Hodal town vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)FCA-III/2003/2652 dated the 11th November, 2003 appeared in Haryana Government Gazette on 18th November, 2003 and Controlled area of village Tikri Brahman, Phulwari, Aurangabad, Khare Sarai, Dighot, Mitrol, Tumasara, Khataila, Gudrana, Sarai, Siha, Marauli, Khatela Sarai, Lohina, Seoli & Banchari declared vide notification No. CCP(NCR)/FBD/ALNG/NH-2/TIKRI-BMN/CA/2009 /1759 dated 23rd June, 2009.

VII Major Land Use Proposals:

Keeping in view the natural trend of growth as well as prospects of growth and limitations, the proposed circulations relating to the pattern and distribution of land uses has been integrated with the existing town in a systematic manner. In order to accommodate the Total populations of 170652 persons up to 2031 AD the proposals have been given keeping in view the existing facility of the town. The land use proposals of the Development Plan are as under: -

Land uses:

Serial number	Main code	Land uses	Area (in hectares)	Percentage of total area
1.	100	Residential	537.80	39.72
2.	200	Commercial	62.75	4.63
3.	300	Industrial	174.08	12.86
4.	400	Transport and Communication	261.77	19.34
5.	500	Public Utilities	42.10	3.10
6.	600	Public & Semi Public uses	56.68	4.19
7.	700	Parks and open spaces	178.13	13.16
8.	900	Special zone	40.48	3.00
Total			1353.79	100.00

DESCRIPTION OF LAND USES:

1. Residential:

The existing town has mixed land uses, population density is high. As this town has existing Mandi for hinterland and impetus to growth of industry and commerce would necessitate the planned residential development. To accommodate the additional future population of 132346 persons by 2031 AD an area of 537.80 hectares has been proposed for residential use in Sector 2,4,5,7,10-A,11 and 12. The residential area proposed in the Development Plan

shall be developed on neighbourhood concept by making provision of all community facilities and services within the sectors on average net residential density of 250 persons per hectare.

In addition to above, the following provisions have also been made in the Development Plan with increased density:

- a. The additional area for infrastructure shall be provided in the already planned / developed residential sectors to meet out the requirement of the additional population.
- b. The minimum width of the roads in a residential colony / sector shall not be less than 12 meters.
- c. The minimum area for parks / open spaces in a residential colony / sectors shall be planned in such a manner that it shall meet the minimum norm of 2.5 square meters per person.

2. Commercial:

Apart from existing facilities of market places, grain market etc. it is proposed to have 62.75 hectares of land for commercial activities which include retail trade, wholesale trade, warehouse, offices, banks, hotels, restaurants, cinema etc. The commercial area has been proposed along NH-44/19 in sector- 1 (part) and in sector 2 (part).

3. Industrial:

Keeping in view the wind direction and growth trend of Industries, the industrial area has been proposed in the south –west of town along National Highway-44/19. An area of approximately 174.08 Hectares has been proposed in Sector-6, 8 and 9.

4. Transport and Communication:

A transport nagar has been proposed in sector 1 between existing Delhi –Mathura railway line and National Highway-44/19. The Road network has been planned on a grid-iron pattern to facilitate easy movement of traffic and pedestrian. The detail of road network is as follows:

Serial number	Classification	Roads	Land reservation
1	V-1	National Highway-2	Existing width with 60 metres wide green belt on both side including 12 wide meters service road.
2.	V-2	Periphery road	75 meters road with 50 metres green belt on both sides
3.	V-3	Sector road	45 metres wide road

The road network has been planned keeping in view the inter city and intra city traffic as well as the location of the town in its regional setting, for smooth and fast movement of city traffic. The sector dividing road has been proposed as V-3 with a minimum width of 45 metres.

5. Public Utility:

At present water works exist in the middle of the town which is sufficient to cater to the present population. To meet the future requirement @ 135 liter per capita per day (LPCD) sufficient potable ground water is available in village Banswa 8 kilometres from Hodal town where 15 number tube wells are operating. To meet the demand of water supply an area of approximately 6.04 hectare has been proposed near sector 1 along Delhi-Mathura railway line.

In addition to this, an area of approximately 10.08 hectares has been proposed for Sewerage treatment plant in sector 10 near existing drain and an area of 10.08 hectares has been proposed for solid waste disposal in the revenue estate of village Bhulwana. near Uttar Pardesh border.

6. Public and semi public uses:

The town is a sub-divisional head quarter ,health and educational facility are also not well located, hence, an area of approximate 56.68 hectares has been proposed in sector-3 for Public and semi Public uses. Public and semi Public area has also been proposed in sector-2 on Hodal- Nuh road for mini secretariat and administrative complex etc.

7. Park and open spaces:

At present the town does not have an organized park and open space except a tourist complex of Haryana Government named Dabchick. Keeping in view the requirement of the town an area of 178.13 hectares has been proposed for parks, open spaces and green belts etc.

8. Special zone:

An area of approximately 40.48 hectares has been proposed as special zone in sector-1 which shall include Godown/Warehouse for agriculture products.

Agricultural Zone:

Rest of the controlled areas have been designated as rural zone with a view to keep it free from large scale building activities so that it could be further utilized for expansion of the town. However, rural and small scale industries and farmhouses are permissible in the zone subject to the conditions stipulated in zoning regulations and policy framed by the Government.

Zoning Regulations:

The Legal sanctity to the proposals regarding land use is being given effect by a set of zoning regulations (Annexure-B) which form a part of this development plan. These regulations shall govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which shall 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

Governing use and Development of land in the controlled areas as shown in drawing No. DTP (PAL) 09/2010, dated 4th May, 2010 / 29th June, 2011.

I General:

- 1 These zoning regulations forming part of the Draft Development Plan for the controlled areas around Hodal shall be called zoning regulation of Draft Development Plan for the Hodal controlled areas.
- 2 The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Road 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:-

- (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 (PAL) 09/2010, dated 4th May, 2010 / 29th June, 2011.
- (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 Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) **"Medium Industry"** means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) **"Extensive Industry"** means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) **"Heavy Industry"** means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) **"Obnoxious or hazardous Industry"** means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;

- (l) **"Material Date"** means the date of publication of notification of various controlled area declared as under:-

Serial Number	Name of the controlled area and notification No.	Material date
1	Controlled area declared area around Tourist Complex Dabchick vide Haryana Government Gazette notification No. 5730-5DP-77/5876 dated the 27 th May, 1977 published in Haryana Government Gazette on 7 th June, 1977.	7 th June, 1977
2.	Additional controlled area declared around Hodal town notified vide Haryana Government Gazette notification No. CCP(NCR)FCA-III/2003/2652 dated the 11 th November, 2003 published in Haryana Government Gazette on 18 th November, 2003.	18 th November, 2003
3.	Controlled area of village Tikri Brahman, Phulwari, Aurangabad, Khare Srail, Dighat, Mitrol, Tumasara, Khataila, Gudrana, Sarai, Siha, Marauli, Khatela Sarai, Lohina, Seoli and Banchari declared vide notification No. CCP(NCR)/FBD/ALNG/NH-2/TIKRI-BMN/CA/2009 /1759 dated the 23 rd June, 2009 published in Haryana Government Gazette on 23 rd June, 2009.	23 rd June, 2009

- (m) **"Non-conforming use"** in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) **"Public Utility Service Building"** means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) **"Rules"** means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) **"Sector Density"** and **"Colony Density"** means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) **"Sector Area"** and **"Colony Area"** means the area of sector or of colony indicated as such in the Development Plan.

Explanation:

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
- (2) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony.
- (3) 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 45 percent of the gross area of the land under the colony/sector.
- (4) For the purpose of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area shall 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 per 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"**, **"Colonizer"**, **"Development Plan"**, **"Sector"** and **"Sector Plan"** shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) **"Farm House"** means a house constructed by the owner of a Farm at his land for the purpose of:-
- dwelling unit i.e. main use; and
 - farm shed i.e. ancillary use.

Notes:-

- 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";
 - The farm sheds regarding building control and site specifications shall be governed by the restriction 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 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"** mean industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) **"Small Scale Industries"** mean industrial unit, which is registered as small scale industries by the Industries Department;
- (za) **"Agro based industries"** mean an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) **"Information Technology Industrial Units"** mean 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;
- (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; and
- (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/ 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 (41 of 1963);

III. Major land uses/zone:

1. Residential zone
 2. Commercial zone
 3. Industrial zone
 4. Transport and communication zone
 5. Public utility zone
 6. Public and semi public zone
 7. Parks and open spaces zone
 8. Special zone
 9. Agriculture zone
- 2 Classification of major land uses is according to appendix A.

IV. Division into sectors:

Major land uses mentioned at serial Nos.1 to 8 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:

- (a) 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% shall be developed exclusively by the Government or a Government undertaken or by a Public authority approved by the Government.

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

VIII. Land reservations for major roads:

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

Serial number	Classification	Roads	Land reservation
1	V-1	National Highway-2	Existing width with 60 meters wide green belt on both side including 12 wide meter service road.
2.	V-2	Periphery road	75 Metres road with 50 metres green belt on both side
3.	V-3	Sector road	45 Metres 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 plotted area/ floor area ratio (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 information Technology Park/ Cyber City the benefit of 10% of floor area ratio (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 industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years; provided that the owner of the industry concerned:-
- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards 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.
 - (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 permission, and located in the zones other than conforming use zone in the development plan, such non-conforming uses shall be allowed to continue, provide 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.

X. Discontinuance of non conforming uses:

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

Serial number	Land use	Size
i.	Residential plot	50 Square metres
ii.	Residential plot on subsidized 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 under a 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. For the purpose of plotted residential colony minimum area required is 50 acres.
- (3) The minimum area required for a commercial colony is 8000 Square metres and the maximum 16000 Square metres.

XIV Site coverage/ height and bulk of building under various types of buildings:

Site coverage and the height up to 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%	100
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	75

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 colonizer has purchased the land for the said use and developed prior to the material date and the colonizer 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	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 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 Sq. mtrs.	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 Sq. mtrs.	-do-
(ii) Height and storey:		11 Meters., three storeyed	4 Meters, single storey.

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

Serial number	Road	Width
a.	Where the road is bye-pass to a scheduled road or an expressway	100 Meters.
b.	Where the road is a scheduled road	30 Meters. or as shown in the development plan
c.	Any other road	15 meters.

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

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

- (vi) Ledge, loft and mezzanine floor** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under 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 shall be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks shall be located either in Industrial Areas or Industrial Zones abutting on minimum 60 metres road of width (ROW) sector roads in the form of integrated development. However, no manufacturing units shall be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility shall be decided by the Government;

(ii) SIZE:

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

(iii) MISCELLANEOUS:

I Parking:

- (a) One Equivalent Car Space for every 40 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Four 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:

Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13th January 2012 as amended from time to time;

Appendix -A
Classifications of land uses

Main Code	Sub Code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jettys
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants, substation etc.
	540		Gas Installation and Gas works.
	550		Solid Waste Disposal
600		Public and semi public	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemetreies, crematories etc
	750		Fuel filling stations and Bus Queue shelters
	760		Water Bodies/lakes

800	Agricultural land	
810	Market Garden	
820	Orchards and Nurseries	
830	Land Under staple crops	
840	Grazing and Land pastured	
850	Forest Land	
860	Marshy Land	
870	Barren Land	
880	Land under water	
890	Dairy Farming	
900	Special zone	
		Godown / Warehouses only for Agriculture Products.

Appendix –B

I Residential Zone:

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility building.
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centers
- (xvi) Communication Towers
- (xvii) 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.

II Commercial Zone:

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vi) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
- (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
- (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, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% 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%	50%	Minimum 18 mtrs
2	Restaurants	1000 Sq.m	2000 Sq.m	2	10%	30%	150%	Minimum 18 mtrs
3	Two/ Three Star Hotels	1 Acre	2.5 Acres	2	15%	30%	As per commercial Policy	Minimum 24 mtrs
4	Five Star Hotels	2.5 Acre	4.00 Acres	1	15%	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 Hospitals, 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 Acre	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 25 Acres. The area utilization shall be as under:-

Sr. No.	Land Use	Percentage of Total Area of the Colony
1	Industrial	51
2	Residential	10
3	Commercial	4
4	Public Buildings & Utilities	10
5	Roads/ Open Spaces	25
	Total	100

- (xv) Communication Towers.
- (xvi) "Ready mix concrete plant, wet mix plants, Hot mix plants."
- (xvii) 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/ Bus Stands and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands.

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

At sites earmarked in the sector plan

V Public utilities

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations, Disposal works.
- (iii) Electric Power plant and sub-station including grid sub-station.
- (iv) Gas installations and Gas works.

At sites
earmarked in
the sector
plan

VI Public and semi public uses zone

- (i) Government offices ,Government Administration centers, 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) Dhabas Restaurant 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 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%
2	Restaurant	1000 Sq.m	2000 Sq.m	2	10%	30%	150%

- (vii) Communication Towers.
- (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) Water Bodies/lakes.
- (vii) Communication Towers.
- (viii) 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 pasteurization 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

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

- (xix) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:
- 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
 - 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.
 - Upto area of two acres.
- (B) The site should not fall within restricted belt around defence installations notified by the concerned authorities.

- (xx) Dhabas, 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 square meters	1 acre	50 Sq mt.	40%	40%
2	Restaurant	2000 square meters	1 acre	15%	30%	150%
3	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6	Resort	4 acres	10 acres	15%	30%	150%
7	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) Banquet Hall:

Permissible Zone	Agriculture
Approach	1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00
FAR	50%
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

- (xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxiii) "Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis."
- (xxiv) Communication Towers.
- (xxv) Any other use, which Government may in Public Interest, decide

X Special zone: Godown / Warehouses only for Agriculture Products

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Haryana

Appendix -I
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
 - 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

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 Centers
- (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.

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