

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

The 7<sup>th</sup> March, 2008

No. CCP (NCR)/DDP/JND-UCN/2008/701 .- 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-2025 AD for Uchana, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

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

**Drawings**

- (i) Existing Land use plan Drawing No. D.T.P (J) 1157 /2007, dated the, 13th February, 2007
- (ii) Draft Development plan Drawing No. D.T.P. (J) 1158/2007, dated the, 23th February, 2007 / 5th December, 2007.

**ANNEXURE A**

**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN- 2025 A.D.FOR THE CONTROLLED AREA, UCHANA.**

**I BACKGROUND:**

Uchana is one of the developing towns of district Jind. The name of Uchana appears to have been derived from an ancient temple of Ucheshwar Mahadev. On every Shivratri people in large number from the surrounding areas visit the temple for paying their homage. Uchana grain market was established by Maharaja Patiala in 1911. Uchana town was a part of princely State of Patiala till 1948.

**II LOCATION AND REGIONAL SETTING:**

Uchana town is situated on Rohtak- Narwana -Patiala National Highway number-71. It is located at 29°-7' North latitude and 76°-6' East longitude at a distance of 72 kilometers from Rohtak towards North -East .It is well connected by road with the Punjab and other important towns of Haryana viz. Rohtak, Jind, Hansi, Nanwana, Assandh, Safidon and Chandigarh. Delhi -Ferozepur railway line is passing through the town.

**III PHYSIOGRAPHY AND CLIMATE :**

Here soil is fertile. Bearing capacity of soil is 1.0 kilogram per cubic centimeter. Slope of town is towards railway line. The whole district is fully irrigated by the network of canals branching out of Western Yamuna canal. The average ground water table depth is 60 feet, meaning thereby that there is no scarcity of water. Climate of this town is hot in summer with temperature ranging from 40- 50 degree celsius and cold in winter with temperature ranging from 5 to 10 degree celsius.

**IV AVAILABILITY OF INFRASTRUCTURE :**

- (a) **UTILITIES:-** There is one electric substation of 132 kilovolt located on the National Highway number-71. There is no any sewerage treatment plant and the effluent is discharged into agricultural fields. There is one telephone exchange in the existing town. Water supply lines and sewerage lines are available in some parts of the town. The town has one overhead storage reservoir (OHSR) with 1,00,000 liters capacity supported by Barsola minor.

**(b) SOCIAL INFRASTRUCTURE :**

The present social infrastructure is adequate to cope with the needs and requirements of the present population except, it is lacking in recreational facilities. In town there are one girl college, two senior secondary schools, three High Schools and four primary schools, One junior basic training (J.B.T.) centre and one degree college is under construction namely Banger Shiksha Samiti. There is a civil hospital and veterinary hospital. There is no community centre in the town for social gathering.

**V ECONOMIC BASE OF THE TOWN/FUNCTIONAL STATUS :**

The town is totally agro based and other important activities of the town are services, trade and commerce followed by manufacturing and household industries, which is also significant occupation forming the economic base of the town.

The detailed employment structure is given as under:-

**TABLE I**

Year	Total Workers	Main workers	Cultivator	Agricultural labour	Household industry	Other
2001	4,419	3,740	846	26	35	2,833

**VI POPULATION / DEMOGRAPHY:**

The population of the town was 4,387 in year 1961 and that increased upto 10,159 in year 1991 and 14,111 in year 2001 with the decadal growth rate of 25.56% in year 1991 and 38.90 % in year 2001. Keeping the presents scenario in mind, the growth rate has been proposed as 70% for the perspective year of 2001-2011 and 2011-2021 A.D. The proposal has been prepared to accommodate the 66,000 persons by 2025 A.D. Projected population is given under the table.

**TABLE-II**

Year	Population	Percentage of increase
1951	2,745	-
1961	4,387	59.82
1971	6,329	44.27
1981	8,091	27.84
1991	10,159	25.56
2001	14,111	38.90
2011*	23,989	70.00
2021*	40,781	70.00
2025*	66,000	61.84

**\* Projected Population.**

**VII EXISTING TRANSPORTATION NETWORK :**

Uchana town is situated on Rohtak- Narwana -Patiala National Highway number-71. It is well connected with the Punjab and other important towns of Haryana viz.Rohtak, Jind, Hansi, Kaithal, Karnal, Assandh, Safidon and Chandigarh. Delhi-Ferozpur railway line is passing through the town.

## VIII NEED FOR DECLARATION OF CONTROLLED AREAS :

The town has experienced considerable changes in its physical and functional structures only in the recent past, as a result of which lot of haphazard and unplanned growth has taken place in the town. In order to regulate the growth of the town a sizeable area around Uchana town was declared as controlled area under the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) vide Haryana Government. Gazette notification No (CCP NCR)/JND(UCN)/CA(A)/2006/3238, dated the, 27th October, 2006, published on 27th October, 2006. Municipal committee boundary has been notified vide Haryana Government Gazette Notification No. 93/17/2002-30, dated the, 25th February, 2004. So the need of planned development was felt. The Draft Development Plan Uchana has been prepared to accommodate the population 66,000 persons by 2025 A.D.

### PROPOSALS :

(a) The major physical barriers in the development of the town is railway line i.e. Delhi- Jakhhal railway line which is situated in the west of the town. The trends of physical development are along the Jind-Nawana road in the east side of the city Presently 5 villages are falling in the controlled area. The settlement having completely different life-style for centuries is now getting merged into urban environment. The settlement should get the modern services and amenities and should also be catered from there traditional cultural style Development of villages should be integral part of development scheme of the area. Around these settlement educational, health and recreational facility and work area should be developed for the benefit of the rural population of Uchana. Assuming the sector density 100 person per acre, it can be concluded that population growth may increase upto 70%. If the same rate of population growth continues, the urban population by the year 2025 AD would be 66,000, requirements of land-infrastructure, transportation etc. is therefore planned for the population of the 66,000. The projected population is as under:-

The projected population is as under:-

Year	Population	Percentage of Growth
2011	23,989	70.00
2021	40,781	70.00
2025	66,000	61.84

As stated above the development plan has been prepared for a population of 66,000 by 2025 AD, with the presumption that besides natural growth, industrial growth will further increase the rate of population growth to the projected percentage of present population. The Urbanisable area covers 1,496 acres of land, out of which 380 acres area falls within municipal limit and about 1,116 acres is within the controlled area. An area of 660 acres has been proposed for residential use. The proposed gross density of town will be 44 persons per acre. However the residential sector density of town will be 100 persons per acre. Keeping in view according to all proposed land uses have been earmarked the wind direction which is from north- west to south-east. The extent of major proposed land uses is given as under:-

### PROPOSED LAND USE UCHANA- 2021 AD

(Area in acres)

Serial number.	Land use	Area in acres municipal committee limit	Area within controlled area outside municipal committee limit	Total area	%age
1	Residential	200	460	660	44.12
2	Commercial	20	67	87	5.82
3	Industrial	-	90	90	6.02
4	Transport & Communication	70	195	265	17.71
5	Public Utility	20	89	109	7.29
6	Public & Semi Public	25	50	75	5.01
7	Open space & Green belts	45	165	210	14.04
	<b>Total</b>	<b>380</b>	<b>1,116</b>	<b>1,496</b>	<b>100.00</b>

Existing area of the town is 200 acres and land for agriculture use is 10,500 acres.

## DESCRIPTION OF LAND USES

### RESIDENTIAL ZONE :

The natural trend of development of the town is in between Jind-Jakhal railway line and Jind-Patiala road. The residential area has been divided into sectors in the form of self contained unit. The density of the population assigned to these sectors is 100 person per acre. An effort has been made to establish work home relationship to reduce travelling distance by conceiving self-contained sectors around the town. In total there are five residential sectors namely 1, 2, 3, 6(Part) and 7 (Part) constitutes 660 acres land approximately.

### COMMERCIAL ZONE:

The retail trade shops are mainly along the main roads as well as in old town and along with National Highway number-71. Old grain market measuring 25 acres was established by Maharaja Patiala in 1,911 in the existing town.

An area of 32 acres has been proposed for vegetable market in sector 4. An area of about 35 acres has been proposed for commercial centre in sector-7 along Jind-Narwana Road (National Highway number-71). An area of 15 acre and 5 acres have been proposed for retail trade in Sector-2 and Sector-3 respectively.

### INDUSTRIAL ZONE:

There are some cotton factory scattered along the main roads and also within the old town. An area of approximately 90 acres has been proposed for industrial purpose in sector 5 (part) in between Jind-Narwana Road (National Highway number-71) and peripheral road.

### TRANSPORT AND COMMUNICATION ZONE:

The existing infrastructures of railways and road transport including existing roads and bus stand have also been accommodated in proposed land use. An area of 5 acres has been proposed for expansion of Bus Stand. Similarly, an area of 50 acres has been proposed for truck stand and telephone exchange in sector-4 along the peripheral road and sector road. The total area proposed under this zone is 280 acre that includes proposed peripheral roads, sector roads and existing network also.

The 45 meters to 60 meters wide roads around the sector have been proposed on grid iron pattern. The width of roads as shown in plan is as under-

Sr. No.	Descriptions	Land Observations
(i)	V-1	Peripheral road 75 meters (30 Meters green belt on both side)
(ii)	V-1A	Existing Width (45 meters green belt on both sides in controlled area and 30 meter green belt within M.C. limit).
(iii)	V-2	60 meter
(iv)	V-3	45 meter

### PUBLIC UTILITIES:

An area of 109 acres has been earmarked for public utilities. 132 Kilovolt electric sub-station has been existing near sector -1 and 4 acres land has been proposed for its expansion. An area of 25 acres has been proposed for water supply installation in sector 5 and an area of 30 acres have been proposed in sector-6 sewerage treatment plant for sectors and 15 acres for existing town. According to slope of the town an area of 8 acres each has been proposed for solid waste disposal sites for the future needs on Rojkhera Road and Bhongra road respectively out of urbanizable area which is well suited as per wind direction also. In addition to it 4 acre area has been proposed for gas installation on Rojkhera road outside the urbanizable area.

### PUBLIC AND SEMI-PUBLIC ZONE:

An area of 75 acres has been reserved for public and semi-public activities. An area of 25 acres has been proposed for the expansion of tehsil complex on Jind-Narwana road (National Highway number -71) near sector-1. An area of about 50 acres has been reserved for educational activities, medical facilities and administrative activities in sector - 4 to cater the needs of existing and proposed population. Police station is already existing in sector-3 having an area of 8 acres.

## **OPEN SPACES:**

An area of 210 acres have been proposed for this zone. A town park having an area of 20 acres has been proposed in sector-3. An area of 20 acres has been proposed for park and play –ground adjoining the existing town. An area of 25 acres has been proposed for Stadium in sector-7. An area of 145 acres has been proposed as green-belt along peripheral road, National Highway and other roads within controlled area.

## **AGRICULTURE :**

A sizeable area has been reserved as an agricultural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing village continuous to abadi-deh, if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this as a rural area.

## **ZONING REGULATIONS :**

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations, which form part of this Development plan. These regulations will govern the change of land use and standards of development this also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the 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 control.

## **ANNEXURE B**

### **Zoning Regulations :**

Governing use and development of land in the controlled area around Uchana as shown in Drawing No.DTP(J) 1158/2007, dated the 23<sup>rd</sup> February, 2007 / 5th December, 2007.

#### **I General**

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas of the Uchana town shall be called zoning regulations of the development plan for Controlled Areas around the town.
- (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;  
“Drawing” means Drawing No. DTP(J) 1158/2007, dated the, 23<sup>rd</sup> February, 2007 / 5th December, 2007;.
- (c) “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;
- (d) “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;
- (e) “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;
- (f) “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;
- (g) “Medium Industry” means all industries other than ‘Light Industry’ and ‘Local Service Industry’ and not emitting obnoxious or injurious fumes and odours;
- (h) “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;

- (i) “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);
- (j) “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;

Serial number	Name of the controlled area and Notification	Material Date
1.	Controlled area notified vide Haryana Government Gazette Notification No. CCP (NCR)/JND (UCN)/CA (A) /2006/3238, dated the, 27 <sup>th</sup> October 2006.	27 <sup>th</sup> October 2006

- (k) “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;
- (l) “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;
- (m) “Rules” means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (n) “Sector Density” and “Colony Density” shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (o) “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;
- (p) “Site Coverage” means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (q) 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;
- (r) “Farm House” shall means a house constructed by the owner of a Farm at his land for the purpose of:-
- Dwelling unit i.e. main use
  - Farm shed i.e. Ancillary use.
- Notes:-
- 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”;
  - The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;

- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meters;
- (v) "Loft" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" means and intermediate floor above ground level with area of mezzanine restricted to 1/3<sup>rd</sup> of the area of that floor and with a minimum height of 2.2 meters;
- (x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/or, as may be defined by the Government of Haryana from time to time;
- (zc) "Cyber Park"/"Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (zd) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed;
- (ze) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future;
- (zf) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

### **III Major Land Uses/Zone.-**

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

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

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

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

### **VII Sectors to be developed exclusively through Government enterprises.-**

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

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

#### **VIII Land Reservations for major roads.-**

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

<b>Serial number</b>	<b>Descriptions</b>	<b>Land Observations</b>
(i)	V-1	Peripheral road 75 meters (30 Meters green belt on both side)
(ii)	V-1A	Existing Width (60 meters green belt on both sides in controlled area and 30 meter green belt within Municipal Committee limit).
(iii)	V-2	60 meter
(iv)	V-3	45 meter

(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 reproduction 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 meters
  - (ii) Residential plot on subsidised industrial housing or slum dwellers : 35 Square meters  
housing scheme approved by the Government
  - (iii) Shop-cum-residential plot : 100 Square meters
  - (iv) Shopping booths including covered corridor or pavement in front : 20 Square meters
  - (v) Local service industry plot : 100 Square meters
  - (vi) Light industry plot : 250 Square meters
  - (vii) Medium industry plot : 8000 Square meters
- (2) The minimum area 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-
(ii) Height and storey.		11 Meters., three storeyed	4 Meters., single storey.

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

- (a) Where the road is bye-pass to a scheduled road or an expressway : 100 Meters.
- (b) Where the road is a scheduled road : 30 Meters. or as shown in the development plan
- (c) Any other road : 15 Meters.
- (iv) Approach road- Any revenue rasta/road, defined in the revenue record.
- (v) Basement- Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.
- (vi) Ledge, loft and mezzanine floor Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under sub-clause (u), (v) and (w) of clause-II.
- (vii) Services, water supply and drainage
  - (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
  - (b) Open sanitary drains or covered drains to be provided to clean the sheds in case of dairy farms, drains are to be provided for carrying rain water in case of all buildings.
  - (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.

- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

Provided that the Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilization of the agricultural zone.

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

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

### **(i) LOCATION**

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

### **(ii) SIZE**

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

### **(iii) MISCELLANEOUS .-**

#### **I Parking**

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

#### **II Other Activities**

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

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

## XXII SETTING UP OF COMMUNICATION TOWERS:

- I Location:** The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.
- II Approach:** The following norms for approach road would apply as per location of the tower:
- |  |   |
|--|---|
| (i) Residential, Commercial, Industrial, Institutional Zone: | any road/ revenue rasta<br>of any width |
| (ii) Agricultural Zone :                                     | any road/ revenue rasta<br>of any width |
- III Height:** The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from the competent Authorities.

### APPENDIX A CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
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.
400		<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
500		<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.
600		<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.	
(xi)	Petrol filling stations.	
(xii)	Bus stops, tonga, taxi, scooter and rickshaw stand.	
(xiii)	Nurseries and green houses.	
(xiv)	Any other minor needs to ancillary to residential use	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.
(xv)	Starred hotels	
(xvi)	Cyber Parks/Information Technology Park	
(xvii)	Communication Towers	
(xviii)	Any other use, which the Government may in public interest decide	As per the policy/ parametres decided by the Government

### II COMMERCIAL ZONE

(i)	Retail Trade.	
(ii)	Wholesale Trade.	
(iii)	Warehouses and storages.	
(iv)	Commercial offices and banks.	
(v)	Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc	
(vi)	Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.	
(vii)	Professional establishments.	
(viii)	Residences on the first and higher floors.	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

- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Communication Towers
- (xvi) Any other use which the Director in public interest may decide

### **III INDUSTRIAL ZONE**

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, restaurants, Hotel and Insurance Office
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
- (xiii) Communication Towers
- (xiv) Health Facilities like Hospitals, Nursing Home, Clinic
- (xv) Any other use permitted by the Director.

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

### **IV TRANSPORT AND COMMUNICATION ZONE**

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands
- (x) Communication Towers

At sites earmarked in the sector plan

### **V PUBLIC UTILITIES**

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

At sites earmarked in the sector plan

### **VI PUBLIC AND SEMI PUBLIC USES ZONE**

- (i) Government offices ,Government Administration centres, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Communication Towers
- (vii) Hotel, Restaurant and Dhabas
- (viii) Any other use which Government in public interest may decide

At sites earmarked in the sector plan

## VII OPEN SPACES

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) 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 installations as applicable for such installation if any, subject to one of the following conditions
  - (i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
  - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (i) above upto a depth of 100 metres along the approach road.
- (B) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,
- (xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

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

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

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

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

(xxii) Communication Towers

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

#### APPENDIX -1

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

**(A) Computing Devices including**

Desktop  
Personal Computer  
Servers  
Work-station  
Nodes  
Terminals  
Network P.C  
Home P.C.  
Lap-top Computers  
Note Book Computers  
Palm top Computer/PDA

**(B) Network Controller Card/ Memories including**

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

**(C) Storage Units including**

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



- (D) Other**  
Key Board  
Monitor  
Mouse  
Multi-media Kits
- (E) Printers and Output Devices including**  
Dot matrix  
Laserjet  
Inkjet  
Deskjet  
LED Printers  
Line Printers  
Plotters  
Pass-book Printers
- (F) Networking products including**  
Hubs  
Routers  
Switches  
Concentrators  
Trans-receivers
- (G) Software including**  
Application Software  
Operating system  
Middleware/Firmware
- (H) Power supplies to Computer Systems including**  
Switch Mode Power Supplies  
Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**  
(related to IT Industry)  
Fibre Cable  
Copper Cable  
Cables  
Connectors, Terminal Blocks  
Jack Panels, Patch Cord  
Mounting Cord/Wiring Blocks  
Surface Mount Boxes
- (J) 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  
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**