

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification
The 7th April, 2011

No. CCP (NCR)/FDP(PAL)/2011/886.—In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/(PAL)/2010/4090, dated the 4th November, 2010 the Governor of Haryana hereby publishes the Final Development Plan 2031 A.D. for Prithla and adjoining controlled areas, alongwith restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

Drawings

1. Existing land use plan bearing drawing No. D.T.P. (PAL) 16/10 dated the 5th October, 2010.
2. Final Development Plan drawing No. DTP (PAL) 23/11 dated the 13th January, 2011.

Annexure A

Explanatory note on the Final Development Plan 2031-AD. for Prithla and adjoining Controlled Areas.

I Background

The Government of India in year 2007 decided to construct a Dedicated Rail Freight Corridor linking Delhi and Mumbai namely Delhi- Mathura Dedicated Freight Corridor. As per RITES, the proposed 2762 kilometres corridor will enter Haryana in district Mohindergarh near Narnaul and pass through district Rewari, Dharuhera, Tauru, Sohna, Prithla from where it is proposed to go to Tuglakabad (New Delhi) and Dadri (U.P.). Total length of Corridor in Haryana is about 274 kilometres. As per the alignment received from Dedicated Freight Corridor Corporation of India Limited, the Dedicated Freight Corridor passes through the Draft Development Plan Prithla near Asoati and goes towards East and cross the eastern periphery road. Further the Government of India has also decided to develop Delhi-Mumbai Industrial Corridor (DMIC) upto an extent of 150 kilometres as an influence zone of proposed Freight Corridor wherein Industrial and Logistic hubs will be developed. In the Draft Development Plan of Kundli-Manesar-Palwal Global Corridor, a proposal to develop a Dry Port/Freight City at Prithla has also been proposed. To realize the objectives of planned development envisioned in the Kundli-Manesar-Palwal Global Corridor. Project and Delhi-Mumbai Industrial Corridor (DMIC), Draft Development Plan Prithla-2031 A.D. has been prepared for adjoining controlled areas.

II Location and Regional Setting

Palwal town is located at a distance of about 22 kilometres from Faridabad-Ballabgarh Complex. Prithla is located in National Capital Region at National Highway number-2 (Delhi-Mathura road) between Faridabad-Ballabgarh and Palwal. Nearest railway stations are Asaoti, Ballabgarh and Palwal and the nearest airport is Indira Gandhi International Airport, New Delhi. It is geographically located at 28°-13' North Latitude and 77° -18' East Longitude.

III Physiography and Climate

The topography of the area is almost leveled with fertile agricultural land. Only bunds made for canals, roads and railways disturb the contour lines in the area. Availability of portable water is reasonably good particularly towards Agra Canal. The area is not prone to flood.

IV Demography

According to census data, Prithla village had population of 6300 persons in 2001. Other adjoining rural settlements namely, Devli (2783 persons), Jatola (1194 person) Dudhola (3947 persons), Mirapur (837 persons), Tatarpur (744 persons) and Baghola (4171 persons) also fall in the proposed urbanizable area of the plan. Total existing

population of rural settlement within urbanizable limits as per Census 2001 is 19,976 persons. Considering the population growth as 50% for next three decades each the proposed population of above settlements for 2031 AD will be 67,419 persons. Nature of the township is to be industrial and logistic hub and keeping in view the population growth, villages fall in the urbanisable zone, and as such Draft Development Plan for a population of 1, 22, 000 persons (approximately) has been prepared for 2031 A.D.

V Availability of Physical and Social Infrastructure

The proposed plan is for development of industrial hub in and around rural settlements. The area is well linked with National Highway number-2 and Delhi-Mumbai Railway line. The nearest station is Asaoti. The proposed plan is for Development of a new industrial township and as such there is no such social infrastructure available in the area.

VI Need for Declaration of Controlled Area

First Final Development Plan for Faridabad-Ballabgarh controlled area was published on 19th January, 1966. Since Faridabad-Ballabgarh complex was an important industrial town, therefore, Department continued to declare additional controlled areas around this urban complex and also amended Development Plan from time to time. Trend of development is observed mostly on Prithla-Dudhola road and Prithla-Jatola road in a haphazard way. Therefore, controlled areas around industrial/religious sites and Expressway have been declared to prevent ill planned and haphazard Development.

A small stretch of land in village Prithla and adjoining villages situated between the controlled areas of Faridabad-Ballabgarh complex and Palwal though has potential for development but because of statutory limit of 8 kilometres up to which controlled areas could be declared, this area could neither be covered in the controlled area of Faridabad-Ballabgarh nor in that of Palwal. In order to regulate the development in this pocket, controlled area under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) were declared controlled area boundary vide notification No. 3522-2TCP-74/24996, dated the 1st July, 1974 published on the 17th October, 1974, additional controlled area (around Faridabad-Ballabgarh Complex) notified vide notification No. 12869-10 DP-82/3528, dated the 3rd March, 1982 published in the Haryana Government gazette, dated the 22nd April, 1982, additional controlled area around F.C.A. declared vide Haryana Government Gazette notification No. F.C.A./S.T.P./91/P-46, dated the 30th September, 1991 published on the 1st January, 1991, around High School Prithla vide notification No. JD-91-757, dated the 22nd January, 1991, around Primary School Dungarpur, around High School Jaundapur vide notification No. JD/91/752, dated the 22nd January, 1991, around Primary School JD-91/754, dated the 22nd January, 1991 around Primary School of village Kalwaka, around Primary School Dehlaka village Paroli vide notification No. JD/91-755, dated the 22nd January, 1991 around Primary School Bhurja vide notification No. JD/91-760, dated the 22nd January, 1991, around Primary School Nangla Bhiku vide notification No. JD-91-761, dated the 22nd January, 1991, around Primary School Chhaprola vide notification No. JD/91-762, dated the 22nd January, 1991 around Baba Ban Khandi Narsing Dass Temple village Prithla vide notification No. CCP (NCR)/EW/ (KMP) FBD/18/CA/B/2006/1270, dated the 31st May, 2006, around Senior Secondary School Dhatir vide notification No. CCP (NCR)/ EW/ (KMP) FBD/18/CA/B/2006/1261, dated the 31st May, 2006, around High School Dudhola vide notification No. CCP (NCR)/EW/(KMP) FBD/18/CA/B/2006/1262, dated the 31st May, 2006, around Primary School Mirapur CCP (NCR) /EW / (KMP) FBD/ 18/ CA/ B/2006/1263, dated the 31st May, 2006, around Primary School Jatola, Tatarpur vide notification No. CCP (NCR)/EW/(KMP) /18/CA/B/2006/1264, dated the 31st May, 2006, around Middle School Sikandarpur vide notification No. CCP (NCR)/EW/ (KMP) FBD/18/CA/B/2006/1267, dated the 31st May, 2006, around Primary School at Badi Mandpuri village Kalwaka vide notification No. CCP (NCR)/ EW/ (KMP) FBD/ 18/ CA/ B/2006/1269, dated the 31st May, 2006, around Primary School Tehrki vide notification No. CCP (NCR)/EW/(KMP)FBD/18/CA/B/2006/1266, dated the 31st May, 2006 published in Haryana Government Gazette notification-dated the 31st May, 2006. Controlled Area of village Ladpur, Mandkol & Kakripur vide gazette notification No. CCP (NCR) /FBD/LDP-MKL/ACA/2010/329 dated the 2nd February, 2010, controlled area around primary school, village Sehrala vide notification No. CCP (NCR)/PWL-SEHRALA/CA /2010/ 2382 dated the 21st June, 2010.

Proposals

The proposed township which is located quite close to Delhi and also has good connection with the surrounding areas is proposed to be developed mainly as industrial and logistic hub/Dry Port City. In order to prepare a meaningful, realistic and pragmatic Draft Development Plan in consonance with Kundli-Manesar-Palwal Global Corridor Plan and alignment of Delhi-Mumbai Dedicated Freight Corridor, it is imperative to include adjoining parts of Controlled Areas of Faridabad-Ballabgarh and Palwal, Development Plans of Faridabad-Ballabgarh and Palwal would also be partially modified to the extent of urbanization proposals given in the Draft Development Plan of Prithla Controlled Area in the adjoining areas of Faridabad-Ballabgarh and Palwal Controlled Areas. The extent of various land uses proposed in the plan given below: -

Major land use proposals:

Serial number	Land uses	Area in acres	Percentage
1	Residential	987	11.29
2	Commercial	133	1.52
3	Industrial	3102	35.49
4	Transport and Communication/ Dry port.	3548	40.59
5	Public utility	200	2.29
6	Public and semi public	116	1.32
7	Park/Open space Bani/Forest land	655	7.49
	Total	8741	100

The residential area also includes 548 acres of proposed area under the village abadi village extensions.

Description of land uses**1 Residential**

For a population of 1, 22, 000 persons with a density of approximately 120 persons per acres for residential sectors and 87 person per acre for villages expansion area proposed around existing villages falls in the urbanizable zone. Total land proposed for residential purpose is 987 acres, out of total residential area, 548 acres proposed for village expansion which also includes another rural infrastructure activity. One residential Sector -6 having an area of 439 acres has been proposed on west side of Prithla village to meet the need of the workers population etc. with the following proviso:-

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

2 Commercial

Keeping in view the future basic necessities of the area about 133 acres of land has been reserved for commercial purposes. The Commercial area located in sector 5A and 7 is proposed for Commercial uses like retail trade, Banks, Offices, Restaurants and other allied use etc.

3 Industrial

Industrial activities will be one of the major activity of the proposed town. The proposed town has been conceived as industrial hub therefore an area of 3102 acres i.e. 35.49 % of total urbanizable area has been earmarked for industrial use for agro based, agro supporting, light industries and medium industries etc. A green buffer of 50 metres width is provided between residential sector and industrial area to avoid pollution. 12 sectors for industrial purpose have been proposed in plan on both sides of National Highway number -2 adjacent to Freight city/Dry port city.

4 Transport and communication

As the logistics hub will also be one of the major activities, therefore, an area of approximately 3548 acres i.e. approximately 40.59% of the total urbanizable area has been proposed for Dry Port City along the existing Delhi-Mathura Railway line as well as on both sides of proposed Dedicated Freight Corridor alignment.

Circulation pattern of Prithla has been proposed on grid iron pattern. The alignment of proposed Dedicated Delhi-Mumbai Rail Freight Corridor, National Highway number -2, Delhi-Mathura line and proposed Eastern and Western Expressway have been considered as back bone of Draft Development Plan proposal and attempt has been made to fully exploit the potential of the new links. Keeping in view the volume of traffic likely to be generated, 100 metres outer peripheral road alongwith 30 metres wide green belt have been proposed. The other sector dividing roads have been proposed as 60 metres wide.

5 Public utility

An area of 200 acres has been proposed for public utilities i.e. for water works, disposal works, Electric grid sub station and solid waste disposal. A site of 53 acres for solid-waste disposal has been proposed beyond the existing Delhi-Mathura Railway line near village Mandkol which will also serve urbanizable area of Palwal town. A site of 97 acres has been proposed on Palwal-Sohna road for water works and electric sub-station etc. An area of

50 acres has been proposed for public utility near village Chaprola adjoining the Gauchi drain. Presently potable water to existing village settlements is being supplied by tube wells. Sufficient ground water is available along Agra canal to meet the requirement of proposed population.

6 Public and semi public

An area of 116 acres has been reserved in sector 6A for public and semi- public uses. The land reserved for this purpose is mainly, proposed for such public buildings like Government offices, Educational building, medicals, fire station, health facilities and other public utility buildings.

7 Open spaces

An area of 655 acres has been earmarked for recreational purposes, open spaces, Bani/Forest land and parks etc.

8 Agriculture zone

The remaining area surrounding the urbanization proposals, which is predominantly agricultural, is proposed to be reserved as agriculture zone. An agriculture zone, however, would not eliminate the essential building activities within this area, such as the extension of the existing village contiguous to abadi-deh, if undertaken under project approved or sponsored by Government, and ancillary facilities necessary for the maintenance and improvement of this rural area.

9 Zoning regulations

The Legal sanctity to the proposals regarding land use is being given to the 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 will 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 areas as shown in Drawing No. DTP (PAL)23/11, dated the 13th January, 2011..

I General

(I) These zoning regulations forming part of the Development Plan for the controlled area village Prithla and adjoining controlled areas shall be called zoning regulation of Draft Development Plan for the controlled area Development Plan Prithla.

(II) The requirements of these regulations shall extent to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Road and controlled areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed thereunder.

II Definitions

In these regulations:

- (a) "Approved" means approved under the rules;
- (b) "Building rules" means rules contained in Part-VII of the rules;
- (c) "Drawing" means Drawing no.. DTP (PAL)23/11 the 3th January, 2011
- (d) 'Floor Area Ration' (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 of appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, 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 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;
- (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 controlled areas notified under section (4) 5 of Act 41 of 1963 vide Haryana Government gazette notifications: - declared controlled area boundary declared vide notification No. 3522-2TCP-74/24996, dated the 1st July, 1974 published on the 17th October, 1974, additional controlled area (around Faridabad-Ballabgarh Complex) notified vide notification No. 12869-10 DP-82/3528, dated the 3rd March, 1982 published in the Haryana Government gazette, dated the 22nd April, 1982, additional controlled area around F.C.A. declared vide Haryana Government Gazette notification No. F.C.A./S.T.P./91/P-46, dated the 30th September, 1991 published on the 1st January, 1991, around High School Prithla vide notification No. JD-91-757, dated the 22nd January, 1991, around Primary School Dungarpur, around High School Jaundapur vide notification No. JD/91-752, dated the 22nd January, 1991, around Primary School JD-91/754, dated the 22nd January, 1991 around Primary School of village Kalwaka, around Primary School Dehlaka village Paroli vide notification No. JD/91/755, dated the 22nd January, 1991 around Primary School Bhurja vide notification No. JD/91-760, dated the 22nd January, 1991, around Primary School Nangla Bhiku vide notification No. JD-91-761, dated the 22nd January, 1991, around Primary School Chhaprola vide notification No. JD/91-762, dated the 22nd January, 1991 around Baba Ban Khandi Narsing Dass Temple village Prithla vide notification No. CCP (NCR)/EW/ (KMP) FBD/18/CA/B/2006/1270, dated the 31st May, 2006, around Senior Secondary School Dhatir vide notification No. CCP (NCR)/ EW/ (KMP) FBD/18/CA/B/2006/1261, dated the 31st May, 2006, around High School Dudhola vide notification No. CCP (NCR)/EW/(KMP) FBD/18/CA/B/2006/1262, dated the 31st May, 2006, around Primary School Mirapur CCP (NCR) /EW / (KMP) FBD/ 18/ CA/ B/2006/1263, dated the 31st May, 2006, around Primary School Jatola, Tatarpur vide notification No. CCP (NCR)/EW/(KMP) /18/CA/B/2006/1264, dated the 31st May, 2006, around Middle School Sikandarpur vide notification No. CCP (NCR)/EW/ (KMP) FBD/18/CA/B/2006/1267, dated the 31st May, 2006, around Primary School at Badi Mandpuri village Kalwaka vide notification No. CCP (NCR)/ EW/ (KMP) FBD/ 18/ CA/ B/2006/1269, dated the 31st May, 2006, around Primary School Tehrki vide notification No. CCP (NCR)/EW/(KMP)FBD/18/CA/B/2006/1266, dated the 31st May, 2006 published in Haryana Government Gazette notification dated the 31st May, 2006. Controlled Area of village Ladpur, Mandkol & Kakripur vide gazette notification No. CCP (NCR) /FBD/LDP-MKL/ACA/2010/329 dated the 2nd February, 2010, controlled area around primary school, village Sehrala vide notification No. CCP (NCR)/PWL-SEHRALA/CA /2010/ 2382 dated the 21st June, 2010.
- (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" shall mean 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 and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building

and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;

- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (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 (Punjab Act 41 of 1963) and Rules, 1965;
- (t) "Farm House" shall mean 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;

- (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" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/or, as may be defined by the Government of Haryana from time to time;
- (zc) "Cyber Park"/"Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (zd) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed;
- (ze) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future;
- (zf) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III Major land uses/zone(1)

- (i) Residential zone
- (ii) Commercial zone
- (iii) Industrial zone
- (iv) Transport and communication zone/Dry port
- (v) Public Utility Zone
- (vi) Public and semi public zone (institutional zone)
- (vii) 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 number (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 General 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) For the development of sectors reserved for commercial use, private developers shall be permitted to develop to the extent of 50% of the sector area as per the layout plan approved by competent authority, after obtaining license under Act No. 8 of 1975. Balance 50% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.

(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 its agencies indicated above.

VIII Land reservations for major roads

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

Serial number.	Classification	Name of the roads	Land reservation
1	V-1	Peripheral road	100 metres road with 30 metres green belt on one side excluding the road between sector-11, 12, 13 and Dry Port City.
2	V-2	National Highway number-2	Existing width with 60 metres green belt on side including 12 metres wide service road.
3	V-3	Sector dividing road	60 metres wide.

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio (FAR) in the plotted/group housing colony; while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and Information Technology Park/Cyber City the benefit of 10% of floor area ratio 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 General, but not exceeding ten years; provided that the owner of the building concerned:

- undertakes to pay to the Director General, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director General to do so in this behalf;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director General; 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 General, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director General 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 General.

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 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.
- After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- 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-

- 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
- the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director General.

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 scheme will be 5 acres if it forms a part of licenced 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 site shall be as specified in the scheme.

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

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	75%	150

Note Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage 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 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 General, as determined by him, the proportionate charges as and when called upon by the Director General 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) (i) for use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the Controlled Areas of High/Hyper potential zones falling in industrially backward blocks on public roads/rastas (other than scheduled road and National Highway) of minimum 12 metres width after leaving at least 20 metres wide strip of green belt along the road to be used for its development in future.
- (ii) for use of non/less polluting medium and large scale units in Agriculture Zone of Controlled Areas of High/Hyper potential zones falling in industrially backward blocks mentioned in industrial policy on roads of minimum 24 metres width (including scheduled road) after leaving at least 30 metres wide green belt along the road to be used for its development in future.
- (iii) 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

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

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 acres minimum.	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 square yards.	-do-
(ii) Height and storey		11 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 (u), (v) and (w) of clause-II.
- (vii) **Services, water supply and drainage**
- | | |
|-----|--|
| (a) | Good potable water supply should be available in the farm for human consumption in case farm house is built. |
| (b) | Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings. |
| (c) | Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules. |
| (d) | The distance between the septic tank and open well or tubewell shall be as provided in the Rules. |

Provided that 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 Relaxation of development plan

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

XXI Provisions of information technology units and cyber parks/cyber cities

(i) Location

- (a) Information technology industrial units will be located in industrial areas/industrial zones only;
- (b) Cyber parks/ information technology parks will be located either in industrial areas or industrial/residential zones abutting on minimum 60 metres road of width (ROW) sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber cities:- The location of such a facility will be decided by the Government;

(ii) Size

Serial number	Type	Size
1	Information technology industrial unit	1 to 5 acres
2	Cyber park / information technology park	5 to 15 acres
3	Cyber city	minimum 50 Acres

(iii) **Miscellaneous****I Parking**

- (a) One equivalent car space for every 50 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology industrial unit and cyber city;
- (b) 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;
- (e) The Government may impose any other condition as deemed necessary from time to time.

XXII Setting up of communication towers

- (i) **Location:** The communication towers can be setup in residential, transport and communication, public and semi-public, open spaces, special and agricultural zones with the permission of the competent authority.
- (ii) **Approach:** 11.0 feet in agriculture zone and 30.0 feet in other zones/open spaces.
- (iii) **Height:** The maximum height of the tower from the ground level should not exceed 60 metres subject to clearance from the Defence, Civil Aviation and Doordarshan .

Appendix A**Classification of land uses**

Main code	Sub code	Main group	Sub group
100		Residential	Residential sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government office
	250		Restaurants, Hotels and Transient Boarding houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist house etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional establishments
300		Industrial	
	310		Service industry
	320		Light industry
	330		Extensive industry
	340		Heavy industry.
400		Transport and communication	
	410		Railway yards, railway station and sidings.
	420		Roads, road transport depots and parking areas
	430		Dockyards, jetties
	440		Airport/air stations

	450		Telegraph offices, telephone exchanges etc
	460		Broadcasting station
	470		Television station
	480		Inland Container Depot.(Ware Housing)
500		Public utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and gas work.
	550		Solid waste sites
600		Public and semi public	
	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
700		Open Spaces	
	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
	760		Water bodies/ lakes
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
	890		Diary farming

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.

Any other minor needs to ancillary to residential use

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

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

As per the policy/ parametres decided by the Government

II Commercial zone

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

Any other use which the Director General in public interest may decide

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

III Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, 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 %	50 %	Minimum 18 metres
2	Restaurants	1000 sq m	2000 Sq m	2	10 %	30 %	150 %	Minimum 18 metres
3	Two/ Three Star Hotels	1.0 Acs	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 metres
4	Five Star Hotels	2.5 Acs	4.0 Acs	1	15 % (commercial)	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

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

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 25 acres. The area utilisation shall be as under: -

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	

- (xiv) Communication Towers
 (xv) Ready mix Concrete Plant, Wet Mix Plants, Hot Mix Plants
 (xvi) Any other use permitted by the Director General.

IV Transport and communication zone

- (i) Railway yards, railway station and siding
 (ii) Transport Nagar, Roads and Transport depots and parking areas
 (iii) Airports and Air Stations
 (iv) Telegraph offices and Telephone exchange
 (v) Broadcasting stations
 (vi) Televisions station
 (vii) Agricultural, horticulture and nurseries at approved sites and places
 (viii) Petrol filling stations and service garages
 (ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands
 (x) Communication Towers
 (xi) Warehouses upto a maximum limit of 5% of the total area of the sector

At sites earmarked in the sector plan

V Public utilities

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

At sites earmarked in the sector plan

VI Public and semi public uses zone

- (i) Government offices, Government Administration centres, secretariats and police station
 (ii) Educational, cultural and religious institutions
 (iii) Medical health institutions
 (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
 (v) Land belonging to Defence
 (vi) Dhabas, Restaurants as under: -

Sr. No	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	50 %
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %

At sites earmarked in the sector plan

- (vii) Communication Towers
 (viii) Any other use which Government in public interest may decide

VII Open spaces

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director General.
- (v) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- (vi) Water bodies/lakes.
- (vii) Communication Towers
- (viii) Any other recreational use with the permission of Director General.

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

VIII Uses strictly prohibited:

Storages of petroleum and other inflammable material without proper license.

IX Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director General.
- (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 General
- (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 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 (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) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

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

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

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%	40%
2.	Restaurant	2000 sq. metres	1 acre	15%	30%	150%
3.	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4.	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5.	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6.	Resort	4 acres	10 acres	15%	30%	150%
7.	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

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

(xxi) Banquet Hall as per the following norms:-

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

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

(xxiii) Communication Towers

(xxiv) 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 short term basis.

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

APPENDIX -1**Categories of Industries included in the scope / definition of Information Technology Industry**

- (A) Computing Devices including**
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) Network Controller Card/ Memories including**
 - Network Interface Card (NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory
 - Central Processing Unit (CPU)
 - Controller SCSI/Array
 - Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers

- (G) **Software including**
Application Software
Operating system
Middleware/Firmware
- (H) **Power supplies to Computer Systems including**
Switch Mode Power Supplies
Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jack Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes
- (J) **Consumables including**
C.D.ROM /Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices
- (K) **Electronic Components**
Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches(On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses
- (L) **Telecommunication Equipment including:**
Telephones
Videophones
Fascimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
Antenna and Mast
Wireless datacom equipment
Receiving equipments like Pagers, mobile/Cellular Phones, etc.
VSATs
Video Conferencing Equipments
* Including Set Top Boxes for both Video and Digital Signaling.

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

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

Note: Services which would not be included are:-

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

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

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

S. S. DHILLON,

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