

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

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

**No. CCP (NCR)/DDP/ FTD/RATIA/2007/1307.-** In exercise of the powers conferred by sub-section (4) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the draft development plan for the controlled area around municipal limit Ratia declared vide notification No. C.C.P.(N.C.R.) F.T.D./C.A./A/2006/2831, dated the 13<sup>th</sup> September, 2006, published in the Haryana Government Gazette (Extraordinary), dated the 13<sup>th</sup> September, 2006, along with the restrictions and conditions as given in Annexures 'A' and 'B' proposed to be made applicable to the controlled area covered by the said notification.

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

**DRAWINGS**

- (1) Existing land use plan Drawing No. DTP (F) 84/2006, dated the 28<sup>th</sup> November, 2006.
- (2) Draft Development Plan Drawing No. DTP (F) 79/2006, dated the 14<sup>th</sup> August, 2006/ 9<sup>th</sup> January, 2007.

**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREA  
RATIA 2021 AD.**

**(i) Introduction**

Ratia is one of the developing town of Fatehabad district, which is situated 23 kilometres away towards northern side of the Fatehabad. Earlier this town was tehsil head quarter. Ratia was a part of principlally estate of Patiala till 1948. After Patiala and East Punjab State town merged with Punjab, Ratia became the Tehsil headquarter of district after formation of Haryana state, it was upgraded as a sub division headquarter of Fatehabad. On January 2<sup>nd</sup> 1976, the town has got municipal committee level.

**(ii) Location and regional settings**

Ratia town is situated on Bhadra-Bhattu-Fatehabad, Ratia-Bhudlada-Sardulgarh-Ratia and Ratia-Tohana road. This town is situated at a distance of 40 kilometres from Tohana and 23 kilometres from Fatehabad. It is located at 29<sup>0</sup>-42' north latitudes and 75<sup>0</sup>-34' east longitudes.

**(iii) Physiography**

The town has experienced considerable changes in its physical and functional structure due to haphazard growth/ development which has taken place in last few years. Bhadra-Bhattu, Fatehabad- Ratia and Bhudlada-Sardulgarh; scheduled roads passes through the town. However, growth/Development of the town has been taken place on Fatehabad-Tohana Road. Sub-perennial river Ghaggar flows on the northern side of town. One canal called Ratia Branch and Ratta Khera minor passes through the town.

Climate is hot in summer with temperature ranging from 40-50 degree celsius and cold in winter with temperature ranging from 5 to 10 degree celsius. Slope of town is from south to north. The slope gradient in the area is less than 5 metre per kilometres. The soil in the area is sandy and loam. The average depth of water table is 30 metre. Sufficient arrangement of drinking water is available here. Tubewell is a main source of water supply in town. There is low-lying area on west and north side of the town which is also flood prone area. A ring bundh has been constructed between Bhuna road and Budhlada road to face any worst situation.

**(iv) Available of infrastructure**

- (a) Public Utilities :-** The town has one 132 kilovolt grid sub station The sufficient supply of power is available for daily demand of various types of consumers. The town has one over head storage reservoir (OHSR) with 3,00,000 litres capacity connected with Ratia Branch water supply. Eight tubewells are available which cater the needs of the town. At present demand of water supply is 25 gallons per capita per day. The existing town is partly covered by the sewerage system. There is no sewerage treatment plant and the town has one disposal system which pumps the effluent in the open fields for agriculture purpose. The town has natural slope towards north and surface water is discharge into Ghaggar river. The town has one telephone exchange and 8 mobile tower alongwith internet facilities.

(b) **Social Infrastructure:-** The town has one Boys College, one girls college, two Government Senior Secondary Schools and private schools, The town has one government hospital, one government ayurvedic dispensary, eight private clinics and town park One community centre and seven dharmshalas are available in the town for the social activities.

(v) **Economic base of the town/functional status.**

According the census of 2001 the total population of the town is 31904. Out of these 10072 persons are workers, 1104 persons are engaged in cultivation, 1609 persons as agricultural laborers, 330 persons are engaged in manufacturing processing, servicing and repair in household industry and 6940 persons are engaged with miscellaneous services. The sub division is totally agro based and important activities of the town are, trade and commerce, services followed by manufacturing and household industries forming significant occupation in the economic base of the town.

(vi) **Demography**

In 1961 town has a meagre population of 5348 persons. In 1971 the population 7740 persons only, which increased about two time in 1981 and became 13065 persons. In 1991 the population was 20991 and in 2001 it increased upto 31904 persons with decadal growth rate +51.99 percent. The population during the past decades has been increased due to setting up of industrial units, a planned Mandi Town and Several other features like courts, Rest House, Colleges with more employment opportunities. The decennial population growth from 1961 to 2021 AD is given below :-

**Table 1**

YEAR	POPULATION	PERCENTAGE OF INCREASE
1961	5,348	-
1971	7,140	+ 33.50
1981	13,065	+ 82.98
1991	20,991	+ 60.66
2001	31,904	+ 51.99
2011	60, 000 (Projected)	+ 88.06
2021	1,10,000(Projected)	+ 83.06

The above table I shows that the population growth increasing 82.98 percent during 1971 to 1981. It is Considering that the population will grow with its normal growth rate i.e. 83.00 percent, the population will be 1,10,000 by 2021 AD.

(vii) **Need for declaration of controlled Area/ development plan**

The town has experienced changes in its physical and functional structures, only in the recent past as a result of which lot of haphazard growth has taken place. Therefore, in order to check the haphazard and unplanned growth of the town a sizeable area around Ratia town has been declared as controlled area under the Punjab Scheduled Roads and controlled Areas, Restriction of Unregulated Development Act, 1963, vide Haryana Government, Town and Country planning Department, notification No. CCP(NCR)/F.T.D./C.A./A/2006/2831, dated the 13 September, 2006 published in Haryana Government gazette on dated the 13<sup>th</sup> September, 2006.

The town does not have any railway link and northern part of town is flood prone which hamper further extension of the town. Ghaggar river also act as a physical barrier towards northern side. Keeping in view, all the above facts the Draft Development Plan 2021 AD Ratia has been prepared upto 2021 A.D for a population of 1.10 Lacs .

(viii) **Necessity of residential, commercial, industrial, Institutional uses.**

Due to change in the status of town from Tehsil to Sub Divisional a town will require more residential, Institutional, commercial and industrial areas, Further keeping in view the possibility of increase in industrial activities, institutional activity and commercial activity in the town, there is necessity of setting up a Transport Nagar and the infrastructure like District Commercial centre, wholesale market, warehousing etc.

(ix) **Land Use Proposal**

The Draft Development Plan has been prepared for the projected population of 1.10 lacs persons by 2021 A.D. To meet the requirement of various socio-economic activities in the town, land is rationally earmarked for different land uses taking into account the nature of town; inter-linkages of town and the new status of town as sub-

division due to land is fixed for different uses. Total Urbanizable Area 700 Hectare is calculated for the population of 1.10 lacs assuming over all density of 158 persons per hectare. The extent of various uses is given below :-

#### LAND USES

Serial Number	Name of the use	Area within Municipal Limit (in hectare)	Controlled Area (in hectare)	Total Area (in hectare)	Percentage to total
1	Residential	70	330	400	33.20%
2	Commercial	18	110	128	10.62%
3	Industrial	-	215	215	17.84
4	Transport and Communication	-	161	161	13.36%
5	Public Utility	-	77	77	6.39%
6	Public and Semi-Public	3	36	39	3.24%
7.	Open Spaces (Including Green Belt)	5	180	185	15.34
	<b>Total</b>	<b>96</b>	<b>1109</b>	<b>1205</b>	<b>100%</b>

#### DESCRIPTION OF LAND USES

##### (i) RESIDENTIAL

Land required for residential and its ancillary purposes are estimated to be 400 hectares by 2021 A.D. This estimate includes both, land within Municipal limits as well as in the Controlled Area. The sectors designated for this land use are 1, 2, 5 part, 6 part, 9, 10, 11, 12 and 13. However, sector 12 falls in existing town. The net density for the proposed residential sectors is 275 persons per hectare. All residential sectors are distributed in relationship with other land uses.

##### (ii) COMMERCIAL

A planned grain market (now closed) developed by the Colonization Department. An area about 128 hectare has been proposed in Sector-5 part, 6 part and 16 for commercial which includes Retail Trade, Ware Houses, Godowns and Storages etc. Provision of additional grain market has been kept in Sector-16. However, sector 6 part is proposed to be developed as city centre.

##### (iii) INDUSTRIAL

An area of about 215 hectare has been proposed in sector 4, 7 and 8 for the development of industries. These Sectors have been proposed along the proposed connecting road from Fatehabad to Tohana. The industrial area has been provided in south-east side of the town. Further, the industrial zone has been adequately segregated from the other uses by 50 metre wide green belt. This Industrial sectors will cater all type of Industries i.e small medium and large scale.

##### (iv) TRANSPORT AND COMMUNICATION

Keeping in view the accessibility from the farthest point of the town, the main bus stand has been provided in sector -6 which is abut on the proposed sector dividing road of sector -5 & 6. An area of about 60 hectare has been proposed for transport nager in Sector-3. The proposed peripheral V-2 Road will connect Sector-3, 7, 8, 9, 10, 11, 14, 15, 16 and 17. The classification of roads with their land reservation has been indicated in the following table :-

Serial number	Classification of Roads	Land Reservation
1	V-1 Scheduled Roads	Existing width with 45 metres green belt on both sides. (Outside municipal committee Limit)
2	V-2 Peripheral Road	45 metres width with 30 metre green belt on both sides
3	V-3 Sector Roads	45 metres width

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by Haryana Urban Development Authority and private

developers. The floor area ratio and saleable area shall continue to be permitted only on the net planned area.

**(v) PUBLIC UTILITIES**

An Area of about 77 hectare has been proposed for public utility services like water supply, grid sub-station, sewerage disposal, solid waste disposal etc.

For solid waste disposal 50 acre land has been earmarked in agriculture zone on road leading to village Lali. For extension of Water works approximately 27 hectare land has been proposed in Sector 14. Similarly, sewerage disposal site and electrical grid sub station has been provided in Sector 17.

**(vi) PUBLIC AND SEMI PUBLIC USES**

An area about 39 hectares has been proposed for public & semi-public use in Sector-14 which includes administrative complex i.e. Court, Tehsil , Public building like educational, medical and Health institution, theatres and Cultural building for non-commercial nature.

**(vii) OPEN SPACES**

An area about 185 hectare has been proposed for open spaces which includes green belt along the peripheral roads and other major roads .Site for stadium has been provided in Sector 14.A tourist complex including park has been Proposed in sector -6.

The green belt shown along the sector/ arterial roads shall be primarily meant for the widening of the sector/arterial road in future. However, till such time the widening does not take place, the said area may be utilized for nursery/plantations, fuel-filling station, communication lines, utility services etc. with the prior approval of the Director.

**(viii) AGRICULTURAL ZONE**

A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development with in this area such as the extension of existing villages 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 the area as an agricultural area.

**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 Regulation**

Governing use and development of land in the controlled area around Ratia town as shown in Drawing No. DTP (F) 79/2006, dated 4<sup>th</sup> August, 2006.

**I GENERAL**

- (1) These zoning regulations forming part of the draft development plan for the controlled area around Ratia town shall be called zoning regulations of the draft development plan for controlled area, Ratia .
- (2) The requirements 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 (Punjab Act 41 of 1963) and the rules framed there under: -

**II. Definitions:**

**In these regulations:-**

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;

- (c) "Drawing" means Drawing No. DTP(F)79/2002, dated the 4<sup>th</sup> August, 2006;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

<b>Name of controlled area and notification no.</b>	<b>Material Date</b>
Controlled area Ratia, notified vide Haryana Government, Town and Country Planning Department, notification No. C.C.P.(N.C.R.)/F.T.D./C.A./A/2006/2831, dated the 13 <sup>th</sup> September, 2006 and published in Haryana Government Gazette, dated the 13 <sup>th</sup> September, 2006.	13 <sup>th</sup> September, 2006

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

#### **Explanation:**

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of Sector and on the approved layout plan of the Colony in the case of colony excluding the land under major roads and their adjoining green belts, if any, and the area unfit for building development within the sector or the colony as the case may be;
- (2) For the purposes 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 unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;



- (s) The terms “Act”, “Colony”, “Coloniser”, “Development Plan”, “Sector” and “Sector Plan” shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) “Farm House” means a house constructed by the owner of a farm at his land for the purpose of:-
- (i) dwelling unit i.e. main use; and
  - (ii) farm shed i.e. ancillary use.

**Notes:-**

- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding “provision of farm house outside abadi-deh in rural/agricultural zone”;
  - (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metres;
  - (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
  - (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
  - (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
  - (y) “Rural Industries Schemes” means industrials unit, which is registered as rural industries schemes by the Industries Department;
  - (z) “Small Scale Industries” means industrial unit, which is registered as small scale industries by the Industries Department;
  - (za) “Agro based industries” means an industrial unit, which uses foodgrains, fruits or agro waste as a raw material; and
  - (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963);
  - (zc) "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-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
  - (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted; and
  - (ze) "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.
  - (zf) "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.

### III. Major Land Uses/Zone

- (1)
  - (i) Residential Zone
  - (ii) Commercial Zone
  - (iii) Industrial Zone
  - (iv) Transport and Communication Zone
  - (v) Public Utility Zone
  - (vi) Public and Semi Public Zone (institutional Zone)
  - (vii) Parks and Open Spaces Zone
  - (viii) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

### IV. Division into Sectors

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

### V. Detailed land uses within major uses

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the

rules may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning regulations.

#### **VI. Sectors not ripe for development**

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

#### **VII Sectors to be developed exclusively through Government Enterprises**

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

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

#### **VIII. Land Reservations for Major Roads**

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

<b>Classification</b>		<b>Land Reservation</b>
(i)	V-1 Scheduled Roads	Existing width with 45 Metres green belt on both sides (Outside M.C. Limit).
(ii)	V-2 Peripheral Road	45 metre width with 30 metre green belt on both sides
(iii)	V-3 Sector Roads	45 metres wide

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

(3) The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by Haryana Urban Development Authority and private developers. The floor area ratio and saleable area shall continue to be permitted only on the net planned area.

#### **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:

- 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;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- 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:

- 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,
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

#### **X. Discontinuance of non conforming uses:**

- 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.
- If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- 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 roads laid out and constructed upto the situation of the plot to the satisfaction of the Director.

#### **XIII. Minimum size of plots for various types of building**

- (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 unsubsidized 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 scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites shall be as specified in the scheme.

#### **XIV. Site coverage, Height and bulk of building under various types of buildings**

Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial No.	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1	Group housing	35%	175	-
2	Government offices	25%	150	-
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
4	Warehousing	75%	150	-

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

#### **XV. Building lines in front and rear of buildings**

These shall be provided in accordance with rules 51, 52 and 53 of the Rules.

#### **XVI. Architectural control**

Every building shall conform to architectural control prepared under rule 50 of the Rules.

#### **XVII. Relaxation of agricultural zone**

In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan-

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



**Provided that-**

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

**Explanation**

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

**XVIII Density**

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

**XIX. Provision of Farm House outside Abadi-Deh in Agricultural Zone:**

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
<b>(i) Site coverage</b>	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	-do-
<b>(ii) Height and storey.</b>		11 Metres, three storeyed	4 metres, single storey.

**(iii) Set back:**

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

- (a) Where the road is bye-pass to a scheduled road 100 metres
- (b) Where the road is a scheduled road 30 metres
- (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 in part-II

**(vii) Services, Water supply** (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.

- (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules:

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

## **XX. Relaxation of development plan**

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

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

- (i) **LOCATION**
  - (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only;
  - (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 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 No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	minimum 50 Acres

### **(iii) MISCELLANEOUS**

#### **I Parking**

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

#### **II Other Activities**

- (a) incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the gross 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 /Rural 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.

## APPENDIX A

### CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
<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.
<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		Cemetresies, crematories etc
	750		Fuel filling stations and Bus Queue shelters

800

## Agricultural land

810	Market Garden
820	Orchards and Nurseries
830	Land Under staple crops
840	Grazing and Land pastures
850	Forest Land.
860	Marshy Land
870	Barren Land
880	Land under water

## APPENDIX B

### I. RESIDENTIAL ZONE:

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

As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.

- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

As per the policy/ parameters decided by the Government

### II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Any other use which the Director in public interest may decide

As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies

### III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry

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

- (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 and retail shops
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/Information Technology Industrial Units

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

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

At sites earmarked in the sector plan

#### **VI. 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) Any other recreational use with the permission of Director.
- (vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads

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

#### **VII. 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

#### **VIII. USES STRICTLY PROHIBITED:**

Storages of petroleum and other inflammable material without proper license.

#### **IX. AGRICULTURE ZONE**

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State



- Government
- (vi) Milk chilling station and pasteurisation plant
  - (vii) Bus Stand and railway station
  - (viii) Air ports with necessary buildings
  - (ix) Wireless stations
  - (x) Grain godowns, storage space at sites approved by the Director
  - (xi) Weather stations
  - (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
  - (xiii) Telephone and electric transmission lines and poles
  - (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
  - (xv) Cremation and burial grounds
  - (xvi) Petrol filling station and service garages
  - (xvii) Hydro electric/thermal power plant sub-station
  - (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
  - (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-
    - (i) Located within half kilometres 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 kilometres zone referred to in (1) above upto a depth of 100 metres along the approach road.
  - (B) Non-Polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State highway.
  - (C) The site should not fall within 900 metres restricted belt around Defence installations.
  - (xx) Small Restaurants and Motels along National Highways
  - (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
  - (xxii) Any other use, which Government may in Public Interest, decide

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

#### APPENDIX -1

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

- (A) **Computing Devices including:**
  - Desktop
  - Personal Computer
  - Servers
  - Work-station
  - Nodes
  - Terminals
  - Network P.C
  - Home P.C.
  - Lap-top Computers
  - Note Book Computers
  - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
  - Network Interface Card(NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
  - SIMMs Memory
  - DIMMs Memory
  - Central processing Unit (CPU)
  - Controller SCSI/Array
  - Processors Processor/Processor Power Module/Upgrade

- (C) **Storage Units including :**
  - Hard Disk Drives/Hard Drives
  - RAID Devices and their Controllers
  - Floppy Disk Drives
  - C.D. ROM Drives
  - Tape Drives DLT Drives/DAT
  - Optical Disk Drives
  - Other Digital Storage Devices
- (D) **Other**
  - Key Board
  - Monitor
  - Mouse
  - Multi-media Kits
- (E) **Printers and Output Devices including**
  - Dot matrix
  - Laserjet
  - Inkjet
  - Deskjet
  - LED Printers
  - Line Printers
  - Plotters
  - Pass-book Printers
- (F) **Networking products including**
  - Hubs
  - Routers
  - Switches
  - Concentrators
  - Trans-receivers
- (G) **Software including**
  - Application Software
  - Operating system
  - Middleware/Firmware
- (H) **Power supplies to Computer Systems including:**
  - Switch mode power supplies
  - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**  
(related to IT Industry)
  - Fibre Cable
  - Copper Cable
  - Cables
  - Connectors, Terminal blocks
  - Jack panels, patch cord
  - mounting cord/wiring blocks
  - Surface mount boxes
- (J) **Consumables including:**
  - C.D.ROM /Compact Disk
  - Floppy Disk
  - Tapes DAT/DLT
  - Ribbons
  - Toners
  - Inkjet Cartridges
  - Inks for Output devices
- (K) **Electronic Components:**
  - Printed Circuit Board/populated PCB
  - Printed Circuit Board/PCB
  - Transistors
  - Integrated Circuits/ICs
  - Diodes/Thyristor/LED
  - Resistors

Capacitors  
Switches(On/Off, Push button, Rocker, etc.)  
Plugs/sockets/relays  
Magnetic heads, Print heads  
Connectors  
Microphones/Speakers  
Fuses

**(L) Telecommunication Equipment including:**

Telephones  
Videophones  
Fascimile machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
Antenna and Mast  
Wireless datacom equipment  
Receiving equipments like Pagers, mobile/Cellular Phones, etc.

**VSATs**

Video Conferencing Equipments

\* Including Set Top Boxes for both Video and Digital Signaling.

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

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

Note: Services which would not be included are:-

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

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

- (i) Back-Office Operations
- (ii) Call Centres
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

**SHAKUNTALA JAKHU,**  
**Financial Commissioner and Principal**  
**Secretary to Government, Haryana,**  
**Town and Country Planning Department.**