

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

**The 7<sup>th</sup> January, 2013**

**No.CCP(NCR)/RTK/DDP-KLN-2031/2013/67-** 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 No. 41 of 1963), the Governor of Haryana, hereby publishes the following Draft Development Plan-2031 AD for Kalanaur, along with restrictions and conditions as given in Annexure "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 - 2031 AD shall be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning Department, Haryana, Aayojna Bhawan, Sector-18, Chandigarh, from any person in writing in respect of such plan, before the expiry of period so specified.

**Drawings**

1. Existing land use plan drawing no. DTP(R) 1645/06 dated the 2<sup>nd</sup> November, 2006.
2. Draft Development Plan Kalanaur - 2031AD drawing no. DTP(R) 1794/2010 dated 18<sup>th</sup> August, 2010/ 22<sup>nd</sup> May, 2012.

**ANNEXURE A**

**Explanatory Note on the Draft Development Plan 2031 AD for the Controlled area around Kalanaur.**

**Introduction**

**1. Location and Historical Background:-**

Kalanaur is a significant town of Rohtak District in State of Haryana situated on Delhi-Rohtak- Bhiwani road. It is situated approximately 100 kms away from National Capital Delhi situated towards the western side of Delhi. It is situated at a distance of 20 kms from Rohtak and 28 kms from Bhiwani. The town of Bhiwani is towards the western direction, historical town Meham is situated in the northern side and Beri is situated in the southern direction of Kalanaur. The Delhi-Bhiwani Broadguage railway line passes through the town. Kalanaur is also surrounded by a group of small villages which includes Kherdi, Baund, Pilaur, Katesra, Gudhan, Sanghadhera, Ningana, Aanwal, Jindraan, Lahlii, Mokhra and Basana etc. There are many different beliefs regarding the evolution of Kalanaur, few of them are as under:-

1. Kalanaur was established by Rao-Rante. This opinion is explained by Dr. Sushma Satish and Dr. Usha Chawala in their articles.
2. A Hindu lady named Kalawati fell in love with a Muslim boy named Noor Mohammed. Their love became a symbol and it was named as Kalanoor, later on it was modified as Kalanaur, but there is no reliable evidence in support of this opinion.
3. Kalanaur was established by Kalyan Singh (who was known as Kalan). Kalyan Singh was a resident of Ujjain City in Dhara Nagri. His son was married to the daughter of Anang Pal Singh (IInd King of Delhi). At the time of their marriage King Anang Pal Singh gifted this region to Kalyan Singh. Kalyan Singh resumed this region to secure the established village Bhali on the bank of drain (presently known as Drain No. 8) and thereafter he built his Gaddi in Gaddi Kheri. After this kalanaur town was established in the year 1071. Kalayan Singh had three sons. Kalanaur was divided as per their names. But at present it is known as Kalanaur Kalan and Kalanaur Khurd. In local language, it is known as *Chotta Panna* and *Bada Panna*.

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Kalanaur achieved great development during the period of Mughals. The story of development of Kalanaur region is explained by buildings, which were made during the Mughal Empire. Kalanaur town is known as region of wells, mosques, dharamshalas and ponds e.g. the pond of *Jhaujad wala* is in the northern direction, pond of *Jasar wala* in the west and the *Nittaraian* is located in the East of Kalanaur. Kalanaur was surrounded by a deep mine (Khai).

## **2. Climatic Condition :**

Kalanaur is situated at 221.35 metres above from the mean sea level. Type of soil in this region is sandy and loamy. The climate in this region is Hot and Cold. Hot months of this region are May and June, these are the warmest months of Kalanaur. Hot air (known as loo) blows in the summer. Rainy months are July, August and September. Usually 443 mm. rainfall is measured in this region annually.

## **3. Existing Infrastructure/ facilities:-**

Kalanaur town is a Block and Sub-Tehsil Headquarter of Rohtak District with following facilities:-

### **a. Utilities:-**

Supply of water and electricity is sufficient in the existing town. The water supply work was done by Meham Municipal Committee till April, 1993 and later on this work was handed over to the Public Health Department. At present the existing water works is having a capacity of 100 LPCD. The electricity supply in Kalanaur town is provided through 3 Nos. of Sub stations (132KV Sub Station Kalanaur, 33KV Beri and 33KV Kahanor). The water supply in Kalanaur town is canal based. The distance from the source of water is 0.5 km (Dadri Feeder). Present water supply in the town is 70 Lpcd. Total household connections are 2500 and there are three water works/ storage reservoirs exist in the town.

### **b. Social Infrastructure:-**

#### **Education:-**

Kalanaur is developing in the field of education. There is one Government Girls School which was established during the Muslim period and now has been upgraded to Middle School. In 1971, Jamuna Dass (*Owner of Sant Jinda Kalyan Ashram*) established Sant Jinda Kalyan Middle School. There are three Government primary schools. Kalanaur and its adjoining villages have some primary, middle and secondary schools. There is one college (Sant Jinda Kalyana) & one Senior Secondary School in Kalanaur Kalan. The Industrial Training Institute has been recently started in this town.

**Cultural:-**Kalanaur is famous for some festivals. Main festivals are Fair of Guga-Pir, Dushera and Fair of Animals.

**Health:-**Health institutions in Kalanaur include Community Health Centre at Kalanaur and few private medical institutions also exist in the town.

**Administrative Setup:-**At the Administrative level, Kalanaur has one Police Station established in the year 1880, One Community Health Centre, Municipal Water Works, Panchayat Bhawan, Railway Station and Grain Market etc. Kalanaur has all major offices i.e Block Development & Panchayat Office, Naib Tehsildar, C.D.P.O, B.A.O (Agriculture), Food & Supply and Fishery Office etc.

## **4. Demography:-**

### **Population Projections:-**

With the coming up of Kundli- Manesar- Palwal (KMP) Western Periphery Expressway in the close vicinity (approximately 50 Kilometres away) towards east to this town, Industrial Model Township, Indian Institute of Management, New Police line and Jail Complex, Food processing plant and New Sugar Mill in Rohtak town will increase the job opportunities, connectivity and demand for land in Kalanaur. The Meham Beri road has also been declared as National Highway, which will also boost the development of this town.

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In consideration of the above mentioned scenario and pace of development in the adjoining area of Kalanaur, the controlled Area around this town was declared on 4<sup>th</sup> May, 2006. The different alternatives have been worked out for population projections and accordingly the urbanizable area have been worked out on the basis of induced population growth rate for Kalanaur. The population projections for Kalanaur town are provided in the following table:-

**Table -1: Decade-wise population**

Year	Population	Decadal Growth	Percentage Growth
1971	7,225	-	-
1981	12,380	+5,155	71.35
1991	14,524	+2,144	17.31
2001	16,853	+2,329	16.03
2011*	22,752	+5,899	35
2021*	32,990	+10,238	45
2031*	51,134 (Say 52,000)	+18,144	55

## 5. Development Proposals:

The Draft Development Plan Kalanaur 2031AD has been prepared for the projected population of 52,000 persons by the year 2031 AD, which will be implemented in a phased manner with town density of 85 persons per hectare. The existing town in the urbanisable area covers the total built-up area of about 251.8 hectares and it will accommodate the population of about 19,350 persons. The planning in this area is conspicuously absent and it is thickly populated. The residential density proposed is 250 persons per hectare. The extent of various land uses is given in the table below: -

**Table -2: Distribution of Land Uses**

Serial Number	Land use	Proposed Area (In hectares)	Percentage
1	Residential	127.56	34.03
2	Commercial	18.6	4.96
3	Industrial	43.88	11.70
4	Transport and Communication	79.1	21.10
5	Public Utility	16.70	4.45
6	Public and Semi Uses	25.52	6.81
7	Open spaces	63.53	16.95
	<b>Total</b>	<b>374.89</b>	<b>100</b>

Existing area of the town

251.80 hectares

Proposed area in the Draft Development Plan

374.89 hectares

**Total Urbanizable Area**

**251.80 + 374.89 = 626.69 Hectares**

## Description of various land uses

### (i) Residential

To provide residence to the projected population, an area of 127.56 hectares has been proposed in sectors- 1,2 (Part), 3 (Part), 4,5 (Part),6 (Part),7 and 8 (Part) in addition to the existing town area. The

average density of the residential sectors works out to 250 persons per hectare. Sector no. 4(part) is exclusively proposed for EWS Housing in Kalanaur.

Apart from the proposal to increase the density, the following provisions have also been made in Development Plan:

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

**(ii) Commercial**

An area of about 18.6 hectares has been provided in part sector- 3 7 and 9 for commercial uses viz whole sale trade, warehousing, storage etc. All residential sectors would be developed on neighborhood planning concept. The local commercial needs of each sector would be accomplished within those sectors by developing local shopping centres. A grain market exists in sector-9, which has been incorporated in the plan.

**(iii) Industrial**

An area of about 43.88 hectares has been earmarked for industrial uses. An industrial sector-10 has been proposed towards the northern side of the town. This sector is having an area of 43.88 Hectares, which will cater the demand of industrial use of the town. No hazardous and polluting industries will be allowed in these industrial sectors.

**(iv) Transport and Communication:**

Keeping in view the trend of expansion of urbanisable areas, an area of 79.10 hectares has been proposed for transport and communication zone. For loading and unloading, storage etc. an area of approx. 5 hectares has been proposed abutting to the railway line in sector 9 near industrial area. Bus stand has been proposed on the junction of existing Rohtak-Bhiwani road and proposed circular road in sector-3.

An outer 60 metres wide road (V-2 road) has been proposed alongwith 30 metres wide green belt on both side of this road. This road will work as a bye pass of the town. This road has also been extended up to the railway line along industrial sector no. 10. The existing Rohtak -Bhiwani road has been designated as V-1 Road alongwith 30 metres wide green belt on its both sides. Other sector dividing roads have been designated as V-3 roads having 45 metres width. The existing village link roads have been designated as V-3A roads with their existing width. The hierarchy of roads proposed in this plan are as under:-

**Table -3**  
**Hierarchy of Major Roads**

Sr. No.	Road Category	Name of the Road	Width	Land Reservations
1.	V -I	Rohtak -Bhiwani Road	60 Mtrs	30 Metres Green Belt on both the sides.
2.	V -2	Outer peripheral road	60 Mtrs	30 Metres Green Belt on both the sides
3.	V- 3	Sector dividing roads	45 Mtrs	-
4.	V -3A	Existing road	Existing width	-

**(v) Public Utilities:**

An area of 9.78 hectares has been proposed for public utilities on the southern side of the town in Sector-2 and 6 to cater the future needs of the town. Sewerage Treatment Plant is under construction on Village Jindran Road near V-2 Road. Solid waste disposal site has been proposed on southern side of the town.

**(vi) Public and Semi Public:**

An area of 25.52 hectares has been proposed for public and semi public uses at different location of the town in sector -1, 2, 4, 5 & 8 for the different purposes as mentioned in the drawing. An existing college, industrial training institute and offices of Tehsil and Sub-Divisional Magistrate have been accommodated in the plan.

**(vii) Open Spaces**

An area of 63.53 hectares has been proposed for open spaces in sector no. 1, 3, 6 and 9 of the town. The above area also includes the area of green belts provided along different roads. A provision of 7 hectares has been made in sector-3 for the purpose of public gathering and animal fair etc. A provision of 6 hectares has been made in sector-3 for a town park.

**(viii) Agricultural Zone:-**

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

**(ix) Natural Conservation Zone:**

The area towards the Northern side of the railway line has been designated as Natural Conservation Zone in the plan in accordance with the Regional Plan-2021 except those areas which are coming in the urbanisable areas. Agriculture, horticulture, pisciculture, social forestry, afforestation and regional recreational activities with construction not exceeding 0.5% of the area are the permissible activities in this zone.

**(x) Conservation of Heritage Sites:-**

The monuments, heritage sites, special areas of aesthetic, sentimental or historic value which require protection shall be protected.

**Zoning Regulations:-**

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

**ANNEXURE- B**

**Zoning Regulations:**

Governing use and development of land in the Controlled Area of Kalanaur as shown in Draft Development Plan Drawing No. DTP(R) 1794/2010 dated the 18<sup>th</sup> August, 2010/ 22<sup>nd</sup> May, 2012.

**I. General:**

1. These Zoning Regulations, forming part of the Development Plan for the Controlled Area around Kalanaur, shall be called Zoning Regulations of Draft Development Plan for Controlled Area Kalanaur.
2. The requirement of these regulations shall extend to the whole of the area covered by the Draft Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed there under.

## II. Definitions:

In these Regulations;-

- (a) 'Approved' means approved under the rules;
  - (b) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material;
  - (c) 'Building rules' means the rules contained in Part-VII of the rules;
  - (d) "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;
  - (e) "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;
  - (f) 'Drawing' means drawing no. DTP(R) 1794/2010 dated the 18<sup>th</sup> August, 2010/ 22<sup>nd</sup> May, 2012.
  - (g) 'Extensive Industry' means an industry setup 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;
  - (h) 'Floor Area Ratio' (FAR) means the ratio between the total floor area of a building on all floors and the total area of the site;
  - (i) "Farm House" shall means a house constructed by the owner of a Farm at his land for the purpose of:-
    - (i) Dwelling unit i.e. main use
    - (ii) Farm shed i.e. Ancillary use.
- Notes:-
- (1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";
  - (2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;
- (j) 'Group Housing' shall be the buildings designated in the form of flatted development for residential purpose or any ancillary of appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
  - (k) "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 or for laying essential services;
  - (l) '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);
  - (m) "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;
  - (n) "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 metres;
  - (o) '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;

- (p) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example: bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house-hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (q) "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;
- (r) 'Material Date' means the date of publication of notification of various controlled area declared as under:

Sr. No.	Date of notification for declaration of the Controlled Area	Material Date
1	The Controlled Area declared around the Municipal Limits of Kalanaur vide Haryana Government Gazette Notification No.CCP(NCR)/RTKKLNR/CA/A/2006/1080 dated 4 <sup>th</sup> May, 2006 published on 04 <sup>th</sup> May, 2006.	04 <sup>th</sup> May, 2006

- (s) 'Medium Industry' means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odors;
- (t) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3<sup>rd</sup> of the area of that floor and with a minimum height of 2.2 metres;
- (u) "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.
- (v) '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.
- (w) "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.
- (x) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (y) "Rural Industries Schemes" means industrial unit, which is registered under rural industries schemes by the Industries Department.
- (z) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (za) "Sector Area" and "Colony Area" means the area of sector or of colony as shown on the drawing;

**Explanation:**

- (1) In this definition, the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing or on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
- (2) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector.
- (3) For the purpose of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area 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

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unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum- residential plot, however, only one dwelling unit shall be assumed.

- (zb) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (zc) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (zd) "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.;
- (ze) 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; and
- (zf) Any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

### **III. Major land uses/zone:**

- (1)
  - (i) Residential zone
  - (ii) Commercial zone
  - (iii) Industrial zone
  - (iv) Transport and communication zone
  - (v) Public Utility Zone
  - (vi) Public and semi public zone
  - (vii) Open spaces zone
  - (viii) Agriculture zone
  - (ix) Natural Conservation Zone
- (2) Classification of major land uses is according to Appendix A.

### **IV. Division into Sectors**

Major land uses mentioned at serial numbers (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**

- (a) For the development of sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the Sector Area as per the Layout Plan approved by competent authority, balance 90% shall be developed exclusively by the Government or a Government under taking a or by a public authority approved by the Government. However,



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it shall be open to Government or its agencies to acquire more than 90% of the area at any time excluding the area for which license applications had been received till then.

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

### **VIII. Land Reservations for Major transport corridors.**

- (1) Land reservation for major transport corridors in the Drawing shall be as under:-

Sr. No.	Road Category	Name of the Road	Width	Land Reservations
1.	V -I	Rohtak -Bhiwani Road	60 Mtrs	30 Metres Green Belt on both the sides.
2.	V -2	Outer peripheral road	60 Mtrs	30 Metres Green Belt on the both sides
3.	V- 3	Sector dividing roads	45 Mtrs	-
4.	V -3A	Existing road	Existing width	-

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of the 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 (FAR) in the plotted/group housing colony while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. However, in respect of roads falling within the net planned area indicated in the Sectoral Plan, full FAR shall be allowed. In case of commercial colony and Information Technology Park/Cyber City, the benefit of 10% 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 metres   |
| (ii) Residential plot on subsidised industrial housing or slum dwellers housing scheme approved by the Government | : | 35 Square metres   |
| (iii) Shop-cum-residential plot   | : | 100 Square metres  |
| (iv) Shopping booths including covered corridor or pavement in front  | : | 20 Square metres   |
| (v) Local service industry plot   | : | 100 Square metres  |
| (vi) Light industry plot  | : | 250 Square metres  |
| (vii) Medium industry plot  | : | 8000 Square metres |

- (2) The minimum area under a group housing colony to be developed either as a part of plotted licenced colony or as independent Group Housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 50 acres.

- (3) The minimum area required for a commercial colony is 8000 square metres and the maximum 16000 square metres.

**XIV Site coverage, height and bulk of building under various types of buildings:-**

Site coverage and the height 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%	1.75
2	Government offices	25%	1.00
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	0.75

**Note:** Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purpose.

**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 that the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)

Provided that-

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the Rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

**Explanation**

The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

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

**XVIII Density:-**

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

**XIX Provision of farm house outside abadi-deh in agricultural zone:-**

Farmhouses shall be allowed only for bonafide use of landowner(s) provided he does not own a house in any urban area because the real object for allowing farmhouses in agriculture zone is to meet the housing needs of the farmers on a small portion of the farm so that he can take care of his agriculture produce while living on that farm. Hence, 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:

	<b>Size of farm house</b>	<b>Main building of the dwelling unit.</b>	<b>Ancillary building of main dwelling unit.</b>
<b>(i) Site Coverage</b>	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square metres	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square metres	-do-
<b>(ii) Height and Storey</b>		11 Metres., three storeyed	4 Metres, single storey.

**(iii) Set back:-**

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

- (a) Where the road is bye-pass to a scheduled road or an expressway : 100 metres
- (b) Where the road is a scheduled road : 30 metres or as shown in the development plan
- (c) Any other road : 15 metres
- (iv) Approach road** Any revenue rasta/road defined in the revenue record

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

- (vi) Ledge, loft and mezzanine floor** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under sub-clause (n), (q) and (t) 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 tube well shall be as provided in the Rules.

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

**XX 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;

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(b) Cyber Parks/ Information Technology parks will be located either in industrial areas or industrial zones abutting on minimum 60 metres right of way (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 40 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology industrial unit and cyber city;
- (b) Four tier basement for information technology industry for meeting the requirement of parking shall be allowed subject to clearance from public health requirement.

**II Other activities:**

- (a) Incidental commercial activities like banks, restaurants, insurance offices etc. shall be permitted subject to restriction of 4% of the total area of the cyber park/information technology park;
- (b) Only 5% of the area of the cyber city shall be allowed for group housing and 4% of the total area of the cyber city shall be permitted for commercial/institutional uses;
- (c) No residential plotted development shall be allowed in a cyber city;
- (d) For a Cyber City project if allowed in agricultural zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

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

**XXI Setting up of communication towers:** Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13<sup>th</sup> January, 2012 as amended from time to time;

**XXII Safety against Seismic Hazards:** As the Development Plan area falls in Zone-IV as per Seismic zone map of Indian Standard IS 1893 and hence is considered as High Risk Zone. In order to take care of the same "the whole urban development shall be checked for safety against an intensity "VII" probability of occurrence, and upgraded for required seismic resistance in buildings and infrastructure as found necessary".

**XXIII 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 the principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

**Appendix A**

## Classification of land uses

<b>Main code</b>	<b>Sub code</b>	<b>Main group</b>	<b>Sub group</b>
<b>100</b>		<b>Residential</b>	Residential sector on neighborhood pattern
<b>200</b>		<b>Commercial</b>	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government office
	250		Restaurants, Hotels and Transient Boarding houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist house etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional establishments
<b>300</b>		<b>Industrial</b>	
	310		Service industry
	320		Light industry
	330		Extensive industry
	340		Heavy industry.
<b>400</b>		<b>Transport and communication</b>	
	410		Railway yards, railway station and sidings.
	420		Roads, road transport depots and parking areas
	430		Dockyards, jetties
	440		Airport/air stations
	450		Telegraph offices, telephone exchanges etc
	460		Broadcasting station
	470		Television station
<b>500</b>		<b>Public utilities</b>	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and gas work.
	550		Solid waste sites
<b>600</b>		<b>Public and semi public</b>	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
<b>700</b>		<b>Open Spaces</b>	
	710		Sports grounds, stadium and play grounds
	720		Parks
	730		Green belts, garden and other recreational uses.

	740	Cemeteries, crematories etc.
	750	Fuel filling stations and Bus queue shelters
	760	Water bodies/ lakes / water recharge zone
<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
	890	Dairy farming
<b>900</b>		<b>Natural Conservation Zone</b>

## Appendix B

### I Residential zone

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>(i) Residence</li> <li>(ii) Social community religious and recreational buildings</li> <li>(iii) Public utility building.</li> <li>(iv) Educational buildings and all types of school and college where necessary.</li> <li>(v) Health institutions.</li> <li>(vi) Cinemas</li> <li>(vii) Commercial and professional offices.</li> <li>(viii) Retail shops and restaurants.</li> <li>(ix) Local service industries.</li> <li>(x) Petrol filling stations.</li> <li>(xi) Bus stops, tonga, taxi, scooter and rickshaw stand.</li> <li>(xii) Nurseries and green houses.</li> <li>(xiii) Any other minor needs to ancillary to residential use</li> <li>(xiv) Starred hotels</li> <li>(xv) Club/Community Centres</li> <li>(xvi) Communication Towers</li> <li>(xvii) Guest/Boarding Houses</li> <li>(xviii) Any other use, which the Government may in public interest decide</li> </ul> | <p>As required for the local needs of major use and needs of the town at site approved by the Director in the sector/ colony plan and as per the policy/ para metres decided by the Government.</p> |
|---|---|

### II Commercial zone

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(i) Retail Trade.</li> <li>(ii) Wholesale Trade.</li> <li>(iii) Warehouses and storages.</li> <li>(iv) Commercial offices and banks.</li> <li>(v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc</li> <li>(vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.</li> <li>(vii) Professional establishments.</li> <li>(viii) Residences on the first and higher floors.</li> <li>(ix) Local service industry.</li> <li>(x) Public utility buildings.</li> <li>(xi) Petrol filling stations and service garages.</li> </ul> | <p>As required for the local needs of major use and needs of the town at site approved by the Director in the sector/ colony plan and as per the policy/ parametres decided by the Government.</p> |
|--|--|

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

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

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sqm	50 %	0.5	Minimum 18 Metres
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.5	Minimum 18 Metres
3	Two/Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 Metres
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas go downs permitted by the Director.
- (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
- (xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under:

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

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor Area Ratio
		Minimum	Maximum				
1	Hospit	2.5 Acres	5.0 Acres	1	15 %	33 %	1.0



	al						
2	Dispe nsary	1.0 Acre	1.5 Acres	1	15 %	33 %	1.0
3	Nursi ng Home	250 sq. m	500 sq. m	2	Nil	60 %	1.0
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	1.0

(xiv) Industrial Colony with a minimum area of 25 acres. The area utilization

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

shall be as under: -

(xv) Communication Towers

(xvi) Ready mix concrete plant, wet mix plants, hot mix plants

(xvii) Any other use, which the Government may in public interest decide.

#### 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

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 non-commercial nature
- (v) Land belonging to Defence
- (vi) Dhabas, Restaurants as under: -

At sites  
earmarked in  
the sector plan

Sr. N o.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	0.5
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	1.5

(vii) Communication Towers

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

## VII Open spaces

(i) Sports ground, stadium and play grounds

(ii) Parks and green belts

(iii) Cemeteries crematories etc.

(iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director

(v) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.

(vi) Water bodies/lakes /water recharge zone.

(vii) Communication Towers

(viii) Any other use, which the Government may in public interest decide.

## 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

At sites approved by the Director, Town and Country Planning, Haryana

As approved by the Director, Town and Country Planning Department, Haryana and as per the policy parameters decided by the Government.

(xviii) Liquid Petroleum Gas storage go downs with the approval of the Director

(xix) (a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions:-

(i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.

(ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.

(iii) The area of the site should not be more than 2 acres.

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

(xx) Dhabas, Small Restaurants, Motels, 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 and as per policy/parameters decided by the Government.

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. metres	1 acre	50 Sqmt.	40%	0.4
2	Restaurant	2000 sq. metres	1 acre	15%	30%	1.5
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	1.5
4	Resort	4 acres	10 acres	15%	30%	1.5
5	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	0.5

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 the scheduled road.

**(xx) Banquet Hall:**

Permissible Zone	Agriculture
Approach	<ol style="list-style-type: none"> <li>1. Minimum width of the approach road must be 18 metres.</li> <li>2. The access permission is required from XEN, PWD (B&amp;R) if the site is located on scheduled road.</li> <li>3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI</li> </ol>
Area Required	Minimum area :- 2.5 acres

	Maximum area :- 5.00
FAR	0.5
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

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

(xxii) Communication Towers

(xxiii) Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis.

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

**(X) Natural Conservation Zone**

(i) Agriculture and Horticulture.

(ii) Pisciculture.

(iii) Social Forestry / Plantations including afforestation.

(iv) Regional recreational activities with construction not exceeding 0.5% of the area with the permission of the Competent Authority.

**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/PCMCIA

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) Others**

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  
Facsimile machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
Antenna and Mast  
Wireless datacom equipment  
Receiving equipments like Pagers, mobile/ Cellular Phones, etc.  
**VSATs**  
Video Conferencing Equipments  
\* Including Set Top Boxes for both Video and Digital Signaling.

**(M) IT Enabled Services are business processes and services, the end products/services of which are:-**

- Delivered outside India.
- Delivered over communication network, and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

**Note:** Services which would not be included are:-

- Remote production/manufacturing units
- The Corporate offices of companies or their local branches
- Virtual business on Internet.

The following services which meet the above criteria would be included:-

- i) Back-Office Operations
- ii) Call Centres
- iii) Content Development or Animation
- iv) Data Processing

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- 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) Support Centres; and
- xv) Web-site Services.

S.S. DHILLON,  
Principal Secretary to Government, Haryana,  
Town and Country Planning Department.