

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

The 4<sup>th</sup> April, 2007

**No. CCP(NCR)MCA-2/2007/1428.-** 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 declared vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)MCA-2/2001/61, dated the 11<sup>th</sup> January, 2001, along with restrictions and conditions as given in Annexures A and B for the said draft development plan proposed to be made applicable to the controlled area covered by it for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft development plan-2021 AD shall be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, Aayojna Bhawan, Sector-18, Chandigarh, from any person in writing in respect of this plan before the expiry of the period so specified.

**Drawings**

1. Existing land use plan drawing no. DTP (MG) 71/2002, dated the 8<sup>th</sup> January, 2002
2. Draft development plan drawing No. DTP(MG) 72/2002, dated the 25<sup>th</sup> January, 2002.
- 3.

**ANNEXURE A**

**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 A,D, FOR CONTROLLED AREA MAHENDRAGARH.**

**1 INTRODUCTION**

Mahendragarh town lies in the extreme south of the state and is situated at a distance of 149 kilometers from Delhi towards its south-west. It is located about 25 kilometers from its district headquarters at Narnaul. The town is well connected by meter gauge railway line and lies on Delhi-Rewari-Bikaner section. It is also well connected by road network with the towns of Loharu, Dadri, Narnaul and Rewari. It is a small shapely town with a population of 23977 persons as per 2001 census.

Mahendragarh town was previously known as Kanand which took its name from the Kannandla group of Brahmins. Malik Mahdud Khan, a servant of Babur founded it. Maratha ruler Tantia Tope built a fort at Mahendragarh during 17<sup>th</sup> Century. Narinder Singh, ruler of East-while princely estate of Patiala in honour of his son Mahinder Singh named the above fort as Mahendragarh in 1861. The Mahendragarh district was formed in 1948. The district headquarters of the Mahendragarh district exists at Narnaul.

**2. EXISTING LAND USE PATTERN, INFRASTRUCTURAL FACILITIES AND GROWTH TRENDS**

Narnaul-Dadri road bound the existing town on its western side. Delhi-Bikaner railway line and Mahendragarh-Rewari road on the northern side and Dohan river on its eastern side. It is well connected by rail and road network. Like other towns, it also presents a picture of mixed land uses as grain market is located near railway station, vegetable market on the eastern side of the existing fort and other activities like Post Graduate Government college, Industrial Training Institute, Rest House, Civil Hospital and Veterinary Hospital etc. are all scattered around the existing town. The total area of the town is 1060.0 hectares out of which 328.60 hectares i.e. 31% is developed and the remaining area is lying vacant in the form of vacant pockets.

At present the town has normal water supply from canal based water supply system and tubewells. The drainage of the town is not proper as the storm water gets drained in the Dohan river. In the field of education the town has Post Graduate Government College with a separate women wing, 12 High / Senior Secondary Schools, Industrial Training Institute, Junior Basic Training Centre, Sanskrit Pathshala, Vocational Institute and a Middle and Primary Schools.

**3. DEMOGRAPHIC CHARACTER AND POPULATION PROJECTION**

As per 2001 census, the town had a population of 23977 persons. The past trend of its population growth of the town has been increasing gradually every decade as evident from the table below. However, considering the regional setting of the town it is expected that the growth rate would increase if proper infrastructure and other educational facilities are provided in near future. The decade-wise population of the town since 1951 is as indicated in the table below:-

| Year | Population   | Decennial Growth Rate |
|------|--|-----------------------|
| 1951 | 7961   | ----                  |
| 1961 | 9071   | (+) 14%               |
| 1971 | 11496  | (+) 27.7%             |
| 1981 | 14488  | (+) 26%               |
| 1991 | 19610  | (+) 35.4%             |
| 2001 | 23977+6358(pop. of 4 villages with urbanisable zone) = 30335 | (+) 54%               |
| 2011 | 40000  | 32% (Projected)       |
| 2021 | 55000  | 38% (Projected)       |

The population for 2011 and 2021 A.D. has been projected keeping growth rate of previous decade in view wherein population of 4 numbers of villages have been added as these villages will be engulfed within the proposed urbanisable zone.

### ECONOMIC BASE

The development of a planned sector would considerably increase its population growth, as there is no planned colony/ sectors presently exist in this town. Keeping these effects in view, a growth rate of 32% up to 2011 A.D. and 38% upto 2021 A.D. has been assumed. In view of increasing growth trends registered in the previous five decades as presented in the above table, the population of the proposed zone is expected to accommodate a population of 55000 persons by 2021 A.D.

### PROPOSALS

It is assumed that the town will have a population of 55000 persons by 2021 A.D and the draft development plan has been made integrating the proposed development with the existing town. draft development plan of Mahendragarh town has been prepared on grid iron pattern with proposal of 22 sectors. Major area for development has to be kept around the existing town i.e. with in municipality limit and only seven sectors have been proposed in the controlled area. The total urbanisable area works out to 889.00 hectares, wherein 55000 persons are expected to be accommodates with a town density of 62 persons per hectare. Provisions of major land uses in the draft development plan of controlled area as under: -

#### LAND USES:-

| Serial Number | Land uses                   | Area in controlled area | Area in municipal area | Total area in hectare | %age   |
|---------------|-----------------------------|-------------------------|------------------------|-----------------------|--------|
| 1             | Residential                 | 185.00                  | 258.00                 | 443.00                | 49.83  |
| 2             | Commercial                  | --                      | 42.00                  | 42.00                 | 4.72   |
| 3             | Industrial                  | --                      | 102.00                 | 102.00                | 11.48  |
| 4             | Transport and communication | --                      | 99.00                  | 99.00                 | 11.13  |
| 5             | Public utilities            | 36.00                   | 18.00                  | 54.00                 | 6.07   |
| 6             | Public and semi-public      | --                      | 68.00                  | 68.00                 | 7.64   |
| 7             | Open spaces                 | 45                      | 36.00                  | 81.00                 | 9.11   |
|               | Total                       | 266.00                  | 623.00                 | 889.00                | 100.00 |

### 1. RESIDENTIAL

It is assumed that the population of 55000 persons will be accommodated by 2021 A.D. Thus, keeping this factor in mind, an area of about 443.00 hectares has been reserved for residential purpose in sector 3, 3A, 6, 6A, 7, 8, 8B, 9, 9A, 10 and 11. Most of the sectors have been proposed within vacant pockets of municipal boundary while 6 sectors have been proposed with mixed land uses within the controlled area. The residential density works out to be 120 persons per hectare. The sector will be provided with essential facilities like sewerage, drainage, water supply, shopping, educational and recreational facilities. No vulnerable pockets will be left in between the existing and proposed town for speculative purposes.

## **2. COMMERCIAL**

An area about 42.00 hectares has been reserved for whole sale marketing and were-housing purposes in sector 7 and 7B including a City Center in sector 4A. This will accommodate the business offices, restaurants, whole-sale markets, wholesale and retail shops and other allied uses.

## **3. INDUSTRIAL**

With a view to provide strong economic base to the town, it is necessary to infuse industrial development for which efforts both from the public and private sectors will be required. An industrial area of 102 hectares has been reserved in sector 1 and 2 for high, medium and extensive industry for providing employment to approximate 7650 workers at the rate of 75 workers per Hectare.

## **4. TRANSPORT AND COMMUNICATIONS**

An area of 99.00 hectares has been proposed under this zone, which will cover proposed major roads and the railway reservation etc. The existing meter gauge railway line is proposed to be converted into broad gauge railway line. Inland container depot has been proposed on the north of the exiting railway station and a Transport Nagar has been proposed on the east of Narnaul-Dadri road in sector 6B. A bus stand has been proposed in sector 2A. To solve the existing and intracity traffic problems in future, a specific road network which are combination of grid iron and spider web pattern have been evolved. Restricted green belt of 45 meters width has been provided along state highway passing through controlled area.

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

| <b>Classification</b> |         | <b>Land Reservation</b>  |
|-----------------------|---------|--|
| (i)                   | V-1(a)  | Existing Narnaul-Dadri road State Highway No.17 to be widened 60 meters with 45 meters green belt on both sides.       |
| (ii)                  | V-1(b)  | Existing Mahendergarh-Rewari road State Highway No.26 with 45 meters green belt on both sides in controlled area land. |
| (iii)                 | V-1(aa) | 60 meters wide road with 60 meters green belt on both sides.   |
| (iv)                  | V-1(c)  | Existing road with 45 meters green belt on both sides.   |
| (v)                   | V-2     | 45 meters wide sector roads.   |

The 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.

## **5. PUBLIC UTILITIES**

An area of 54 hectares has been reserved for this purpose which includes 36 hectares under the existing power house and water works in sector 8A. An area of 6.0 hectares has been proposed for disposal works along Dohan river on the south of existing railway line and site for solid waste and water supply earmarked in the east of sector 1 and 2 respectively.

## **6. PUBLIC AND SEMI PUBLIC USES**

Total area of 68.00 hectares has been proposed for public and semi-public uses, the entire area under this use comes under the municipal limits. The present educational and technical facilities are just adequate for the balanced and desired development. However, an area of 54.00 hectares has been proposes in sector 2A for institutions on the east of existing Naranul-Dadri road where major institutions already exist. Also an area of 15.0 hectares has been reserved in sector 5A for Government offices. The major consideration in its selection has been its desirability and central location. An area of 12.0 hectares in sector 5 has been preserved as such for medical facilities i.e. the existing Civil Hospital.

## **7. OPEN SPACES**

Total area of 81 hectares has been reserved under this zone. Keeping in view the desirability of the central position in the town, a town park has been proposed on the east of Narnaul-Dadri road, which is in the north of the commercial zone in sector 5, in addition to this, area provision of small parks has also been made in different pockets in sector 9A and 4. An area of 8.0 hectares has been zoned for stadium, war memorial and open air theatre and other recreational facilities in sector 2A and 4. An area of 15 hectares has been proposed for cemeteries/burial grounds along the bank of river Dohan. In addition to the above, green belts of various widths depending upon the hierarchy of roads has been provided on either side of the road reservation within and outside the urbanisable area.

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

## **8. AGRICULTURAL ZONE**

A 937 hectares area has been reserved for agricultural zone. This zone will, however, not eliminate the essential building development within 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 allied and ancillary facilities necessary for the maintenance and improvement of this area as an agricultural area.

## **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 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 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 Mahendragarh town as shown in Drawing No. DTP (MG) 72/2002, dated the 25<sup>th</sup> January, 2002.

### **I GENERAL**

- (1) These zoning regulations forming part of the draft development plan for the controlled area around Mahendragarh town shall be called zoning regulations of the draft development plan for controlled area, Mahendragarh.
- (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(MG)72/2002, dated the 25th January, 2002;
- (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:-

| Name of controlled area and notification no.  | Material Date                  |
|---|--------------------------------|
| Controlled area notified vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)MCA-2/2001/61, dated the 11 <sup>th</sup> January, 2001 and published in Haryana Government Gazette, dated the 11 <sup>th</sup> January, 2001. | 11 <sup>th</sup> January, 2001 |

- (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 (Punjab Act 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:-
- dwelling unit i.e. main use; and
  - 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 meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 meters 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:-

| Classification |        | Land Reservation   |
|----------------|--------|--|
| (i)            | V-1(a) | Existing Narnaul-Dadri road State Highway No.17 to be widened 60 meters with 45 meters green belt on both sides. |
| (ii)           | V-1(b) | Existing Mahendergarh-Rewari road State Highway No.26 with 45 meters green                                       |

|       |         |  |
|-------|---------|--|
|       |         | belt on both sides in controlled area land.                  |
| (iii) | V-1(aa) | 60 meters wide road with 60 meters green belt on both sides. |
| (iv)  | V-1(c)  | Existing road with 45 meters green belt on both sides.       |
| (v)   | V-2     | 45 meters wide sector roads.                                 |

- (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 HUDA and private developers. The FAR 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:
  - (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
  - (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
  - (c) shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid change of land use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
  - (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
  - (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

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

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its 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.
- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

**XI. The development to conform to sector plan and zoning plan**

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

**XII. Individual site to form part of approved layout or zoning plan**

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

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through 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 meters
    - (ii) Residential plot insubsidised industrial housing or slum dwellers 35 Square meters
- housing scheme approved by the Government

|  |                    |
|--|--------------------|
| (iii) Shop-cum-residential plot                                      | 100 Square meters  |
| (iv) Shopping booths including covered corridor or pavement in front | 20 Square meters   |
| (v) Local service industry plot                                      | 100 Square meters  |
| (vi) Light industry plot   | 250 Square meters  |
| (vii) Medium industry plot   | 8000 Square meters |

- (2) The minimum area 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-

- 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.
- for use of land as an individual site (as distinct from an industrial colony)

##### **Provided that-**

- the land was purchased prior to the material date;
- the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- the owner of the land secures permission for building as required under the Rules;
- 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 Meters, three storeyed  | 4 meters, single storey.   |

**(iii) Set back:**

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

- |     |  |            |
|-----|--|------------|
| (a) | Where the road is bye-pass to a scheduled road | 100 meters |
| (b) | Where the road is a scheduled road             | 30 meters  |
| (c) | Any other road                                 | 15 meters  |

**(iv) Approach Road-** Any revenue rasta/road defined in the revenue record.

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

**(vi) Ledge, loft and Mezzanine floor-** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II

**(vii) Services, Water supply**

- Good potable water supply should be available in the farm for human consumption in case farm house is built.
- 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.
- Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- 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 meters 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   |
|-----------|----------|--------------------|---|
| 100       |          | <b>Residential</b> | Residential Sector on neighborhood pattern  |
| 200       |          | <b>Commercial</b>  |   |
|           | 210      |                    | Retail Trade  |
|           | 220      |                    | Wholesale Trade   |
|           | 230      |                    | Warehousing and Storage   |
|           | 240      |                    | Office and Banks including Government Office  |
|           | 250      |                    | Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc. |

|            |     |                                    |  |  |
|------------|-----|------------------------------------|--|--|
|            | 260 |                                    |  | Cinema and other places of public assembly on a commercial basis.  |
|            | 270 |                                    |  | Professional Establishments  |
| <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 |                                    |  | Cemeteries, crematories etc  |
|            | 750 |                                    |  | Fuel filling stations and Bus Queue shelters   |
| <b>800</b> |     | <b>Agricultural land</b>           |  |  |
|            | 810 |                                    |  | Market Garden  |
|            | 820 |                                    |  | Orchards and Nurseries   |
|            | 830 |                                    |  | Land Under staple crops  |
|            | 840 |                                    |  | Grazing and Land pastures  |
|            | 850 |                                    |  | Forest Land.   |
|            | 860 |                                    |  | Marshy Land  |
|            | 870 |                                    |  | Barren Land  |
|            | 880 |                                    |  | Land under water   |

## APPENDIX B

### I. RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.

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.

|        |  |   |
|--------|--|---|
| (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                |   |
| (xv)   | Starred hotels   | As per the policy/<br>parameters decided<br>by the Government |
| (xvi)  | Any other use, which the Government may<br>in public interest decide |   |
| (xvii) | Cyber Parks/Information Technology Park                              |   |

## II. COMMERCIAL ZONE

|        |   |  |
|--------|---|--|
| (i)    | Retail Trade.   | As required for the local need<br>of major use at site<br>earmarked for them in the<br>sector plan or in the approved<br>layout plan of the colonies |
| (ii)   | Wholesale Trade.  |  |
| (iii)  | Warehouses and storages.  |  |
| (iv)   | Commercial offices and banks.   |  |
| (v)    | Restaurant and Transient Boarding Houses including public assistance<br>institutions providing residential accommodation like Dharamshala,<br>Tourist House etc |  |
| (vi)   | Cinemas, Hotels, Motels and other places of public assembly like<br>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  |  |

## III. INDUSTRIAL ZONE

|        |   |   |
|--------|---|---|
| (i)    | Light industry  | At sites earmarked for them<br>in the sector plan or in the<br>approved layout plan of the<br>colonies. |
| (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 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<br>Industrial Units |   |

## IV. TRANSPORT AND COMMUNICATION ZONE

|        |   |  |
|--------|---|--|
| (i)    | Railway yards, railway station and siding                             | At sites earmarked in the<br>sector plan |
| (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    |  |

## **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:-

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



- (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) 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

#### **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
  - Anetna 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.

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