

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

**Notification**

The 14th February, 2006

**No. CCP(NCR)/JCA-1(BGH)FDP/2006/401.**—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 (Act 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department, Notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30<sup>th</sup> October, 2003, and in supersession of all other notifications issued in this behalf and to modify the Final Development Plan of Bahadurgarh town previously published vide Haryana Government, Town and Country Planning Department, Notification No. 1116-2 T.C.P.78, dated the 15<sup>th</sup> February, 1978, on the 2<sup>nd</sup> May, 1978, and to publish the Final Development Plan also for the additional controlled areas No. II and III declared vide Haryana Government, Town and Country Planning Department, Notification No. 4779-10 DP 84/9720, dated the 25<sup>th</sup> June, 1984, published on 10<sup>th</sup> July, 1984 and Haryana Government, Town and Country Planning Department, Notification No. CCP-96 / 8681, dated the 12<sup>th</sup> June, 1996, published on the 18<sup>th</sup> June, 1996, respectively, the Governor of Haryana hereby publishes the Final Development Plan along with restrictions and conditions to be made applicable to the controlled areas covered by it given in the Annexures A and B to the Final Development Plan of Bahadurgarh.

**DRAWINGS**

1. Existing land Use Plan bearing Drawing No. D.T.P.(JH)15/99, dated the 29<sup>th</sup> June, 1999 (already published vide Notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30<sup>th</sup> October, 2003, in the Haryana Government Gazette, dated the 30<sup>th</sup> October, 2003).
2. Final Development Plan-2021AD for Bahadurgarh Controlled Areas I, II and III bearing Drawing No. D.T.P. (JH)89/2004; dated the 7<sup>th</sup> June, 2004.

**ANNEXURE -A**

**EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN BAHADURGARH-2021AD.**

**1. Historical Background:**

The Estate of Bahadurgarh alongwith 25 other villages were received by Bahadurkhan and Taj Mohammad of Farukhnagar in Jagir in 1755 AD. The town was known as Sharafabad, when it was handed over to the Bahadurkhan and Taj Mohammad, who ruled it for over 40 years and built a fort here. The town and its dependent villages were bestowed upon to Mohammed Ismail Khan, brother of the Jhajjar Nawab by Lord Lake. Ismail Khan's family retained this Estate till 1857, the Estate became part of the Rohtak District in the year 1860.

**2. Location and Regional Setting:**

Bahadurgarh town is situated on Delhi-Hisar National Highway No. 10 at a distance of 37 Kilometers from Delhi. It is located between 76° 55' 25" East longitude and 28° 43' 50" North latitude. The Najafgarh town and Nagloi village, which are important settlements of N.C.T. Delhi are located at a distance of 10 Kilometer and 14 Kilometer respectively. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak-Hisar by National Highway No.10 and Railway line.

Bahadurgarh town is an important Industrial town wherein Haryana Government has developed about 200 Hectares of land for Industrial purpose. Besides other big Industrial units such as M/s.Hindustan National Glass Company, M/S Hindustan Sanitary Wares, M/s.Surya Roshni, M/s Somani Pickington, M/s.Parley Biscuits and M/s Swastik Pipe etc are its main Industrial Units existing here on the land privately purchased by them. The town has specialization in manufacturing of Sanitary Ware, China Ware, Galvanized steel pipe, footwear etc. Recently an area of about 250 Hectares has also been notified under sections 4 and 6 by Haryana State Industrial Development Corporation for Industrial purpose. Besides the town exerts considerable influence in its Rural surrounding.

**3. Physiography:**

Physiographically, the town is low lying and slopes towards southeast. The old settlement rests on a mound in the southeast. The trends of its development is along National Highway towards west and along Bahadurgarh-Najafgarh Road, Bahadurgarh-Jhajjar Roads and across the Railway station in North. The Western Jnan drain flows North to South in the middle of town and falls into Drain No. 8 in Delhi.

The underground water is brackish and in the year 2001, the canal based water supply has been launched since the town is low lying, it is prone to floods.

#### 4. Availability of Infrastructures:

##### 4.1 Utility Services:

At present, Bahadurgarh town has a 132 Kilo Volts electric Sub-Station alongwith 4 Number of 33 Kilo Volts Sub Station with installed capacity of 69 Mega Volts Ampere, which is sufficient to cater the need of present population. At present, the existing capacity and source of the supply is through Bhakara Beas Management Board, New Delhi and Rewari.

At Bahadurgarh town, there is production of 6.9 million liter per day of water per day with the help of three rapid sand filtration treatment plants and the present rate of water supply is 80 liters per capita per day. With the construction of second water supply channel/Minor at Bahadurgarh, the water supply system has been improved. There is a provision of supply of 35 cusecs i.e. 90 million liter per day water for Bahadurgarh town from Gurgaon water supply channel, which would be sufficient to cater the further needs of this Industrial town for 3 lacs population.

Bahadurgarh town is covered with approximately 60% separate sewer system having 5.18 million liter per day of sewerage generation, which is presently discharged into Drain No. 8 without any treatment. A site has been selected for treatment plant of sewerage Disposal jointly by public Health Department and Haryana Urban Development Authority between Mungeshpur Drain and proposed Bye-Pass of sectors 9 and 9A on Najafgarh Road. When this treatment plant will be in operation, sewerage problem will be solved to a great extent. At present the town generates 34 MT/D of solid waste, which is disposed off four Kilometers away from the existing city with non-environment friendly land fill site.

Presently for storm water drainage system, the surplus rain water from the different parts of the town is being collected in the sub-drain by means of the open drain, which falls in the Western Jua Drain having discharge capacity of 725 cusec, existing parallel to the National Highway No. 10. Diversion Western Jua Drain having discharge capacity of 573 cusec and Kulashi Lin Drain having discharge capacity of 144 cusec exists on the northern side of the Railway Line, which ultimately falls in Mungeshpur Drain having discharge capacity of 2680 cusec, which are serving the purpose of the drainage for the town. The same will also cater the purpose of the drainage of surplus rain water for 2021 AD for the town.

The town is enjoying the facilities of 5 telephone exchanges, out of which, 4 are Remote Station Switch Units and one is main with Internet-cum-International Subscribed Dialing facilities. The present capacity of main exchange is approximately 14500 lines, which may be increased to one lac lines, which is sufficient to cater to the need of telephone for the population of 3 lac. As recommended in the Draft Regional Plan-2021, there will be requirement of 34500 lines at the tele-density of 11.5 i.e. 11.5 telephone connections per 100 persons.

##### 4.2 Social Infrastructure:-

Bahadurgarh town has two degree colleges, one Government Girls Junior Basic Teacher centre, one Industrial Training Institute and ten High/Higher Secondary Schools, Health Services in town includes 30 beds Civil Hospital, which is to be extended upto 50 beds in near future. Three Employees State Insurance Dispensary, Maternity and clinic, welfare centre are other medical facilities. There is Gauriaya Tourist Complex which includes Motel, Restaurant, Conference Hall, Bar, Gift shop and lawns for social gathering. The town is also facilitated with Brigadier Hoshier Singh Stadium and Mela Ground.

##### 5. Economic base of the town/Functional status.

The main problem of Brackish water of this town has been solved now as the canal based water supply for the town has been commissioned recently. With the result, now the Industrial growth of the town has picked up. The Industrial base of this town is further going to be strengthened as some of the industries of non-conforming area of Delhi, which have been closed by the order of the Hon'ble Supreme Court of India, are also being set up at Bahadurgarh, being a nearest place of Delhi.

##### 6. Population/ Demography:

As per 1991 census, the town had a population of 57235 persons. The past trend of its population growth indicates that inspite of its closeness to Delhi, Bahadurgarh town could not achieve high growth rate as envisaged in the Final Development Plan of town and N.C.R. Plan of 2001, due to its local problems of brackish underground water and weak urban infrastructure.

The decade-wise population of Bahadurgarh town since 1961 is as under:-

#### POPULATION OF BAHADURGARH TOWN

Year	Population	Percentage Growth
1961	14982	-
1971	25812	72.28
1981	37488	45.23
1991	57235	52.67
2001	132000	130.62
2011	198000 Projected	50.00
2021	300000 Projected	51.51

#### 7. Existing Land and Use of Bahadurgarh Town :

At Bahadurgarh, due to its local problem of under ground brackish water, the activities i.e. the manufacturing industries and the central government offices which proposed to be shifted in the town as mentioned in the Regional Plan for NCR and Delhi Master Plan, could not shifted to the town resulting poor urban growth. The Existing land use vis-à-vis the proposed land use in Final Development Plan for 1991 AD is as under :-

Main Code	Land Use	Proposed Land Use In 1991 (in Hectares)	Existing land Use In 1999 (in Hectares)	Variations
100	Residential	575.10	430.00	145.10 ( - )
200	Commercial	89.91	60.00	29.91 ( - )
300	Industrial	409.05	290.00	119.05 ( - )
400	Transport and Communication	126.36	80.00	46.36 ( - )
500	Public Utility	30.78	30.78	
600	Public and Semi Public uses	40.50	12.00	28.50 ( - )
700	Open Spaces and Green belt	123.12	36.00	87.12 ( - )
	Total	1394.82	938.04	456.04 ( - )

#### 8. Existing Transportation Network:-

Bahadurgarh is Sub-Divisional Head Quarter of District Jhajjar. It is one of four Delhi Metropolitan Area towns proposed to be developed as per N.C.R. plan 2001. As per recommendations of Master Plan for Delhi-2001 AD, dispersal of certain selected wholesale trades from Delhi and decentralization of central Government offices with transport Network is inevitable in the surrounding towns of Delhi in N.C.R.; so as to decongest the over burdened National Capital of India. Due to its strategic location on National Highway No. 10, Bahadurgarh is one of the important CNCR town. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak-Hisar by Railway line and road network.

#### 9. Need for declaration of controlled Areas:-

Controlled area of Bahadurgarh was declared around the town vide Punjab Government Gazette Notification No. 3959-2T.C.P-64/29556, dated the 7<sup>th</sup> November 1964 and published on 26<sup>th</sup> February, 1965 and Additional Controlled Area declared vide Haryana Government Gazette Notification No. 4779-10DP-84/9720, dated the 25<sup>th</sup> June, 1984 and published on the 10<sup>th</sup> July, 1984 and controlled area No. III around the Bahadurgarh declared vide Haryana Government Gazette Notification No. CCP-96/8681, dated the 12<sup>th</sup> June, 1996 and published on 18<sup>th</sup> June, 1996.

Name of Controlled Area	Area in Acres	Area in Hectares
Controlled Area -I	7294.60	2953.27
Controlled Area -II	7934.40	3212.30
Controlled Area -III	3820.80	1546.88
Total	19049.80	7712.45

The Haryana Government published the Final Development Plan, for Controlled Area-I, vide gazette notification No. 1116-2TCP-78, dated the 15<sup>th</sup> February, 1978 and published on the 2<sup>nd</sup> May, 1978.

#### 10. Proposed Land Use:

As per N.C.R. Plan, Bahadurgarh town has been proposed to be developed for 3.00 lacs population for 2021 AD. In accordance with the provisions of N.C.R. Plan, the Final Development Plan of Bahadurgarh Town has been

designed on average residential density factor of 200 persons per hectare. Due to provision of 100 meter wide green belt on both sides of proposed Bye Pass, the overall town density works out to about 77 persons per hectare. The extent of various land uses is given as below:-

Main Code	Land Uses	Area in Hectares	Percentage
100	Residential (including village Settlements within urbanisable area)	1380	36.36
200	Commercial	140	03.69
300	Industrial	803	21.16
400	Transport and Communication	507	13.36
500	Public Utility	115	03.03
600	Public and Semi Public uses	140	03.69
700	Open Spaces and Green belt	710	18.71
<b>Total:</b>		<b>3795</b>	<b>100</b>
Area of existing City within old Municipal Limits		155	
<b>Total Urbanisable area:</b>		<b>3950</b>	

#### 10.1 Residential Zone:

The Final Development Plan-2021 of Bahadurgarh town has been designed for the projected population of 3 lacs. In this Plan, an area of 1380 hectares has been reserved for residential purpose on the basis of average residential density of 200 persons per hectare. However, the residential sectors adjoining to industrial areas have been proposed to be developed on higher residential density of 217 persons per hectare to accommodate the population of economically weaker section and low income group. The residential sectors adjoining to District Shopping Centre and Institutional areas would be developed on the basis of residential density of 200 per hectare. However, the Gross Density of the town remains below 100 persons per hectare. As per 1991 Census, the old Municipal town was accommodating 57,235 persons. It has been considered that that old part of Bahadurgarh town would accommodate about 60,000 persons by 2021. The rest of the projected population would be accommodated in residential sectors i.e. 1, 2, 3, 3A, 3B, 4A, 5, 6, 7, 9, 9A, 10, 11, 13, 14, 15, 19 part, 20 Part, 23 part, 24 part, 25, 27, 28 and 28A.

#### 10.2 Commercial Zone:

In order to cater to the commercial needs of Bahadurgarh town, an area of 140 hectares has been reserved for commercial purpose. In this Final Development Plan the above commercial area also includes District Shopping centres which have been proposed in sectors 4, 9 part, 12 part and 26 part. The existing Grain-market of the town, which is located in a very congested area, has been proposed to be shifted to sector 4. An Auto market has developed along National Highway-10 in an un-organised way, causing traffic jams and accidents. In order to solve this problem, the said Auto-market has also been proposed to be shifted to a new site, earmarked in sector 9. All the two shopping centres have been proposed either on existing National Highway or on proposed Bye Pass/Ring Road in sectors 9 and 12, so that these areas may become the main attraction points to the public for flourishing their business. All residential sectors would be developed on neighborhood planning concept. The local commercial needs of each sector would be accomplished within those sectors by developing local shopping centers.

#### 10.3 Industrial Zone:

Bahadurgarh town is primarily an industrial town. M/s Somani, M/s Parley Biscuits, M/s Surya Roshni Ltd., M/s Hindustan Sanitary Wares and M/s Hindustan National Glass Company are its main industrial units. The Town has specialization in manufacturing sanitary ware, Chinaware, Galvanized steel pipes, foot-wears etc. In this Final Development Plan, the industrial character of the town has further been strengthened by proposing industrial area of 803 hectares on prime locations either at Delhi-Hisar National Highway or adjoining to railway line/Bye Pass. The sector proposed for the industrial purpose are 4B, 16, 17, 18, 18A, 19, 20Part, 21, 22, 23 and 24Part. No hazardous and polluting industries are allowed.

#### 10.4 Transport and Communications:

In the Final Development Plan, an area of 507 hectares has been proposed for Transport and Communication use. The existing Delhi- Hisar National Highway passes through congested parts of the town. There is a traffic volume count of 17901 vehicles for motorized vehicles and 2965 for non-motorized vehicles on N.H.-10 and also along with the movement of intra-city traffic. Traffic on this National Highway No. 10 mostly remains choked at various points i.e. from Bus Stand to the Jhajjar Mor. For smooth flow of the traffic, one eastern periphery road starting from Nizampur Road in the Delhi territory and southern Bye-Pass starting from Sector 9 have been proposed as shown in the Final Development Plan. In the N.C.R. Regional Plan, upgradation and widening of National Highway No. 10 as

4 lanes has also been suggested at Bahadurgarh. A fly-over bridge has also been proposed on Periphery Road at railway crossing and National Highway-10. For Intra-city traffic, a network of 45 metres and 30 metres wide roads at a distance of 1 kilometer to 1.5 kilometers, on the grid iron pattern, have been proposed. These sector roads have been shown as V-2 and V-3 roads on the Development Plan. For connecting Bahadurgarh with core Delhi, there is a proposal of Regional Rapid Transit System (RRTS) mentioned in Functional Plan for transport. Regional Rapid Transit System will ultimately be connected with Delhi Metro by the year 2011; Dedicated Broad Gauge Double Line (electrified) will be constructed.

Bahadurgarh is basically an industrial town, therefore, an Inland Port-cum-Transport Nagar has also been proposed in sector-17A between Railway Line and National Highway No. 10 adjoining to industrial sectors. This Inland Port-cum-Transport Nagar shall also have the facility of Truck Parking, Transport Booking Agencies, Auto Market, Warehousing, weight bridges, Petrol pumps, loading and unloading platforms etc.

#### 10.5 Public Utility Zone:

In order to cater to the needs of projected population of 3 lacs persons an area of 115 hectares has been reserved for public utility uses. The area reserved under public utility use is proposed in sectors 7, 17, 22A, 27 and in agricultural zone.

In the Final Development Plan all Public Utility areas which stand already developed at site have been accommodated as such. There will be requirement of 60 million liter per day of water to cater the need of 3 lakh Projected population of the town at the rate of 200 liters per capita per day as recommended in the Draft Regional Plan-2021 and 6 hectares of land at the rate of 0.1 Hectare/MLD will be required for water treatment plant and water distribution system. Keeping in view the above requirement, sufficient water and an area measuring 25 hectares is reserved in the Final Development Plan for 2021 AD.

At Bahadurgarh, 48 million liter per day of the sewer will be generated from the projected population of 3 lac persons and 48 hectares of the land at the rate of 1 hectares/MLD will be required for the sewerage treatment plant. In this regard, for the establishment of sewerage disposal works, an area of 48 hectares on the Mungeshpur Drain, near industrial sector-22 A and an area of about 5.5 Hectares for disposal works on the Beri Road has been reserved. Also 150 MT/day of the solid waste will be generated from the projected population of 3 lac persons. For disposal of solid waste, an area of about 35 hectares including green buffer of 500 meter in sector-22 A and 20 hectares for solid waste on Badli road has been earmarked in the Final Development Plan for 2021 AD.

At Bahadurgarh, there are proposals of the state government to install one 220 Kilo Volts Sub-Station at village Nuna Majra, one 132 Kilo Volts Sub-Station at sector 9-9A and two nos. of 33 Kilo Volts Sub-Station at Modern Industrial Estate and at village Bannoli with the total installed capacity of 61.2 Mega Volts Ampere. The Power Grid Corporation of India has a proposal to install 400 Kilo Volts Sub-Station at village Daboda Kalan. Besides above, sufficient area measuring 10.5 hectares is reserved in the Final Development Plan for 2021 AD to fulfill the future need of electricity. The existing electric sub stations of the town have also been accommodated as such in the Development Plan.

#### 10.6 Public and Semi Public Uses Zone:

In the Regional Plan of National Capital Region, Bahadurgarh town has been identified as a Delhi Metropolitan Area town and as per recommendations of the said plan, Bahadurgarh town would have to accommodate the offices and institutions of Public and private Sector enterprises, which would be shifted out of Delhi for the de-congestion of National Capital. Keeping in view the aforesaid proposal an area of 140 hectares has been proposed to be developed as Public and Semi Public uses in the Final Development Plan. This Public and Semi-Public use would also accommodate town level community facilities such as Technical Colleges, technical training institutes, medical institutes, Hospitals, Fire Station and Government Offices etc. The neighborhood level community facilities such as Schools, Colleges, dispensaries, Community Centres, Religious Buildings etc. would be provided in residential sectors as per norm at the time of preparation of layout plans of the sectors. The area reserved under Public and Semi Public Use is proposed in sectors 3A, 5, 7, 10, 12, 13, 14 and 19.

#### 10.7 Open Spaces and Green Belts:

The area under major open spaces as reserved in the Final Development Plan is 710 hectares. Sector 5(Part) has been earmarked for Town Level Park with an area of 50 Hectares. Other open spaces have been provided mainly in linear fashion in the form of 100 metres wide green belts along Bye Pass and Railway line, 60 meters wide green belts along National Highway and 30 metres wide green belts along Scheduled Roads. No construction would be allowed in the said green belts except petrol pumps and other structures as per the provision of section-3 of the Act No. 41 of 1963, which are required for maintenance and preservation of grassy land. Existing Water bodies have been accommodated in the Final Development Plan. These green belts would be developed as a lush green wood lands and well land-scapped parks. The existing Mela Ground of the town has been preserved in this Final Development Plan for performing town level religious-social functions. In addition to cremation ground, an area of

about 100 hectares has been reserved for the development of a stadium on the Bye-Pass/Ring Road in the southern part of the town in sector-12A.

#### 10.8 Agricultural Zone:

The rest of the controlled area i.e. controlled area except urbanisable area has been designated as agricultural zone. This zone however, will not eliminate the essential building construction and development within this area such as extension of existing village contiguous to Abadi-deh, if undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities necessary for maintenance and improvement of agriculture area. Approximately, 10 Hectares of area has been earmarked for dairy farming, which are to be shifted from the old town on Sidipur road.

#### 11 Phasing of Development plan:

Serial No.	Period	Sectors to be developed	Development activities to be taken up
1	2001-2011	-Residential sectors-1, 2, 3, 3-A, 4-A, 9, 9-A, 10, 11, 12, 13 and 15 -Commercial sector-4(part), 9(part), 12(part) -Institutional sectors-10(part), 12(part), 13(part) -Industrial sectors-4-B, 16, 17, 18, 18-A -Transportation-17-A -Public utility-22-A	Construction of bye-pass and proposed V-2 road of width 45 meters, shifting of dairies from the existing town, four laning of the existing NH-10, Rapid Regional Rail network has proposed in the Regional Plan-2021, development of sewer disposal and garbage disposal site in sector-22A and sewerage disposal site on the Beri road.
2	2011-2021	Rest of the proposal in the final development plan-Bahadurgarh (2021)	Rest of the activities proposal in the final development plan.

Note: The phasing of Development Plan is tentative and is subject to change as per requirement.

#### 12 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 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 around Bahadurgarh as shown in Drawing No. DTP(JHD) 89/2004, dated the 7<sup>th</sup> June 2004.

##### I. General:

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

##### II. Definitions:

In these regulations:

- (a) 'approved' means approved under the rules;
- (b) 'building rule' means the rules contained in part VII of the rules;
- (c) 'Drawing' means Drawing No: DTP(Jh)-89/2004, dated the 7<sup>th</sup> June, 2004;
- (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 (if the cost of machinery is more than one crore rupees);
- (k) 'Material Date' means the date of publication of notification of various controlled areas declared as under:

Serial Number	Name of the Controlled Area and Notification number	Material Date
1.	Controlled Area No. I notified vide Punjab Government Gazette Notification No.3959-2TCP-64/29556, dated the 7 <sup>th</sup> November, 1964 published on 26th February, 1965	26th February, 1965
2.	Controlled Area No. II notified vide Haryana Government Gazette Notification No. 4749-10DP-84/9720, dated 25.6.1984 published on 10th July, 1984.	10th July, 1984.
3.	Controlled Area (Part-III) notified vide Haryana Government Gazette Notification No. CCP-96/8681, dated the 12th June, 1996 published on 18th June, 1996.	18th June, 1996.

- (l) '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.
- (m) '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;
- (n) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (o) 'Sector Density' and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (p) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

**Explanation:**

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system 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;
- (q) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;

(r) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and rules;

(s) "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 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.

- (t) '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;
- (u) 'Loft':- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes;
- (v) '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;
- (w) '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;
- (x) "Rural Industries' Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (y) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (z) "Agro based industries" means an industrial unit, which uses food grain, fruits or Agro waste as a raw material;
- (za) "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;
- (zb) "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;
- (zc) "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; and
- (zd) 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, ( 41 of 1963).

### III. Major Land Uses/Zone:

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public and Semi Public Zone (institutional Zone)
- (vi) Public Utility 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 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 there-on 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 Width with 60 meters green belt on both sides.
(ii) V-1(B)	Existing Width
(iii) V-1(C)	Existing Width
(iv) V-1(D)	Existing width with 30 meters green belt on both sides.
(v) V-1(E)	Existing width with 30 meters green belt on both sides.
(vi) V-1(F)	Existing Width
(vii) V-1(G)	Existing Width
(viii) V-1(H)	Existing Width
(ix) V-1(I)	Existing Width
x) V-1	60 meters wide road with 100 meters belt on both sides.
(xi) V-2 (A)	45 meters wide road with 30 meters belt towards urbanisable area.
(xii) V-2	45 meters wide road.
(xiii) V-3	30 meters wide road.

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

(3) 30 meters wide green belt reservation along the railway line.

#### IX. Industrial non-Conforming uses:

With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial 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 industry concerned:

- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- no further expansion shall be allowed within the area of the non-conforming use.

#### 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 terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

- (3) After a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

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

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

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

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

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

**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	Remarks
1.	Group housing	35%	175	
2.	Government offices	25%	150	
3.	Commercial			
	(a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotable area of the sector
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 purpose.

**XV. Building lines in front and rear of building:**

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

**XVI. Architectural control:**

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

**XVII. Relaxation of agricultural zone:**

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

(a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per rules.

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

Provided that:

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

**Explanation:**

The word 'Purchase' in the regulation shall mean acquisition of full proprietary right 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.
(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 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**
- Clean 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 utilisations 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:

- Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only.
- 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.
- 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:

- 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.
- 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:

- 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 3% 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		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
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.
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	Cemeteries, crematories etc
	750	Fuel filling stations and Bus Queue shelters
800	Agricultural land	
	810	Market Garden
	820	Orchards and Nurseries
	830	Land Under staple crops
	840	Grazing and Land pastures
	850	Forest Land.
	860	Marshy Land
	870	Barren Land
	880	Land under water

## APPENDIX B

## I. RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use
- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

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.

As per the policy/ parameters decided by the Government

## II. COMMERCIAL ZONE

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

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

**III. INDUSTRIAL ZONE**

- (i) Light industry
- (ii) Medium industry
- (iii) -----
- (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 Industrial Units

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

**IV. TRANSPORT AND COMMUNICATION ZONE**

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands

At sites earmarked in the sector plan

**V. PUBLIC AND SEMI PUBLIC USES ZONE**

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

At sites earmarked in the sector plan

**VI. OPEN SPACES**

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

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

**VII. PUBLIC UTILITIES**

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

At sites earmarked in the sector plan

**VIII. USES STRICTLY PROHIBITED:**

- (i) Storages of petroleum and other inflammable material without proper license.

**IX. AGRICULTURE ZONE**

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
- (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-
  - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
  - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
  - (iii) With an area upto two acres.
- (B) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide

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

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

**APPENDIX -I**

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

- (A) **Computing Devices including:**
  - Desktop
  - Personal Computer
  - Servers
  - Work-station
  - Nodes
  - Terminals
  - Network P.C
  - Home P.C.
  - Lap-top Computers
  - Note Book Computers
  - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
  - Network Interface Card(NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMCIA



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

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

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

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

Note: Services which would not be included are:-

- (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".

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