

The 18th June, 1981

No. 5042-10DP-81/9169.—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, the Governor of Haryana is pleased to publish the revised Draft Development Plan alongwith the restrictions and conditions proposed to be made applicable to controlled area covered by it (given in the Annexure A & B to the Development Plan) at Rohtak, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection and suggestion which may be received by the Director, Town and Country Planning Department, Haryana, Sector-18, Chandigarh from any person in writing in respect of such plan before the expiry of the period as specified.

#### DRAWING

- (i) Existing Land Use Plan No. RTP/HCR/245/71
- (ii) Land Use Proposal Plan No. RTP(R)-919/81, dated 29-4-81.

#### ANNEXURE 'A'

### EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN OF CONTROLLED AREA, ROHTAK

#### 1. INTRODUCTION

Towns and cities grow in population as well as in their size during peace times. They play a vital role in the economy of any State or a Nation and, as such, they grow simultaneously with the growth of this factor.

Delhi (Capital City) which is a Metropolis in whole of the Northern India extends its influence to considerable areas falling on its outskirts. Therefore, the areas lying on the out skirts of Delhi are adversely affected in economy. Accordingly the Town and Country Planning Organisation, Government of India in conjunction with the Planning Departments of the adjoining States namely U.P., Rajasthan and Haryana, have brought out a National Capital Regional Plan in order to balance the development of their regions vis-a-vis the Delhi Metropolis.

Rohtak town in one of the 8 corridor towns falling in Haryana which also falls on the Delhi-Hissar National High-way. This town is proposed to cater to a population of 3.25 lacs by 2001 A.D. as against the provisional figure of 1.66 lacs approximately as per 1981 census.

In order, therefore, to have planned development, the State Government notified sizeable chunk of land around Rohtak town as a Controlled area, vide government notification No. 4587-VDP-69/3719, dated the 11th June, 1969 published in *Haryana Government Gazette* dated the 8th July, 1969 under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

Consequently, the existing land use plan (Drawing No. RTP/NCR/245/71, dated 29-11-71) and draft development plan (Drawing No. RTP/NCR/260/71, dated 29-11-71), were published, vide Town and Country Planning Department Gazette notification No. 13780-VDR-71/158, dated 10th November, 1972 in the *Haryana Government Gazette*, dated 15th February, 1972. After the publication of the Draft Development Plan, a number of changes have taken place within the controlled areas as well as on the out skirts of the town which have necessitated the preparation and republication of the fresh Draft Development Plan, to accommodate these changes. These changes have occurred mainly because of the following factors viz. setting up of Maharishi Daya Nand University, tourist complex, a decision to set up mini Secretariat, Construction of Rohtak-Bhiwani railway line, the depiction of N.C.R. proposals regarding rail-road net work, coming up of more industries on south of town along circular road and extension of municipal limits.

#### 2. EXISTING PHYSICAL FEATURES

Rohtak lies at a distance of 47 miles (75 kms) from Delhi towards its north-west on the Delhi-Hissar road a National Highway No. 10.

The town is quite important on account of the following factors :—

- 2.1. It, besides being a District Headquarter, accommodates a large number of Government offices.
- 2.2. The town is very well connected by a net work of roads with the surrounding areas and on account of this, Rohtak has emerged into a huge market in grains. It is second largest grain market in the State. In cloth, it commands the first position.

- 2.3. It enjoys pride position for the only Medical College in Haryana & Maharishi Daya Nand University is located here. There are two Ayurvedic Colleges, one in the town itself and the other at Asthal Bohar on D.H.S. Road about 7 kms away from the town, 6 degree colleges, three colleges of education, 2 polytechnics and two Industrial Training Institutions. Besides the above degree colleges the evening classes are also held by the University and the law classes have also been started from September, 1978. The existence of Tourist Complex on D.H.S. Road near Bhalout sub-branch, Cattle Feed Plant & Milk Plant further enhance the importance of the town in the regional context.

The town, has of course, not made any headway of coming on the industrial map of the State as the only industries worth name are sugar mill & spinning mill. Besides these, there are very few small industrial units existing in the town. The location of the town does suggest that it has a great potentiality for industrial development provided some incentives are given and water scarcity is removed. Delhi-Hissar road passes through the town and this has resulted in development along the Highway. The shape of the town thus has emerged into linear form. Bye-Pass on Delhi-Hissar road runs in the north of the town and is bisected by the roads towards Sonapat, Gohana and Jind. In the east of the town flows a distributory in the name of the Bhalout sub-branch parallel to which J.L.N. feeder is being laid for the purpose of lift irrigation system. The Bhalout branch apart from an irrigation channel is a source of water supply for the town. The drain No. 8 which runs on the west of the town was a source of heavy flooding in the past and subsequently a bund was constructed to avoid danger of flooding. But with a diversion channel having been constructed recently near Gohana, the danger of flooding is now absolutely over.

An undulating area of about 500 acres is situated in the north-west of the town near village Renakpura. This has been reserved by the Archeological Department, Government of India for Archaeological findings, as it is believed by the historians that old Rohtasgarh town which vanished with the time is buried over here. The existing old town is situated on the elevated tract and the rest of the development is almost on the plain land. There is local flooding in some of the areas from where the discharge of water through gravity is not possible and as such pumping of operations are carried out at those places.

There is acute shortage of water supply, which is canal based as the ground water is brackish and unfit for human consumption as well as for other uses. A second water works is however under construction on the Jhajjar road which will solve the problem of water scarcity to the maximum extent.

### 3. PROPOSALS

The population of the town as per 1971 census was 1.24 lacs and as per provisional estimates of 1981 census, it is approximately 1.66 lacs. In view of the present trend of population growth and regional character of the town it is estimated that the town will attain the population of 2.25 lacs by the year 2001 A.D. i.e. the development plan period. In this development plan the major areas for development have been chosen in the north & west of the extg. Northern Bye-pass, since it is comparatively on elevated track than the other areas.

The development plan has been evolved on the neighbourhood pattern, keeping in view the extg. physical factors. It covers total of 30 sectors, out of which 12 full sectors and 9 part sectors lie within the Municipal limits. The existing town covers total built up area of 1198 hect. The planning in this area is conspicuously absent and it is thickly populated except in few residential colonies formulated under the frame work of Pb. Municipal Act, 1911, Pb. Town Improvement Act, 1922 and a Model Town Planned by Rehabilitation Department. The built up area according to the existing land use plan Drg. No. RTP/NCR/260/71, dated 29th November, 1971 published on dated 15th February, 1972 accommodates the population of 1.24 lacs. It is supposed that by the coming up of the new residential sectors about 20 per cent of the population of the thickly populated areas will come out in these sectors. Thus in the draft development plan the area for development has been proposed to such an extent that it may accommodate the future population of about 2.25 lacs by the year 2001 A.D.

The efforts has been made to integrate the proposed development with the extg. town. The extent of major land uses proposed in the draft development plan is as under :—

| Serial No. | Category    | Area within Municipal limits Hects. | Area outside Municipal limits Hects. | Total Hects. |
|------------|-------------|-------------------------------------|--------------------------------------|--------------|
| 1          | Residential | 570                                 | 940                                  | 1,510        |
| 2          | Commercial  | 105                                 | 70                                   | 115          |
| 3          | Industrial  | 98                                  | 290                                  | 388          |

| Serial No.                         | Category                  | Area within Municipal limits Hects. | Area our side Municipal limits Hects. | Total Hects. |
|------------------------------------|---------------------------|-------------------------------------|---------------------------------------|--------------|
| 4                                  | Transport & Communication | 144                                 | 354                                   | 498          |
| 5                                  | Public Utility            | 23                                  | ..                                    | 23           |
| 6                                  | Public & Semi Public uses | 220                                 | 150                                   | 370          |
| 7                                  | Open spaces               | 245                                 | 213                                   | 458          |
| Total                              |                           | 1,405                               | 1,957                                 | 3,362        |
| Existing Built up area within town |                           | 1,198                               | ..                                    | 1,198        |
| Grand total                        |                           | 2,603                               | 1,957                                 | 4,560        |

#### 4. DESCRIPTION OF "LAND" USES

##### 4.1. Residential

The total area of about 1510 hectares (45%) has been proposed for residential development which estimates of the total proposed area. This covers in all 17 full sectors and 6 partly built up sectors. The density of these sectors range between 120 to 250 persons/Hect. depending upon location of the sectors. This will accommodate a population of 2.25 lacs. The undeveloped land within the Municipal limits will take care of congestion of the existing town.

##### 4.2 Commercial

The total area of about 115 hect. has been proposed for the commercial use, out of this area about 70 hect. area in sector 6-B lies on the existing N.B.P. on the west of the Gohana railway line. It is the centrally proposed so as to serve the entire new development. An area of 39 hect. has been proposed for the wholesale marketing and warehousing in part sector 22 near the industrial area and the railway line. This would enjoy the additional advantage of existing railway yard siding. Out of this the grain market is under construction by the Agricultural Marketing Board. An area of about 6 Hects. has been acquired for the Commercial Urban Estate at the site of old Govt. Women College within the town, out of which 4 Hects. has been planned and the services have already been laid at site. The total percentage under proposed commercial use come about 3.42%.

##### 4.3. Industrial

In order to provide strong base to the town, it is imperative to inruse industrial development through all out efforts from the Government as well as from public. An area of about 3.88 Hects (11.54%) has been earmarked for industrial development towards the south of the town along the proposed southern Bypass in sectors 27, 28 29 and 30.

This has been done mainly because of the consideration of existance of a large number of industrial units including the industrial development colony of approx. 63 acres set up by industries department Haryana as well as present growth of industries towards this side. In addition, this has also been done with due consideration of the prevailing wind direction which is from north-west to south-east.

##### 4.4. Transport and Communication

The circulation pattern has been conceived after taking note of the existing town, the new proposed development and topographical features. An area of about 498 hect. has been proposed for this purpose. It includes the area under air strip towards east of the town along D.H.S., road, and bus stand of 6 hect. on existing NBP in sector 8.

##### Road system

The National Highway No. 10 (D.H.S. road) passes through the town) dividing it into two parts. This has created problems for through and local traffic due to heavy congestion within the city. In order to restrict the flow of thorough traffic entering into the town, the northern and southern bypasses of 60 metres width have been proposed. These bypasses will also serve as urbanisable limits to the town.

The proposed road system is a combination of grid-iron and partly spider web patten.

Two over-bridges have been proposed to these by passes, one to the southern By pass on the Bhalout sub-branch, J.L.N. Feeder and the Jind railway line, and second to the northern by pass on the Jind Railway line. In order to avoid the third over-bridge to the D.H.S. road on Jind railway line, a sector-road 30 meter wide between sector 18 and 20 has been proposed. An area of 40 hectares for the Transport Nagar has been proposed in section 30 on the existing northern by pass. The existing northern by pass will serve as the Central road-V2. A 100 metre wide green belt has been shown on either sides of this road in accordance with the provisions of the Act Number 41.

The hierarchy of the roads shown on the body of the development plan and their reservations is as under:—

- |   |  |
|---|--|
| (i) Major road indicated as V-I on the drawing<br>(Northern and Southern By pass) | 60 metres width                          |
| (ii) Major roads indicated as :—  |  |
| V-I (a) Rohtak-Delhi Road   | .. Express way width as per NCR proposal |
| V-I (b) Rohtak Jhajjar Road   | .. N.H. width                            |
| V-I (c) Rohtak-Bhiwani Road   | .. Existing width                        |
| V-I (d) Rohtak-Hissar Road  | .. " "                                   |
| V-I (e) Rohtak-Jind road  | .. " "                                   |
| V-I (f) Rohtak-Gohana road  | .. N.H. width as per NCR proposal        |
| V-I (g) Rohtak-Sonepat road   | .. " " as per NCR proposal               |
| (iii) Major road marked as V-2 (Extg. NBP)  | Existing width                           |
| (iv) Major roads indicated as V-3 on drawing (roads along the sectors).           | 30 metres width                          |
| (v) Major roads indicated V-3(a) (roads within the town)                          | existing width                           |

#### Rail System:—

According to rail road proposals of draft regional plan of NCR, Rohtak would be connected to Rewari by Rail and accordingly a provision for rail line, near the railway station of Asthal-Bohar, which is about 8 km from Rohtak railway station towards Delhi side, has been made. The Rohtak-Bhiwani railway track has already been constructed. As per the proposal regarding up-gradation of Rohtak-Panipat road to N.H. and Rohtak-Delhi road to express way as indicated above and electrification of Rohtak-Delhi Railway track as per NCR. proposal, this will be taken up at the time of the implementation of the project. A local railway station has been proposed on Gohana-railway line in sector-5-B for facilitation of commuters in Mini Secretariate.

#### 4.5. Public Utility

Broadly public utility services includes water supply, sewerage drainage and power etc. for which Master Plan prepared by the concerned departments on the basis of the proposed population and other related aspects. An area of about 23 Hects. has been reserved for water works in the draft development plan within the Municipal limits on the Jhajjar road. The water works is already under construction by the Public Health Department. One sewerage treatment plant of about 60 hec. has been proposed outside the controlled area, on Bhiwani road.

#### 4.6 Public Semi Public

An area of approx 370 hec. has been proposed for this purpose. Out of this an area of about 100 hec. has been proposed for Mini-Secretariate on the west of Gohana road. The area between D.H.S. road and Delhi Railway line abutting Bhalaut sub-branch has been earmarked for Maharishi Daya Nand University.

#### 4.7. Open spaces

The total area of approx. 458 hec. (13.62%) has been proposed under this use. This include, the area of approx 200 hec. between existing N.B.P. and Jind road in Sector 12, most of which is protected by Archaeological Deptt. Govt. of India. Rest of the area is earmarked under green belts, within the urbanisable limits, the tourist complex and 100 metres green belt on either sides of the existing N.B.P.

## 5. AGRICULTURAL ZONE

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 the existing village contiguous 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 area as an agricultural area.

## 6. ZONING REGULATIONS

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

### ANNEXURE 'B'

#### ZONING REGULATIONS

Zoning regulations governing uses and development of land in the Controlled Area around Rohtak as shown on drawing No. RTP (R) 919/81, dated 29th April, 1981. †

#### I. GENERAL

These regulations forming part of the Draft Development Plan for the Controlled Area, Rohtak shall be called Zoning regulations of the Development Plan for Rohtak Controlled Area.

The requirements of these regulations shall extend to whole of the area covered by Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the Rules framed there under :—

#### II DEFINITIONS

In these regulations :—

- (a) 'Approved' means approved under the Rules.
- (b) 'Building Rules' means rules contained in Part VII of the Rules 1965 as amended up to date.
- (c) 'Drawing' means drawing No. RTP (R) 919/81, dated 29th April, 1981.
- (d) 'Floor Area Ratio (FAR)' means the ratio expressed in percentage between the total floor area of the building on all floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities :
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke gas, fumes odour, 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 and dyeing repair and service of automobiles, scooters and cycles, repair of household utensils, shoe making repairing and fuel depots etc.
- (h) 'Material Date' means 8th July, 1969 on which date the land within Controlled Area was notified,— vide Haryana Govt. Gazette Notification No. 4587-VDP-69/3719, dated 11th June, 1969, appearing in the Haryana Govt. Gazette of 8th July, 1969.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (j) '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 major land use specified for that part of the area in the Development Plan;

(k) 'Public Utility Building' means any building required for running of Public utility services, such as water supply, sewerage drainage, electricity, post and telegraphs and transport and for any municipal services including a fire station.

(l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 with amendment if any.

(m) 'Sector density and colony density' shall mean the number of persons per Hectare in Sector area or colony area as the case may be.

#### EXPLANATION:—

(i) 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 in the case of sector and on the approved layout plan of the colony in the case of colony excluding the land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(ii) For the purpose of calculation of Sector density, or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under the group housing and that every building plot shall on the average contained two dwelling units each with a population of 4.5 persons per dwelling unit of 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

(n) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.

(o) 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 area Restriction of Unregulated Development Rules, 1965.

(p) In case of doubt 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.

### III. MAJOR LAND USES/ZONES

For purpose of these regulations the several parts of the Controlled area indicated on the drawing shall be reserved for the major land uses designated as under :—

1. Residential zone
2. Commercial zone.
3. Industrial zone.
4. Transport and Communication zone.
5. Public Utility zone.
6. Public & Semi Public zone.
7. Open spaces.
8. Agricultural Land.

### IV. DIVISION INTO SECTORS

Major land uses mentioned at serial No. 1 to 3 and 6 in the regulation III above which are land uses for building purposes have been divided into sectors, as shown bounded by the major roads and designated by the number on the drawing.

### V. DETAILED LAND USE WITHIN MAJOR USES:

The detailed uses, which subject to other requirements of these regulations and of the rules may be permitted in the respective major land use zone are listed in appendix 'A' sub-joined to these regulation.

### VI. SECTORS NOT RIPE FOR DEVELOPMENT

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

### VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVT. ENTERPRISE

(I) Change of land use and developments in sectors 1 to 11, 19 to 22, 24 to 30 and part sectors 14 & 18 and area for mini-Secretariate shall be taken only and exclusively through the government undertaking or a public authority approved by the Govt. In this behalf no permission shall be given for development of any colony within these sectors.

2. Notwithstanding the provisions of clause (I) above, Govt. may reserve, at any time any other sector for Development exclusively by it or by the agencies mentioned above.

### VIII. LAND RESERVATION OF MAJOR ROADS

1. Land reservations of major roads shall be as under :—

- |   |                |       |                     |
|---|----------------|-------|---------------------|
| (i) Major road indicated as V-I on the drawing            | .. 60 metres   | width |                     |
| (Northern & Southern Bye Pass)                            |                |       |                     |
| (ii) Major roads indicated as:                            |                |       |                     |
| V-I (a) Rohtak-Delhi road                                 | .. Express way | width | as per NCR proposal |
| V-I (b) Rohtak-Jhajjar road                               | .. N.H.        | width | ..                  |
| V-I (c) Rohtak-Bhiwani road                               | .. Existing    | width |                     |
| V-I (d) Rohtak-Hissar road                                | .. ..          | ..    |                     |
| V-I (e) Rohtak-Jind road                                  | .. ..          | ..    |                     |
| V-I (f) Rohtak-Gohana road                                | .. N.H.        | width | as per NCR proposal |
| V-I (g) Rohtak-Sonepat road                               | .. ..          | ..    | as per NCR proposal |
| (iii) Major road marked as V-2 (Extg. NBP)                | .. Existing    | width |                     |
| (iv) Major roads indicated as V-3 on drawing              | .. 30 metres   | width |                     |
| (roads along the sectors)                                 |                |       |                     |
| (v) Major roads indicated V-3 (a) (roads within the town) | .. existing    | width |                     |

2. Width and alignment of other roads shall be as per sector plan or as per approved plan of colonies.

### IX. INDUSTRIAL NON-CONFORMING USES

With regard to the existing industries in zones other than industrial zones in the draft development plan, such industrial non-conforming uses may be allowed to continue upto a period of 10 years provided that the owner of the industry concerned—

- (a) Under-takes to pay to Director, as determined by him the proportionate charges towards the external development of his site as and when called upon by the Director to do so in this behalf, and
- (b) During the interim period, make satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

### X. DISCONTINUANCE OF NON-CONFORMING USES

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

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

### XI. RELAXATION OF LAND USE WITHIN AGRICULTURE ZONE

In the case of any land lying in agriculture zone Government may relax the provision of this development plan.

(a) For use and development of 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 as per rules : and

(b) For use of land as an industrial 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 and
- (iv) The owner of the land under takes to pay to the Director as determined by him, the proportionate charges towards the development, of this land as and when called upon by Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

*Explanation.*—The word purchase in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

## XII. DEVELOPMENT TO CONFORM TO SECTOR AND ZONING PLAN

No land within a 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/zoning plan and or the approved layout plan of the colony in which the land is situated.

## XIII. DENSITY SIZE AND DISTRIBUTION OF PLOTS

(i) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20% variation allowed on either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI the colony density of the colony area shall not exceed the limits as laid down below :—

For area upto 100 Hectares 150 P.P. Hect.

For area larger than 100 hectares 190 P.P. Hect.

## XIV. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUTS

No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plots forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XI above and
- (ii) The plot is accessible through road laid out and constructed upto the location of the plot to the satisfaction of the Director.

## XV. MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

(1) Minimum sizes of plots for various types of uses shall be as below :—

- |  |                  |
|--|------------------|
| (i) Residential plot   | .. 50 sq. metre  |
| (ii) Residential housing or slum dwellers housing schemes approved by the Government | .. 35 sq. metre  |
| (iii) Shop-cum-residential plot  | 100 sq. metre    |
| (iv) Shopping booth including covered corridor or pavement in front                  | .. 20 sq. metre  |
| (v) Industrial plots   | .. 200 sq. metre |

(2) The minimum area under a group housing estate shall be 0.4 hectar

## XVI. SITE COVERAGE AND HEIGHT OF BUILDING IN VARIOUS USES

Site coverage and 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 site coverage and the floor area ratio shall be subject to architectural control as may be imposed under regulation XVII shall be as under :—

| Type of use  | Maximum coverage on ground floor  | Maximum floor area ratio |
|--|---|--------------------------|
| (I) Group Housing                                  | 33 1/3 %  | 150 %                    |
| (II) Government Offices                            | 25 % (including parking & garages)  | 150 %                    |
| (III) Commercial plots with in Town Centre         | 50 % if air conditioning is not done and 75 % if air conditioning is done | 150 %                    |
| (IV) Commercial plot within neighbourhood shopping | 50 %  | 125 %                    |
| (V) Warehousing                                    | 75 %  | 150 %                    |

#### XVII. BUILDING LINES INFRONT SIDE AND REAR

These shall be in accordance with the zoning plan of the sector and in case where no zoning plan is prepared these should be in accordance with the rules 51, 52 and 53.

#### XVIII. ARCHITECTURAL CONTROL

Every building shall conform to architectural control wherever and if any specified in the architectural control sheet, prepared under rule 50.

#### XIX. PROVISIONS OF FARM HOUSE OUTSIDE ABADI DEH IN AGRICULTURAL ZONE

A farm house in agricultural zone outside abadi deh of village may be allowed subject to the following conditions :—

- (i) No farm house shall be permitted within 1 km. of the urbanisable limits of any urban settlement as determined in the Development/Master plans;
- (ii) Farm houses shall be permitted on the farms having not less than 2 hectares of area.
- (iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hectares .. 150 square metres

For every additional 0.4 hectares (with maximum of 300 square metres plinth area) 15 square metres

It shall be constructed single storeyed and its height shall not exceeds 5 metres.

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

(a) Where the road is bye-pass to schedule road 100 metres

(b) Where the road is a schedule road 30 metres

(c) Any other road 15 metres

#### 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 principle of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

## APPENDIX 'A'

## 1. RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, Community, Religious and recreational Buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of Schools and colleges where necessary
- (vi) Health institutions
- (vii) Cinemas
- (viii) Retail Shops and Restaurants
- (ix) Local services industries
- (x) Petrol Filling Stations
- (xi) Bus stops, Tonga, Taxi, Scooter and Rickshaw stands
- (xii) Nurseries and Green Houses
- (xiii) Any other minor need ancillary to residential use

.. As required for the local needs of Major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies

## II. COMMERCIAL ZONE

- (i) Retail trade
- (ii) Whole sale Trade
- (iii) Warehouses and storages
- (iv) Commercial offices and banks
- (v) Restaurants, hotels and transient boarding houses including public assistance institutions providing residential accommodation like Dharamshala, tourist house, etc.
- (vi) Cinema and other places of public assembly like theatres, clubs dramatic clubs, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Residence 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, taxi, tonga and Rickshaw stands
- (xiv) Town parks
- (xv) Any other use which the Director, in public interest, may decide

.. As required for the local needs of major use and at sites earmarked for them in the sector Plan or in the approved layout plans of the colonies

## III. INDUSTRIAL ZONE

- (i) Light industry
  - (ii) Medium Industry
  - (iii) Heavy Industry
  - (iv) Service Industry
- } At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.
- (v) Ware-houses and storage
  - (vi) Public utility, community buildings and retail shops
  - (vii) Parking, loading and un-loading areas
  - (viii) Truck stands, Bus stops, taxi, tonga and Rickshaw stands
  - (ix) Petrol filling stations and service garages
  - (x) Any other use permitted by the Director

## IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and sidings
  - (ii) Transport nagar, Roads and Transport Depots and parking areas.
  - (iii) Dock yard, jettys, piers
  - (iv) Airports and Air stations
  - (v) Telegraph offices, telephones and telephone exchange.
  - (vi) Broadcasting stations
  - (vii) Television stations
  - (viii) Agriculture, Horticulture and Nurseries at approved sites and periods
  - (ix) Petrol filling stations and services garages
  - (x) Parking spaces, bus-stop/shelter, taxi, tonga and rickshaw stands
- At sites approved by the Director.

## V. PUBLIC UTILITIES ZONE

- (i) Water supply installations including treatment plants
- (ii) Drainage and sanitary installations including disposal works
- (iii) Electric power plants, sub-stations, etc. and staff quarters at approved sites.
- (iv) Gas installation and gas works.

## VI. PUBLIC AND SEMI-PUBLIC USES ZONE

- (i) Government offices, Government administration centres, secretariates, district office, law courts, jails, police station, governors and residents residences.
- (ii) Educational, cultural and religious institutions.
- (iii) Medical and health institutions.
- (iv) Civic, cultural and social institutions, like theatres opera houses, etc. of a predominantly non-commercial nature.
- (v) land belonging to defence.
- (vi) Any other use which government in public interest any decide.

## VII. OPEN SPACES

- (i) Green belt and parks
  - (ii) Parking areas
  - (iii) Tourist resorts including restaurants, etc.
  - (iv) Public utility buildings
  - (v) Dwelling for watch and ward staff
  - (vi) Cameteries and cremation grounds, etc.
  - (vii) Any other use which the Government in public interest may decide.
- } As approved by the Director.

## VIII. AGRICULTURAL ZONE

- (i) Agriculture, Horticulture, dairying 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) Expansion of existing villages contiguous to abadi deh if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurisation plants.
- (vi) Water supply installation including treatment plants.
- (vii) Drainage and sanitary installation including disposal works.
- (viii) Wireless stations.
- (ix) Godowns/Storage spaces for Agriculture inputs and outputs as approved by the Director.
- (x) Weather Station. — As approved by the Director
- (xi) Land drainage and irrigation, Hydro-electric works and Tubewells for irrigation.
- (xii) Telephone and electric transmission lines and poles.
- (xiii) Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and at approved sites provided that none of these operations are sited within 300 metres of the edge of any National, State or District Highway.
- (xiv) Cremation and burial grounds.
- (xv) Petrol-filling stations and service garages
- (xvi) Hydro-electric thermal sub-stations
- (xvii) Any other use which Government may in public interest decide.

A. K. SINHA,

Special Secretary to Government, Haryana,  
Town & Country Planning Department.

## R O H T A K

EXISTING LAND USE PLAN FOR  
CONTROLLED AREA

## LEGEND

## GENERAL

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- ROADS WITH MILE STONES
- KATCHA RASTAS
- RAILWAY LINE
- CANAL / DISTRIBUTARY
- BUILT-UP AREA
- BARTHEN BUNDS
- PONDS AND MOUNDS
- HIGH TENSION LINE
- KILN

## COMMERCIAL &amp; OFFICES

- GENERAL RETAIL SHOPS (BAZAR)
- WHOLE SALE & WARE HOUSE
- GOVT. BUILDINGS
- PETROL PUMP

## INDUSTRY

## EDUCATIONAL

## SCHOOL/COLLEGE

## PUBLIC SERVICES &amp; AGRICULTURAL

- RELIGIOUS BUILDING
- HOSPITAL
- PARK/GROUND
- CREMATION GROUND / CEMETERY
- AGRICULTURAL LAND
- CATTLE FAIR GROUND
- GARDEN
- TUBE WELL & WELL
- DRAIN



INSET PLAN

OFFICE OF THE REGIONAL TOWN PLANNER  
N. C. R. ROHTAK

DRAWN BY DRAWING NO. R.T.P. 1/24

**R O H T A R****DRAFT DEVELOPMENT PLAN  
PROPOSED LAND USE**

|     |  |  |
|-----|--|--|
| 100 | RESIDENTIAL  |  |
| 200 | COMMERCIAL   |  |
| 110 | RETAIL TRADE   |  |
| 120 | WHOLE SALE TRADE                                       |  |
| 130 | WAREHOUSES AND STORAGE                                 |  |
| 140 | OFFICES AND BANKS INCLUDING GOVERNMENT OFFICES         |  |
| 150 | RES. HOMES, HOTELS & TRANSIENT BOARDING HOUSES         |  |
| 160 | INCLUDING PUBLIC ASSISTANCE INSTITUTIONS PROVIDING     |  |
| 170 | RESIDENTIAL ACCOMMODATION LIKE DHARAMSHALA             |  |
| 180 | TOURIST HOMES ETC.                                     |  |
| 190 | CINEMA & OTHER PLACES OF PUBLIC ASSEMBLY RUN           |  |
| 200 | ON COMMERCIAL BASIS                                    |  |
| 210 | PROFESSIONAL ESTABLISHMENT.                            |  |
| 300 | INDUSTRIAL   |  |
| 400 | TRANSPORT & COMMUNICATION                              |  |
| 410 | RAILWAY YARDS, RAILWAY STATIONS AND SIDINGS            |  |
| 420 | ROADS & ROAD TRANSPORT DEPOTS & PARKING AREAS          |  |
| 430 | AIR PORTS & AIR STATIONS                               |  |
| 500 | PUBLIC UTILITIES                                       |  |
| 510 | WATER SUPPLY INSTALLATIONS INCLUDING TREATMENT PLANTS  |  |
| 600 | PUBLIC & SEMI PUBLIC USES                              |  |
| 610 | GOVERNMENT ADMINISTRATIVE CENTRES SECRETARIAT DISTRICT |  |
| 620 | OFFICES, LAW COURTS, JAILS, POLICE STATIONS ETC.       |  |
| 630 | EDUCATIONAL, CULTURAL & RELIGIOUS INSTITUTIONS         |  |
| 640 | CULTURAL INSTITUTIONS LIKE THEATRES, OPERA HOUSES ETC. |  |
| 650 | OF A PREDOMINANTLY NON-COMMERCIAL NATURE               |  |
| 700 | OPEN SPACES  |  |
| 710 | SPORTS GROUNDS, STADIUM, PLAY GROUNDS                  |  |
| 720 | PARKS  |  |
| 730 | OTHER RECREATIONAL USES                                |  |
| 740 | CEMETERIES, CREMATORIA ETC.                            |  |
| 750 | GREEN BELTS  |  |
| 800 | AGRICULTURAL LAND                                      |  |
| 810 | LAND UNDER WATER                                       |  |
| 820 | AREA   |  |
| 830 | ANT. ROADS   |  |
| 840 | DENSITY/HECT.  |  |
| 850 | NUMBER   |  |

1:26400

DRAWING NO. R.T.P(R) 919/81 DT. 29-4-81

DRAWN BY *[Signature]*  
 ASST. TOWN PLANNER *[Signature]*  
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*[Signature]*  
 DIRECTOR

OF T.S.C. P.L.C. HARYANA

